
2.0 PROJECT DESCRIPTION

This section of the Draft Environmental Impact Report (Draft EIR; DEIR) is the project description for the proposed Rincon del Rio Continuing Care Retirement Community project (proposed project; project; CCRC project). The purpose of the project description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. As described in Section 15124 of the CEQA Guidelines, a complete project description must contain the following information but is not required to supply extensive details beyond that needed for evaluation and review of the environmental impact:

- The location of the proposed project;
- A statement of project objectives;
- A general description of the project's technical, economic, and environmental characteristics; and
- A statement briefly describing the intended uses of the EIR.

2.1 REGIONAL LOCATION

The project site is located in unincorporated southwestern Nevada County just south of the City of Grass Valley in Nevada County and north of the City of Auburn in Placer County (see **Figure 2.0-1**). Nevada County is bounded by Yuba and Sierra counties to the north, Placer County to the west and south, and the State of Nevada to the east. The county covers approximately 978 square miles and contains three incorporated cities — Grass Valley, Nevada City, and Truckee. Unincorporated communities such as Alta Sierra and Penn Valley are found in the western portion of the county.

The major population centers in the county are connected primarily by State Route (SR) 49 and SR 20. The project site is just east of SR 49 and would be provided local access via Rincon Way, which intersects with SR 49 approximately one-half mile west of the project site.

2.2 PROJECT SITE AND VICINITY

PROJECT SITE

The 215-acre project site currently encompasses four parcels (APNs 57-240-17, -18, and -19 and 57-130-13) and is located at the east terminus of Rincon Way and one-half mile east of SR 49, south of the Lake of the Pines community (see **Figure 2.0-2**). The project site is primarily undeveloped, with the exception of a 14,000-square-foot single-family residence constructed in 2001 and located on a bluff in the site's southwestern corner overlooking the Bear River. Associated with this residence are auxiliary buildings, unpaved access roads, a garden area with raised planting beds, landscaping, and fencing. In addition, there is a golf driving range located at the northwestern corner of the site near its primary access point at Rincon Way. The range consists of a large, narrow grassy area and tall net fencing. Various types of fencing and gates, including livestock corrals, and unpaved access roads are also located throughout the site. **Figure 2.0-2** shows the existing parcels on the project site as well as the surrounding land uses.

The project site features varied topography, including rolling hills and somewhat flatter terrain near the center of the property. Elevations within the site range from approximately 1,300 feet above mean sea level (msl) near the Bear River to approximately 1,700 feet above msl on the eastern side of the site. The site is covered primarily by ponderosa pine, California black oak, several kinds of oak-dominated woodlands, and annual grassland. Small portions of the site

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include areas of wet meadow, freshwater emergent wetlands, and foothill riparian habitats. An unnamed tributary flows into a 3.25-acre pond located near the center of the site center that is retained by an approximately 30-foot-tall earthen dam. In addition, segments of two Nevada Irrigation District (NID) irrigation canals traverse the site: the Weeks Canal crosses the northwestern portion of the site and the Magnolia Ditch crosses the eastern portion of the site (**Figure 2.0-2**). Portions of these canals are open and unlined while other segments are lined with gunite or are encased entirely and feature concrete and metal gates. The Bear River is located immediately south of the project site.

The project site is currently designated by the Nevada County General Plan as Planned Development, Estate (PD-EST) and zoned RA-3-PD (Residential Agricultural, 3-acre, Planned Development). The existing land use designations and zoning on the project site and adjacent properties are shown in **Figures 2.0-3** and **2.0-4**.

SURROUNDING LAND USES

The area surrounding the project site is characterized by rural residential development and agricultural (grazing) land as well as undeveloped open space and the Bear River. Immediately west of the project site, south of Rincon Way, are three existing residences along Connie Court. West of the site, north of Rincon Way, are numerous more closely spaced residences along Rincon Way and Hidden Ranch Road. Beyond these immediate uses to the west is SR 49, a four-lane, north-south-oriented regional highway. Immediately south of the site is the Bear River. North of the site is also characterized as rural with numerous residences off of Hidden Ranch Road, Beaver Court, Pleasant Court, Starfire Court, and Rodeo Flat Road. East of the site is more rural open space and grazing land with scattered residences.

2.3 PROJECT OBJECTIVES

The following objectives have been identified for the project:

- Establish a fully operational continuing care retirement community within a campus-like setting that includes housing for independent living, assisted living, nursing care facilities, physical rehabilitation, and housing for the memory-impaired.
- Provide for establishment of a continuing care retirement community in a location that supports the operational needs of the project, in general proximity to necessary support services, and with sufficient site planning capabilities that allow for outdoor recreational uses and preservation of substantial open space to create the desired character of development.
- Provide both indoor and outdoor recreational opportunities for project residents.
- Provide on-site shopping and similar services for project residents.
- Follow an architectural design that would ensure compatibility with the natural setting of the project site and surrounding neighborhood and promote internal connectivity.
- Protect the existing wetlands and sensitive environmental areas occurring on the project site.

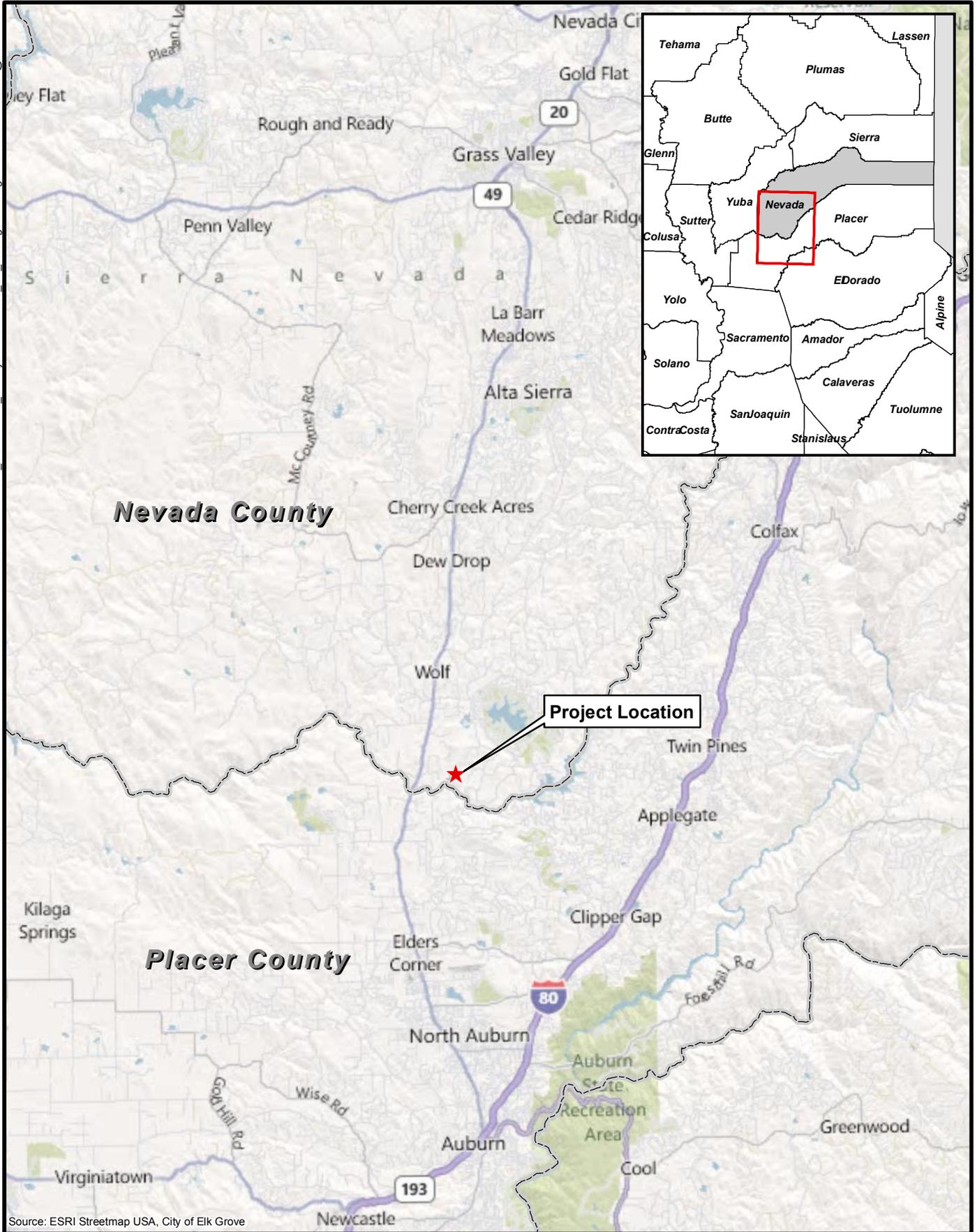
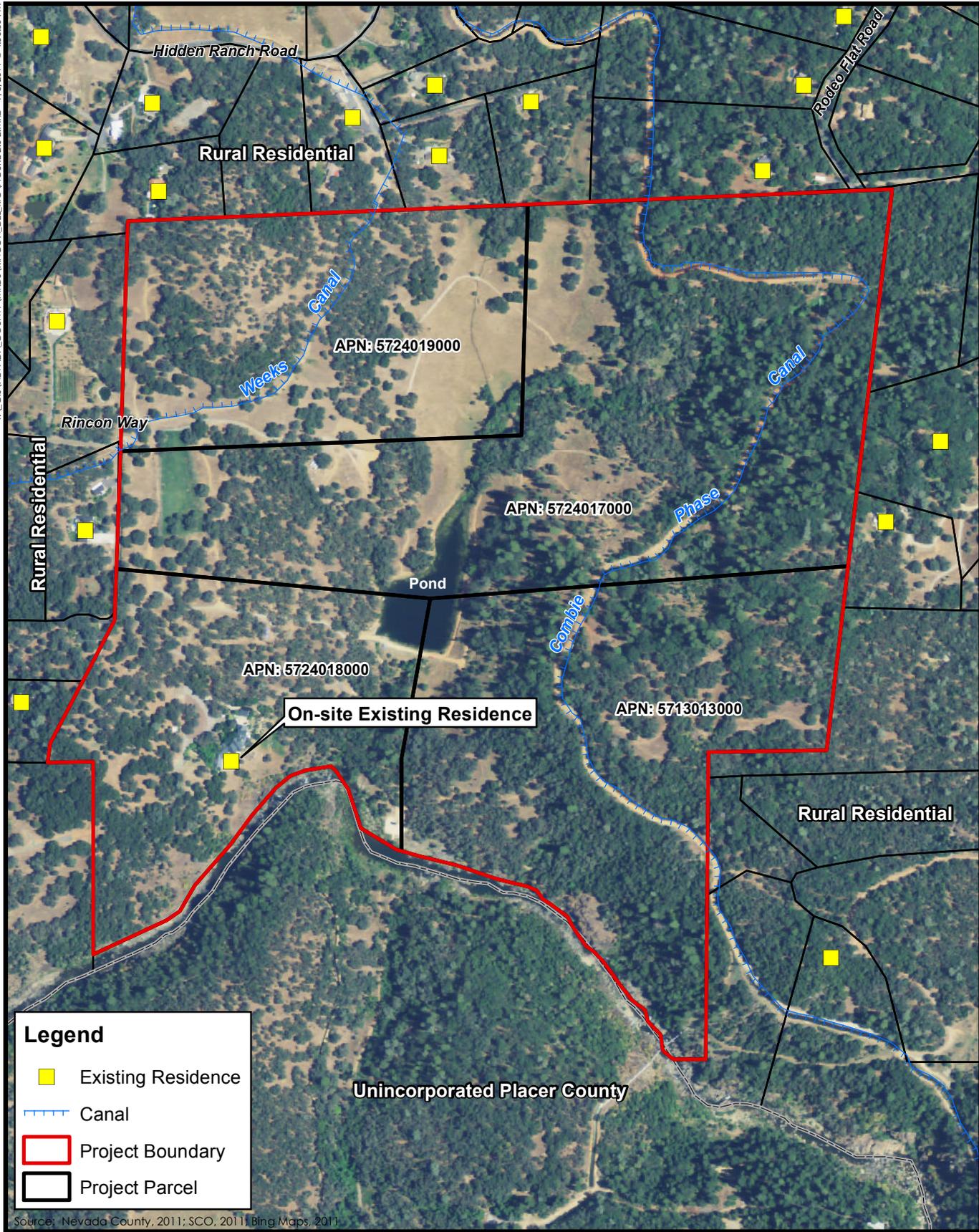


Figure 2.0-1
Regional Location Map

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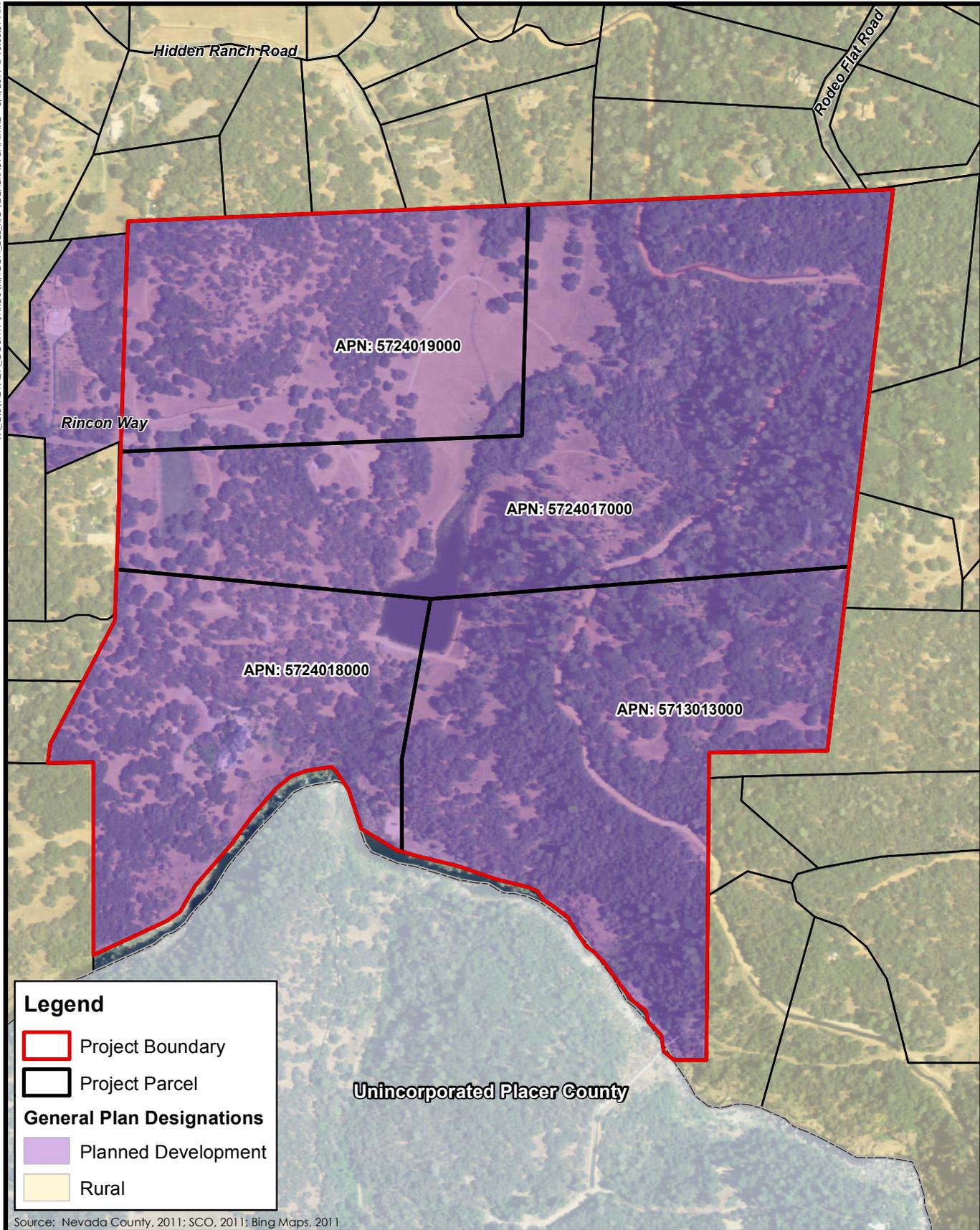
Legend

- Existing Residence
- Canal
- Project Boundary
- Project Parcel



Figure 2.0-2
Existing Land Uses and Parcelization

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Legend

- Project Boundary
- Project Parcel
- General Plan Designations**
- Planned Development
- Rural

Source: Nevada County, 2011; SCO, 2011; Bing Maps, 2011



Figure 2.0-3
Existing General Plan Designations

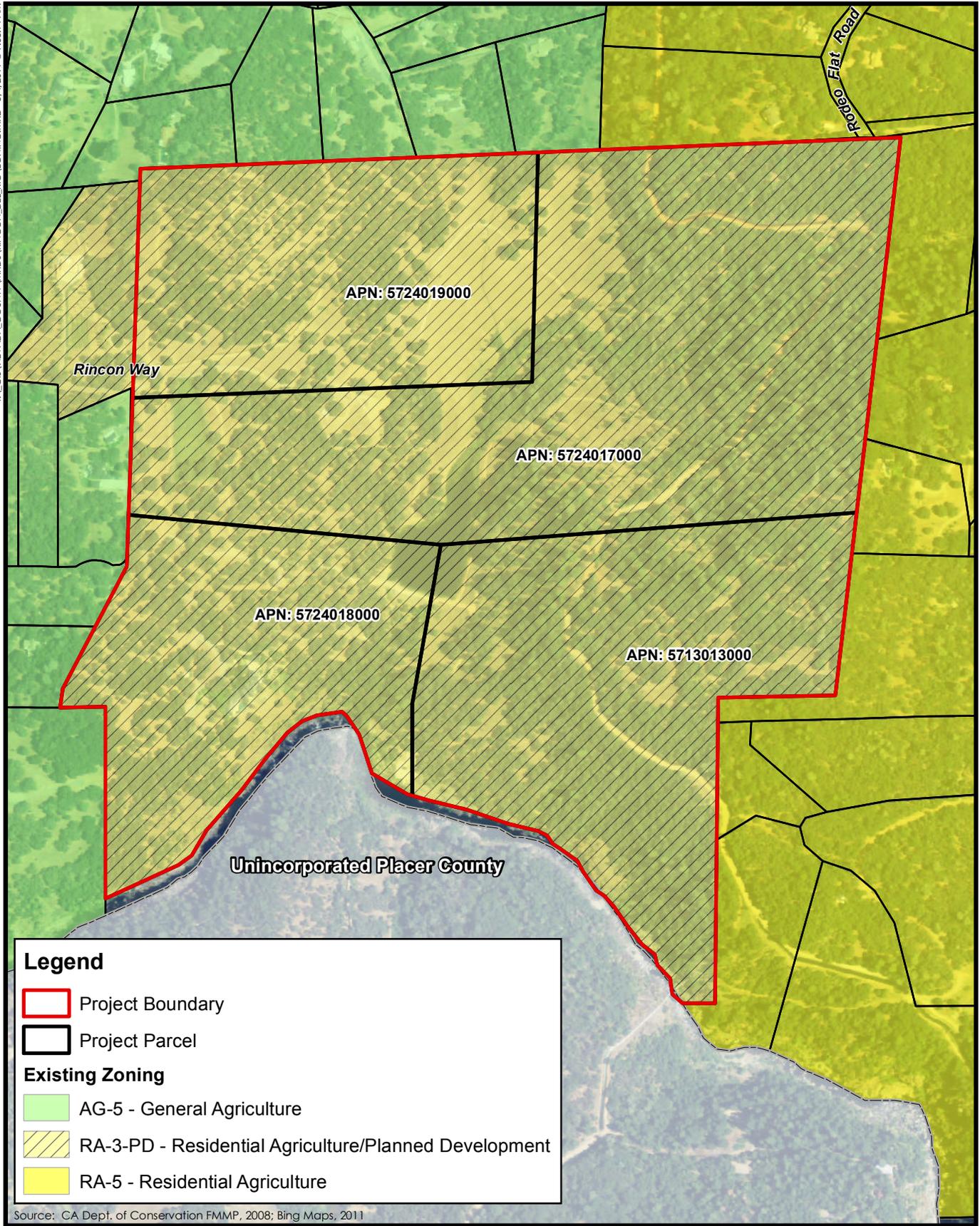


Figure 2.0-4
Existing Zoning
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2.4 PROJECT CHARACTERISTICS

The project site is currently designated by the Nevada County General Plan (1996) as Planned Development, Estate (PD-EST). According to the General Plan, the Planned Development (PD) designation may allow a variety of land uses including single-family and multi-family residential, commercial, open space and other land uses consistent with the capability and constraints of the land and the County's Estate (EST) land use designation is intended to provide for low-density residential development at a minimum lot size of 3 acres per dwelling unit in areas that are essentially rural in character, but are adjacent to community boundaries or near Community Regions and therefore are more accessible to shopping, employment, and services. Agricultural operations and natural resource related uses, including the production of timber, are also appropriate in this designation.

The project site is zoned by the Nevada County Zoning Ordinance (Chapter II of the Nevada County Land Use and Development Code) (2007) as RA-3-PD (Residential Agricultural, 3-acre, Planned Development). The RA zoning establishes provisions for low-density single-family dwellings, as well as other dwelling unit types in keeping with the rural character of the area. The purpose of the Planned Development (PD) Combining District is to allow residential development that allows support uses in a planned community and to allow for flexible standards in both residential and commercial/industrial development.

The project proposes the development of a continuing care retirement community (CCRC) featuring a variety of independent and supportive living arrangements including independent living, assisted living, nursing care, physical rehabilitation, and memory impairment housing in a campus-like setting featuring commercial and recreational uses and transportation and a variety of other services. The community would provide housing for a maximum of 415 residents in 345 attached and detached housing units and would require a total of 43 employees. The proposed project would also include recreational elements such as walking trails with a river overlook, group barbecue and picnic areas, pondside fishing area, gazebo site, raised bed community gardens, aquatic center, event lawn, horseshoe pits, outdoor kitchen, and courts for tennis, pickleball, volleyball, and bocce ball. Proposed development associated with the project would be limited to 48 acres total, with all development except the proposed emergency access road, trails, barbecue areas, water tank, and sewer lift station to be clustered within the northwest portion of the site. Approximately 4 acres of the site would be used for agricultural uses (row crops and an orchard), with 163 acres remaining as undeveloped open space.

The project would require a General Plan Amendment to change the site's land use designation from PD-EST, described above, to Planned Development - Continuing Care Retirement Community (PD-CCRC). Since the CCRC designation is not established in Nevada County, the Nevada County General Plan is proposed to be amended in order to establish a CCRC land use designation and to amend policies to allow CCRCs as an allowable use. The proposed project would also require a rezone of the site from RA-3-PD (Residential Agricultural, 3-acre, Planned Development) to PD-CCRC (Planned Development, Continuing Care Retirement Community). Similarly, as CCRC zoning has not been established in Nevada County, the project proposes to establish a CCRC definition and associated development standards. These proposed changes would allow for the development of a continuing care retirement community on the project site while allowing for flexibility in site design, including the clustering of uses to minimize adverse effects to the natural resources on the site.

The key amendments proposed to both General Plan policies and the zoning text are listed below. Potential key updates (draft) to the Nevada County General Plan and zoning are shown in **bold/underline** mode:

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PROPOSED AMENDMENTS TO NEVADA COUNTY GENERAL PLAN

The following addition is proposed to Policy 1.3 of the Nevada County General Plan:

“Policy 1.3: To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established:

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. Urban High Density Residential (20 dwelling units per acre maximum within incorporated area's spheres of influence; 15 units per acre elsewhere) | p. Rural Commercial |
| b. Urban Medium Density Residential (6 dwelling units per acre maximum) | q. Office-Professional |
| c. Urban Single Family Residential (10,000 square foot minimum parcel size) | r. Business Park |
| d. Residential (1.5 acre minimum parcel size) | s. Industrial |
| e. Estate (3 acre minimum parcel size) | t. Recreation |
| f. Rural-5 (5 acre minimum parcel size) | u. Forest - 40 (40 acre minimum parcel size) |
| g. Rural-10 (10 acre minimum parcel size) | v. Forest - 80 (80 acre minimum parcel size) |
| h. Rural-20 (20 acre minimum parcel size) | w. Forest - 160 (160 acre minimum parcel size) |
| i. Rural-30(30 acre minimum parcel size) | x. Forest - 640 (640 acre minimum parcel size) |
| j. Rural-40 (40 acre minimum parcel size) | y. Public |
| k. Rural-160 (160 acre minimum parcel size) | z. Open Space |
| l. Neighborhood Commercial | aa. Water Area |
| m. Community Commercial | bb. Special Development Area |
| n. Highway Commercial | cc. Planned Development |
| o. Service Commercial | dd. Planned Residential Community |
| | <u>ee. Continuing Care Retirement Community (20 acre minimum parcel size in Community Regions, 50 acre minimum parcel size in Rural Regions)”</u> |

The following additions are proposed to Policy 1.5 of the Nevada County General Plan:

“Policy 1.5: The General Plan provides for future development in accordance with the following criteria for the various land use designations:

- t. Planned Development (PD) is intended to designate planned developments in locations where a mix of uses is desirable. The "PD" designation may allow a variety of land uses, including single-family and multi-family, residential, **continuing care retirement**

communities, commercial, industrial, open space, and/or other land uses consistent with the capability and constraints of the land. Primary emphasis shall be placed on clustering intensive land uses to minimize impact on various natural and man-made resources, minimize public health concerns, and minimize aesthetic concerns.

Such developments require a high degree of accessibility to the arterial and major collector road system, and should have internal vehicular and pedestrian circulation designed to provide safe and convenient linkage between the various uses. A comprehensive master plan for the entire site shall be required prior to approval of development.

Uses for Planned Developments shall be permitted as shown on the General Plan Land Use Maps for each specific Planned Development designation. Change in the specified area of the permitted uses, except for Open Space, may be allowed to accommodate site-specific conditions identified in the comprehensive master plan, provided that the cumulative change in area of any permitted use does not exceed 5 percent.

- u. Special Development Area (SDA) is intended to provide for the development of large land holdings as an integrated planned environment providing significant employment generation, along with supporting commercial, housing, continuing care retirement communities (CCRC), public facilities, recreation and open space.

The SDA designation shall be applied only to land holdings which occupy 400 acres or more, are in contiguous single ownership (except for intervening public rights-of-way), or capable of being developed as a specific entity and are substantially undeveloped or vacant. Within an SDA designation, a sufficient amount of land to establish a positive contribution to the County job-housing balance shall be allocated for employment generating uses, such as Business Parks, and sufficient land shall be allocated as Urban High Density or Urban Medium Density to ensure that at least 25 percent of the housing shall be constructed as affordable housing to accommodate the needs of local wage earners.

Development within an SDA shall require implementation of a Specific Plan and will normally require execution of development agreements to ensure conformance with the Specific Plan, provision of infrastructure and other requirements. The Specific Plan shall address environmental, infrastructure, circulation and land use elements of the SDA. Prior to such implementation, this designation shall be implemented by the "IDR" Interim Development Reserve district of the County zoning regulations.

Uses for Special Development Areas shall be permitted as shown on the General Plan Land Use Maps for each specific SDA designation. Change in the specified area of the permitted uses, except for Open Space, may be allowed to accommodate site-specific conditions identified in the comprehensive master plan, provided that the cumulative change in area of any permitted use does not exceed 5 percent.

The Specific Plan prepared for each SDA shall include a Transportation System Management and Demand Management program designed to minimize the SDA's impacts on the local road and State highway systems. Said program will ensure that implementation of the Specific Plan will provide for consistency with adopted County LOS as found in policies 3.10, 4.1, and 4.3.

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- w. Continuing Care Retirement Community (CCRC) is intended to provide for housing and care services in an age-restricted setting that includes independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing. The concept of CCRC's is to support "aging in place" communities that promote and encourage a wide range of living arrangements for senior citizens that includes physical and programmed social connectivity, and supportive health-related and similar services. CCRC's shall be combined with either a PD (Planned Development) or SDA (Special Development Area) land use designation. The location and site planning characteristics of CCRC's shall be carefully considered pursuant to policy provisions contained within the General Plan and pursuant to County Zoning Regulations, including the CCRC Combining District, and will emphasize clustering of development, preservation of open space, and minimizing adverse impacts to the character and lifestyles associated with neighborhoods near the project site."

The following additions are proposed as a new policy of the Nevada County General Plan:

"Policy 1.xx: Continuing Care Retirement Communities (CCRC) land use designation may be established subject to the compliance with the following provisions:

- a. For CCRC's located in Rural Regions, development shall be clustered on the project site, with at least 50 percent of the total project site (parcel) area shall be open space. Open space shall be generally contiguous, accessible to residents where topographic and other natural site and environmental features allow, and projective of sensitive habitat areas and significant natural features.
- b. CCRC's shall be served by public water and public sewer facilities. Extension of services for CCRC's shall be carefully considered by the County, including evaluation pursuant to the following criteria:
1. Public water and sewer service line extensions shall be generally limited in distance into Rural Regions unless findings can be made demonstrating special circumstances for longer service line extensions.
 2. Public water and sewer service line extensions to serve a CCRC facility shall not pass through lands designated as Open Space, Recreation or Forest in the General Plan.
 3. Extension of public water and sewer service lines shall not create significant potential for development in areas not otherwise planned for development under the General Plan.
 4. Extension of public sewer and water services must comply with applicable provisions of the particular service provider and County policy as a condition of extension of water and/or sewer services to the project site, including annexation into service area boundaries where required.
- c. Any General Plan Amendment application for a CCRC shall carefully consider any issues of compatibility of the proposed project with surrounding lands and neighborhoods. This shall include an evaluation of:
1. The type, intensity and location of land uses in the project area.

2. Potential for creation of any significant transportation/circulation, aesthetic, noise, visual and other environmental considerations.

3. Evaluation of the proposed CCRC site plan, including proposed structural and use-area setbacks from property lines.

4. Protection of the project area's general character of surrounding land uses and neighborhoods.

d. Implementation of the CCRC designation will require compliance with applicable provisions of the Nevada County Zoning Regulations (Chapter II of the Land Use and Development Code)."

The following additions are proposed to Policy 1.6 of the Nevada County General Plan:

"Policy 1.6: Within these *Rural Regions*, growth is provided for only those types and densities of development which are consistent with the open, pastoral character which exists in these areas.

Future development within the following land use designations shall be considered appropriate within *Rural Regions*:

- | | |
|----------------------------------------------|-------------------------------------------------------------------------------|
| a. Estate (3 acre minimum parcel size) | k. Forest-640 (640 acre minimum parcel size) |
| b. Rural-5 (5 acre minimum parcel size) | l. Rural Commercial |
| c. Rural-10 (10 acre minimum parcel size) | m. Highway Commercial |
| d. Rural-20 (20 acre minimum parcel size) | n. Public |
| e. Rural-30 (30 acre minimum parcel size) | o. Recreation |
| f. Rural-40 (40 acre minimum parcel size) | p. Open Space |
| g. Rural-160 (160 acre minimum parcel size) | q. Water |
| h. Forest-40 (40 acre minimum parcel size) | r. Planned Development |
| i. Forest-80 (80 acre minimum parcel size) | <u>s. Continuing Care Retirement Community (50 acre minimum parcel size)"</u> |
| j. Forest-160 (160 acre minimum parcel size) | |

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The following additions are proposed to Policy 1.13 of the Nevada County General Plan:

“Policy 1.13: Future development within the following land use designations shall be considered to be appropriate within *Community Regions*:

- | | |
|-------------------------------------|------------------------------------------------------------------------------------------|
| a. Urban High Density Residential | k. Business Park 6 |
| b. Urban Medium Density Residential | l. Industrial |
| c. Urban Single Family Residential | m. Recreation |
| d. Residential | n. Public |
| e. Estate | o. Open Space |
| f. Neighborhood Commercial | p. Water Area |
| g. Community Commercial | q. Special Development Area |
| h. Highway Commercial | r. Planned Development |
| i. Service Commercial | s. Planned Residential Community |
| j. Office-Professional | <u>t. Continuing Care Retirement Community
(20 acre minimum parcel size)”</u> |

The following additions are proposed to Policy 1.18 of the Nevada County General Plan:

“Policy 1.18: Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, submittal of a clustering option of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. This clustering evaluation shall utilize U.S.G.S. maps as the basic level of information.

In all other residential use designations (including Residential, Urban Single-Family, Urban Medium Density, Urban High Density **and Continuing Care Retirement Community**), clustering of development shall be strongly encouraged to maintain viable open space onsite to contribute to open space linkages through and between land use areas. In addition, submittal of a clustering option shall be required in these land use designations and clustering encouraged for all discretionary projects where environmentally sensitive resources, as defined in Policy 1.17, are present.”

The following additions are proposed to Policy 1.19 of the Nevada County General Plan:

“The General Plan Land Use Designations shall be implemented through adoption and application of compatible zoning districts of the County Zoning Regulations consistent with the following Land Use Designation Compatibility Matrix, and through adoption of zoning district maps consistent with the land use designations.

GENERAL PLAN LAND USE DESIGNATION COMPATIBILITY MATRIX ZONING DISTRICT

Land Use Designation	AE	AG	RA	R1	R2	R3	OP	C1	C2	CH	BP	C3	M1	M2	REC	FR	P	TPZ	OS	IDR	PD
Urban High Density Residential	•	•	•	•	•	•	-	-	-	-	-	-	-	-	-	-	•	-	•	-	•
Urban Medium Density Residential	•	•	•	•	•	-	-	-	-	-	-	-	-	-	-	-	•	-	•	-	•
Urban Single Family Residential	•	•	•	•	-	-	-	-	-	-	-	-	-	-	-	-	•	-	•	-	•
Residential	•	•	•	•	-	-	-	-	-	-	-	-	-	-	-	-	•	-	•	-	•
Estate	•	•	•	•	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Rural-5 (5 acre min parcel size)	•	•	‡	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Rural-10 (10 acre min parcel size)	•	•	‡	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Rural-20 (20 acre min parcel size)	•	•	‡	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Rural-30 (30 acre min parcel size)	•	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Rural-40 (40 acre min parcel size)	•	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Rural-160 (160 acre min parcel size)	•	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	•	•	•	-	•
Neighborhood Commercial	•	•	-	-	-	-	•	•	-	-	-	-	-	-	-	-	•	-	•	-	•
Community Commercial	•	•	-	-	-	-	•	•	•	•	-	-	-	-	-	-	•	-	•	-	•
Highway Commercial	•	•	-	-	-	-	•	•	•	•	-	-	-	-	-	-	•	-	•	-	•
Service Commercial	•	•	-	-	-	-	•	•	•	•	-	•	-	-	-	-	•	-	•	-	•
Rural Commercial	•	•	-	-	-	-	•	•	-	-	-	-	-	-	-	-	•	-	•	-	•
Office-Professional	•	•	-	-	-	-	•	-	-	-	-	-	-	-	-	-	•	-	•	-	•
Business Park	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	•	-	•	-	•

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Land Use Designation	AE	AG	RA	R1	R2	R3	OP	C1	C2	CH	BP	C3	M1	M2	REC	FR	P	TPZ	OS	IDR	PD
Industrial	--	--	--	--	--	--	--	--	--	--	•	--	•	•	--	--	•	--	•	--	•
Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	•	--	•	--	•	--	•
Forest	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	•	•	•	•	--	•
Public	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	•	--	•	--	•
Open Space	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	•	--	•
Water Area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	•	--	•	--	•
Special Development Area	--	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	--	•	•	•
Planned Development	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Planned Residential Community	--	--	•	•	•	•	•	•	--	--	--	--	--	--	•	--	•	--	•	--	•
Continuing Care Retirement Community															--	--		--			•

The following additions are proposed to Policy 1.22 of the Nevada County General Plan:

"Policy 1.22 The General Plan shall provide for the following population densities in the respective land use designation based upon the maximum number of dwelling units or persons per acre for the minimum parcel area per dwelling.

The densities shown are the maximum provided for in the respective General Plan designations. The maximum density may not be achieved for all development, either in the short term or in the long term, due to site specific conditions.

General Plan Designation	Max. Units per Acre	Min. Acres per Unit	Max. Persons per Acre
Urban High Density Residential (1)	15/20		36/48
Urban Medium Density Residential	6		14.4
Urban Single Family Residential	4		9.6
Residential	2/3	1.5	1.584
Estate	1/3	3	0.792
Rural-5 (5 acre minimum parcel size)	1/5	5	0.48
Rural-10 (10 acre minimum parcel size)	1/10	10	0.24

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General Plan Designation	Max. Units per Acre	Min. Acres per Unit	Max. Persons per Acre
Rural-20 (20 acre minimum parcel size)	1/20	20	0.12
Rural-30 (30 acre minimum parcel size)	1/30	30	0.0792
Rural-40 (40 acre minimum parcel size)	1/40	40	0.06
Rural-160 (160 acre minimum parcel size)	1/160	160	0.015
Neighborhood Commercial	4		9.6
Community Commercial	4		9.6
Highway Commercial	4		9.6
Service Commercial	4		9.6
Rural Commercial	4		9.6
Office-Professional	4		9.6
Business Park	4		9.6
Industrial	4		9.6
Recreation	4		9.6
Forest-40	1/40	40	0.06
Forest-80	1/80	80	0.03
Forest-160	1/160	160	0.015
Forest-640	1/640	640	0.0038
Public	N/A		N/A
Open Space	N/A		N/A
Water Area	N/A		N/A
Special Development Area	(2)		(2)
Planned Development	(2)		(2)
Planned Residential Community	4		9.6
Continuing Care Retirement Community	(3)	(3)	(3)

NOTES: NA - Not applicable

(1) 20 dwelling units per acre maximum within incorporated area's spheres of influence; 15 units per acre elsewhere.

(2) Population and dwelling units density within Special Development Areas and Planned Developments shall conform to the densities for the land use designations shown on the General Plan Land Use Maps for each specific Special Development Area or Planned Development.

(3) Maximum CCRC density shall not exceed 2 units/acre in Rural Regions and 6 units/acre in Community Regions. CCRC's shall have a minimum of 100 living units and a maximum of 400 living units. Nursing Care and/or Memory Care beds shall be included in the overall project density calculations at a ratio of 4 beds/1 and 1 kitchen per living unit. Additionally, the total number of beds in Assisted Care, Nursing Care and Memory Care facilities may not exceed 25 percent of the total independent living population approved for the project. Maximum number of persons per acre to be determined in conjunction with processing of Use Permit.

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The following additions are proposed to Policy 1.23 of the Nevada County General Plan:

“Policy 1.23: The General Plan shall provide for the following building intensities in the respective land use designations. Impervious surface shall include all land covered by structures or paved surfaces (excluding gravel surfaces).

General Plan Designation	Max. Impervious Surface in %	Max. Building Height
Urban High Density Residential (1)	60	3 stories or 45'
Urban Medium Density Residential	50 (1)	3 stories or 45'
Urban Single Family Residential	40 (1)	3 stories or 45'
Residential	30 (1)	3 stories or 45'
Estate	20 (1)	3 stories or 45'
Rural-5 (5 acre minimum parcel size)	10 (1)(3)	3 stories or 45'
Rural-10 (10 acre minimum parcel size)	10 (1)(3)	3 stories or 45'
Rural-20 (20 acre minimum parcel size)	10 (1)(3)	3 stories or 45'
Rural-30 (30 acre minimum parcel size)	10 (1)(3)	3 stories or 45'
Rural-40 (40 acre minimum parcel size)	10 (1)(3)	3 stories or 45'
Rural-160 (160 acre minimum parcel size)	10 (1)(3)	3 stories or 45'
Neighborhood Commercial	85	3 stories or 45'
Community Commercial	85	45' (2)
Highway Commercial	85	45' (2)
Service Commercial	85	3 stories or 45'
Rural Commercial	85	3 stories or 45'
Office-Professional	60	3 stories or 45'
Business Park	50	45' (2)
Industrial	85	45' (2)
Recreation	10 (30)	45' (2)
Forest	5 (1)(3)	3 stories or 45'
Public	85	3 stories or 45'
Open Space	5	3 stories or 45'
Water Area	5	N/A
Special Development Area	(4)	(4)
Planned Development	(4)	(4)
Planned Residential Community	40(1)	3 stories or 45'
<u>Community Care Retirement Community</u>	<u>(5)</u>	<u>(5)</u>

NOTES

NA - Not Applicable

(1) Maximum impervious surface may be increased to 60% for conditionally permitted support uses. Within the Forest designation, this standard shall apply only to parcels 5 acres or less in size. In such instances, retention/detention facilities shall be incorporated into the design of those projects that could result in flood damage to downstream uses.

(2) Discretionary and administrative permits will be required for special uses that would need to exceed the allowable height.

(3) May be increased to 20% for parcels 5 acres or less in size.

(4) Intensity of use within Special Development Areas and Planned Developments shall conform to that for the land use designations shown on the General Plan Land Use Maps for each specific Special Development Area or Planned Development.

(5) Areas of maximum impervious surface and building heights to be determined through the Use Permit process, though in no instance shall heights exceed 3 stories/45 feet."

The following additions are proposed to Policy 1.24 of the Nevada County General Plan:

"Policy 1.24: The County shall recognize the need and allow for certain types of extended family support services, **continuing care retirement communities**, and institutional uses in areas in which residential uses are allowed in the General Plan land use designations in both *Community Regions* and in *Rural Regions*.

While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing the establishment of such support services with a conditional use permit requiring a finding that the establishment of the uses:

- a. will provide support for the neighborhood or surrounding community;
- b. is in keeping with the residential or rural character;
- c. will not require the extension of public sewer or water outside a *Community Region* boundary (**excepting continuing care retirement communities, which are subject to compliance with findings in Policy xx**); and
- d. will have no significant adverse effect on the surrounding property.

For uses of greater intensity as measured by traffic generation, high peak hour traffic volumes, extended hours of operation, or greater building height or bulk, additional on-site buffering or other site or use modifications shall be required to mitigate adverse effects.

Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include medical clinics and medical support services, educational institutions, day care services, **continuing care retirement communities**, places of worship, community and group meeting center, fire stations, libraries, public utility facilities, other public facilities, and recreation facilities.

These uses are considered to be compatible with the following General Plan land use designations in addition to the Public land use designation:

- a. Urban High Density Residential
- b. Urban Medium Density Residential
- c. Urban Single Family Residential
- d. Residential
- e. Estate
- f. Rural
- g. Forest
- h. Continuing Care Retirement Community"**

2.0 PROJECT DESCRIPTION

The following additions are proposed to Policy 3.1 of the Nevada County General Plan:

“Policy 3.1: The levels of service and provision of public facilities in *Community Regions* shall be based upon improving the capacity of public facilities to serve higher levels of development directed to *Community Regions*. The levels of service and provision of public facilities in *Rural Regions* shall be based upon limiting the amount of development to ensure that adequate facilities are available. Planning for future public facilities and services in *Community and Rural Regions* shall be based upon the following criteria:

Community Regions

- a. public water and sewer
- b. retention of existing emergency response time
- c. intercommunity-transit

Rural Regions

Rural Centers

- a. public or on-site community water and sewer systems
- b. decreased emergency response times

Rural Areas

- a. individual septic and wells or on-site community water and sewer systems
- b. decreased emergency response time
- c. limited transit

d. public water and sewer systems may be provided to Community Care Retirement Communities (CCRC) in Rural Areas, subject to compliance with General Plan Policy 1.xx.”

PROPOSED AMENDMENTS TO NEVADA COUNTY ZONING CODE

The following addition to the Nevada County Zoning Code is proposed:

“**Section L.II 2.7.11:**

Continuing Care Retirement Community Combining District (CCRC)

A. Purpose. The Continuing Care Retirement Community Combining District (CCRC) is intended to provide for housing and care services in an age-restricted setting that includes independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing. The concept of CCRC’s is to support “aging in place” communities that promote and encourage a wide range of living arrangements for senior citizens that includes physical and programmed social connectivity, and supportive health-related and similar services. CCRC’s shall be combined with a PD (Planned Development) District. The location and site planning characteristics of CCRC’s shall be carefully considered pursuant to policy provisions contained within the General Plan and will emphasize clustering of development, preservation of open space, and minimizing adverse impacts to the character and lifestyles associated with neighborhoods near the project site.

B. Uses Permitted. Uses allowed within the base district are allowed within the CCRC Combining District, subject to the level of review and approval established for the base district or as modified herein.

The CCRC Combining District shall also permit, subject to approval of a Use Permit, the following uses:

- Independent Living Units
- Assisted Living Units
- Nursing Care
- Physical Rehabilitation
- Memory Impairment Housing
- Ancillary uses supporting the primary CCRC use and providing service to CCRC residents, employees and guests, including: dining facilities, convenience retail, gift shops, service commercial, laundry facilities, arts and crafts buildings, gardens, indoor and outdoor recreational facilities, and maintenance facilities.

C. Establishing CCRC Zoning. The following general objectives and requirements shall be used to establish CCRC Combining District zoning for an individual CCRC use:

1. The Continuing Care Retirement Community shall provide senior housing and care services in an age-restricted setting that includes a mix of housing options that may include independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing.
2. The Continuing Care Retirement Community shall emphasize clustering of development, preservation of open space, and minimizing adverse impacts to the character and lifestyles associated with neighborhoods near the project site.
3. The Continuing Care Retirement Community shall require approval of a Use Permit (with corresponding Master Plan) from the Planning Commission.
4. The Continuing Care Retirement Community shall be subject to compliance with the provisions of the California Environmental Quality Act.

D. Standards. The following standards shall apply to new CCRC development applications:

1. The CCRC development is age restricted to adults 55 years of age and older.
2. Minimum collective CCRC project size shall be 50 acres in Rural Regions and 20 acres in Community Regions.
3. Maximum CCRC density shall not exceed 2 units/acre in Rural Regions and 6 units/acre in Community Regions. CCRC's shall have a minimum of 100 living units and a maximum of 400 living units. Nursing Care and/or Memory Care beds shall be included in the overall project density calculations at a ratio of 4 beds/1 and 1 kitchen per living unit. Additionally, the total number of beds in Assisted Care, Nursing Care and Memory

2.0 PROJECT DESCRIPTION

Care facilities may not exceed 25 percent of the total independent living population approved for the project. Maximum number of persons per acre to be determined in conjunction with processing of Use Permit.

4. For CCRC's located in Rural Regions, development shall be clustered on the project site, with at least 50 percent of the total project site (parcel) area shall be open space. Open space shall be generally contiguous, accessible to residents where topographic and other natural site and environmental features allow, and projective of sensitive habitat areas and significant natural features.
5. Setbacks: The minimum building setback from adjacent property lines shall be 30 feet for residential structures and 50 feet for administrative, dining hall and related ancillary uses. Setbacks for active outdoor use areas shall not be less than 30 feet.
6. Building Heights: The maximum height of each structure shall not exceed 3 stories and 45 feet.
7. Housing types may vary, including a mix of attached and detached residences for independent and assisted living.
8. Adequate recreational facilities shall be constructed with each CCRC project, providing for both indoor and outdoor recreational activities, with at least two acres devoted to outdoor recreational areas (which may include trails, play courts, and active open space areas).
9. Support retail uses shall not exceed 1,500 square feet of building space per use.
10. CCRC's must have reasonable proximity to emergency health care services.
11. CCRC's must include the following minimum range of services:
 - a. Provide and operate ADA equipped transportation services for use by facility residents.
 - b. Provide on-site community dining facilities and services, offering a minimum of two meals/day.
 - c. Offer a range of on-site personal services for facility residents to help support a self-contained, "village" environment. These services can include: community-serving general store, beauty shop/barber shop, post office/mailbox room, personal business services, entertainment center, recreation facilities, and similar uses which are of an accessory and supportive nature to the primary CCRC use.
 - d. Central laundry service.
 - e. On-site Nursing Care, CMT personnel and/or contract medical care for weekly or bi-weekly visits from professional medical staff for facility residents.
 - f. On-site, outdoor recreational facilities. This can include swimming pools, trails, play courts and similar improvements and features.

12. Parking: On-site parking shall be provided as noted below. The number of required on-site parking stalls may be reduced provided the applicant can demonstrate to the satisfaction of the Planning Agency that existing conditions justify a reduction and will not result in a parking deficiency.
 - a. Independent Living Units: 1 stall per unit
 - b. Special Care Units: 1 stall per four beds
 - c. Administration: 1 stall per 300 sq ft of gross floor area
 - d. Employees: 1 stall per each non-Administration employee on shift
 - e. Guest Parking: 1 stall per each 3 units
 - f. Truck Loading Zone: 1 space in proximity to the main dining or administrative building.
 - g. Parking stall dimensions and locations shall be consistent with Section II.xx of the County Zoning Regulations.
13. Landscaping: Shall be pursuant to an approved Master Plan for the project site.
14. Lighting: Shall be pursuant to an approved Master Plan for the project site.
15. Signage: Shall be pursuant to an approved Master Plan for the project site.
- E. Development Agreements. CCRC project applicants may be required to enter into a Development Agreement with the County to address key development responsibilities of each party, posting of necessary sureties related to project phasing, provision of necessary infrastructure, and other issues. The determination of whether a Development Agreement is required will be made by the County following review of project application materials.
- F. Other Agency Approvals. The project shall obtain all necessary local and State agency and permit approvals, including, as necessary, a certificate of authority and a residential care facility for the elderly (RCFE) license from the California Department of Social Services. Operations of CCRC shall comply with all applicable Community Care licensing laws and regulations.
- G. Non-Conforming Structures. Legally established non-conforming structures may be repaired, altered or reconstructed, without limitation, if the structure has been approved by the Nevada County Historical Landmark Commission and registered by the Nevada County Board of Supervisors, as a historical landmark.
- H. Design Review. Each CCRC Master Plan shall include detailed architectural renderings and plans to allow the Planning Agency to undertake project design review with each Master Plan application, and shall respond to the following provisions:
 1. Architectural planning and design shall incorporate energy efficient design techniques, such as natural heating and cooling systems, use of sun and wind energy generation systems, etc.

2.0 PROJECT DESCRIPTION

2. Structures located near the project property lines shall be designed and located in a manner that reflects consistency and compatibility with neighboring areas, and shall include appropriate use of building density, heights and design to minimize any intrusion on neighbors.
3. Outdoor recreation or gathering areas, particularly those that may generate significant noise and/or light and glare, shall be located to minimize intrusion on neighboring properties.
4. Structures shall be clustered to reduce site disturbance and protect open spaces, natural and environmentally sensitive areas.
5. Building design shall avoid use of long, unbroken facades, and shall include use of balconies, offset walls, trellises and other design features.
6. Building design, colors and materials shall generally correspond to the natural setting of the project site, and to any prevalent design styles that may occur in neighborhoods within the general project area.
- I. Findings. A CCRC application may be approved, subject to compliance with the following findings:
 1. CCRC's shall be served by public water and public sewer facilities. Extension of services for CCRC's shall be carefully considered by the County, including evaluation pursuant to the following criteria:
 - a. Public water and sewer service line extensions shall be generally limited in distance into Rural Regions unless findings can be made demonstrating special circumstances for longer service line extensions.
 - b. Public water and sewer service line extensions to serve a CCRC facility shall not pass through lands designated as Open Space, Recreation or Forest in the General Plan.
 - c. Extension of public water and sewer service lines shall not create significant potential for development in areas not otherwise planned for development under the General Plan.
 - d. Extension of public sewer and water services must comply with applicable provisions of the particular service provider and County policy as a condition of extension of water and/or sewer services to the project site, including annexation into service area boundaries where required.
 2. Any Rezone application for a CCRC Combining District shall carefully consider any issues of compatibility of the proposed project with surrounding lands and neighborhoods. This shall include an evaluation of:
 - a. The type, intensity and location of land uses in the project area.
 - b. Potential for creation of any significant transportation/circulation, aesthetic, noise, visual and other environmental considerations.

- c. Evaluation of the proposed CCRC site plan, including proposed structural and use-area setbacks from property lines.
 - d. Protection of the project area’s general character of surrounding land uses and neighborhoods.
3. Reductions to any of the above standards shall require findings by the Planning Agency with permitting authority, that, as a result of project review and/or design review, the following findings can be made and supporting reasons cited, for each reduced standard:
- a. That the reduction of the standard is necessary for reasonable development of the site, as demonstrated by an analysis of the site constraints identified for the specific site, as identified within the project Master Plan;
 - b. That the reduction of the standard will not jeopardize the health, safety or welfare of the project site, or the character of the CCRC, as demonstrated by an analysis of the site; and
 - c. That as a result of the reduced standard(s), the project will be consistent with all applicable design standards and/or goals established for the CCRC through the project Master Plan.
 - d. That such reductions in development standards does not result in project inconsistency with the General Plan.
- J. Amendments. Any amendment to the provisions of the ordinance established for a Continuing Care Retirement Community zoned with a “CCRC” Combining District shall require a rezone petition.”

The proposed site plan, including the locations of each of the project components described below, is illustrated in **Figures 2.0-5** and **2.0-6**. The following section provides a summary of the proposed development in **Table 2.0-1**, followed by detailed descriptions of each project component.

**TABLE 2.0-1
PROPOSED DEVELOPMENT SUMMARY**

Building Type	Number of Buildings	Number of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1,160–2,000 sf	Varies	78 resident spaces and 26 guest spaces
Duplex	23	46	1,142 sf	2,285	46 resident spaces and 16 guest spaces
4-Plexes	10	40	1,142 sf	4,570	40 resident spaces and 14 guest spaces
Cohousing Duplex	6	12	900 sf	1,800	12 resident spaces and 4

2.0 PROJECT DESCRIPTION

Building Type	Number of Buildings	Number of Units	Unit Size	Building Size (sf)	Parking
					guest spaces
Cohousing 4-Plex	2	8	900 sf	3,600	8 resident spaces and 3 guest spaces
Group House (2 Story)	2	4	(6) 424 sf suites/unit	7,430	6 resident spaces and 2 guest spaces
Lodge	2	28	1,460 sf	30,100	70 (garage)
Subtotals	123	216	-	-	325
Residential Nursing Care					
Hospice	1	4	16 beds	4,570	4
Group House Memory Care	2	6	24 beds	5,226 per building (10,452 total)	6
Lodge Nursing Care	1	21	900	33,000	35 (garage)
Subtotals	4	31	-	-	45
Village Center					
Village Center	5	Total of 98 units for all 5 buildings	Varies	Varies by building type but results in total square footage of 218,000	98 resident and 54 employee/guest spaces
Subtotals	5	98	-	-	152
Common Area Support Services					
Clubhouse (Existing Building)	1	-	-	14,000	8
Pool Building	1	-	-	4,700	4
Community Barn	2	-	-	3,600 per building (7,200 total)	6
Cohousing Common House	1	-	-	2,165	-
Neighborhood Centers (optional)	5	-	-	800 per building (4,000 total)	-
Gatehouse	1	-	-	935	-
Subtotals	11	-	-	-	18
Totals	143	345	-	-	540

Source: SCO 2011

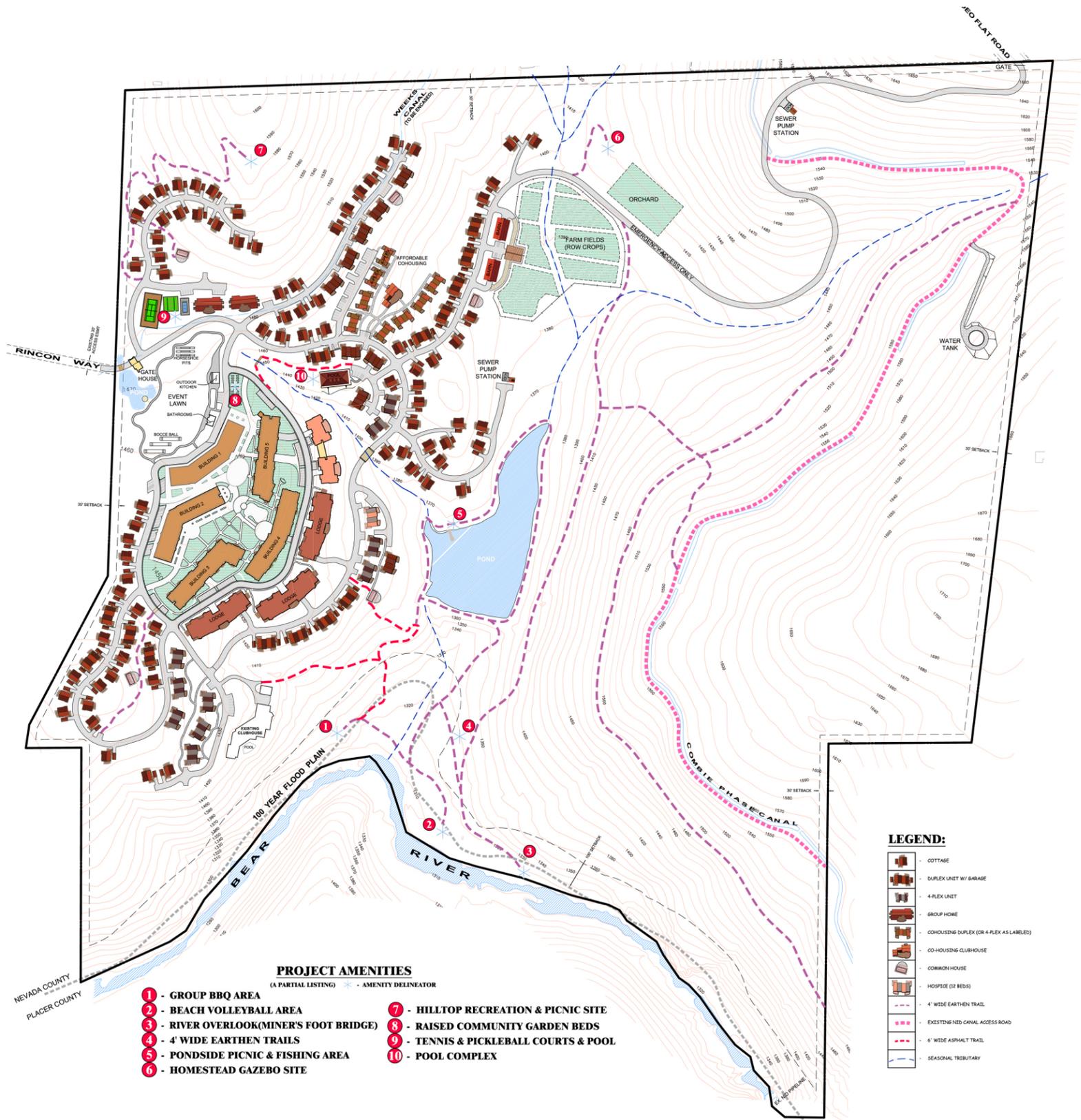
Notes: 1 – Approximate. Actual cottage total square footage would depend on the proportion of larger units in the final buildout.
 2 – Village Center is five buildings total. In addition to residential uses, VC Buildings 1, 2 & 4 include community support services (dining, café, medical, exercise space, etc.) on the ground floor.



VICINITY MAP
SCALE: 1"=200'

Item	Building Type	Number of Units	Number of Stories	Unit Size (S.F.)	Building Area (S.F.)	Parking Required	Notes
RINCON DEL RIO Building Type and Use Chart							
1 RESIDENTIAL INDEPENDENT LIVING							
a	Cottages	38	2	1,150-2,000	43,800	252-322	
b	Duplex	29	4	1,142	33,118	135	
c	4-Flexes	30	4	1,142	33,118	140	
d	Grouping Duplex	6	2	500	3,000	4	
e	Grouping 4-Flex	2	4	500	3,000	8	
f	Group House - 2 Storey	2	4	45,000	180,000	2	Open at Address & Common Area
g	Group - 11	2	2	1,800	36,000	18	Common Area
	SUBTOTAL	139	204		224		
2 RESIDENTIAL NURSING CARE							
a	Residence	1	4	4,000	16,000	4	
b	Special Purpose Memory Care	2	6	24,000	48,000	24	Common Areas
c	Group Nursing Care	1	21	500	50,000	21	Garage
	SUBTOTAL	4	31		114,000	49	
3 VILLAGE CENTER							
a	Village Center 1	1	12	60,000	720,000	12	Shrine
b	Village Center 2	1	18	30,000	540,000	8	Community Support Services
c	Village Center 3	1	23	100,000	2,300,000	23	Community Support Services
d	Village Center 4	1	22	60,000	1,320,000	63	Multi-Purpose
e	Village Center 5	1	22	60,000	1,320,000	22	Shrine & Village Support
f	Village Center 6	1	23	60,000	1,320,000	23	Shrine & Village Support
	SUBTOTAL	6	98		5,940,000	155	
4 COMMON AREA SUPPORT SERVICE							
a	Clubhouse	1	1	15,000	15,000	8	Recreation, Dining & Common Areas
b	Pool Building	1	1	4,000	4,000	4	
c	Community Barn	2	1	2,000	4,000	6	
d	Community House	1	1	2,150	2,150	1	Recreation and Common Area
e	Management Office	1	1	10,000	10,000	1	
f	Common House (optional)	1	1	4,000	4,000	1	Common Areas
	SUBTOTAL	7	6		45,150	21	
	TOTAL	144	345		6,389,150	227	

PROJECT INFORMATION:
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 AUBURN, CA 95602
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 (530) 288-1047
PLANNING & ENGINEERING:
 SCO PLANNING & ENGINEERING, INC.
 140 LITTON DRIVE SUITE 240
 GRASS VALLEY, CA 95945
 CONTACT PERSON: DALE CROUGHTON, A.I.C.P.
 (530) 272-5841
PLANNING & ARCHITECTURE:
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 CONTACT PERSON: CHUCK DURRETT
LANDSCAPE ARCHITECTURE:
 MOPROUD & ASSOC. LANDSCAPE ARCHITECTURE
 (530) 285-8880
 CONTACT PERSON: JO MOPROUD
ASSESSOR'S PARCELS:
 07-240-17, 07-240-18, 07-240-19,
 07-130-13
LAND AREA:
 278.46 AC
ZONING / GENERAL PLAN:
 RA-3-PD / PD EST
FIRE PROTECTION:
 HIGGINS FIRE PROTECTION DISTRICT
WATER:
 NEVADA IRRIGATION DISTRICT
ELECTRICAL & GAS UTILITIES:
 PACIFIC GAS & ELECTRIC
TELEPHONE:
 AT&T
SEWAGE DISPOSAL:
 LAKE OF THE PINES TREATMENT PLAN



- PROJECT AMENITIES**
(A PARTIAL LISTING) - AMENITY DELINEATOR
- 1 - GROUP BBQ AREA
 - 2 - BEACH VOLLEYBALL AREA
 - 3 - RIVER OVERLOOK (MINER'S FOOT BRIDGE)
 - 4 - 4' WIDE EARTHEN TRAILS
 - 5 - PONDSIDE PICNIC & FISHING AREA
 - 6 - HOMESTEAD GAZEBO SITE
 - 7 - HILLTOP RECREATION & PICNIC SITE
 - 8 - RAISED COMMUNITY GARDEN BEDS
 - 9 - TENNIS & PICKLEBALL COURTS & POOL
 - 10 - POOL COMPLEX

- LEGEND:**
- COTTAGE
 - DUPLEX UNIT W/ GARAGE
 - 4-FLEX UNIT
 - GROUP HOME
 - CO-HOUSING DUPLEX (OR 4-FLEX AS LABELED)
 - CO-HOUSING CLUBHOUSE
 - COMMON HOUSE
 - HOSPICE (12 BEDS)
 - 4' WIDE EARTHEN TRAIL
 - EXISTING IRI CANAL ACCESS ROAD
 - 6' WIDE ASPHALT TRAIL
 - SEASONAL TRIBUTARY

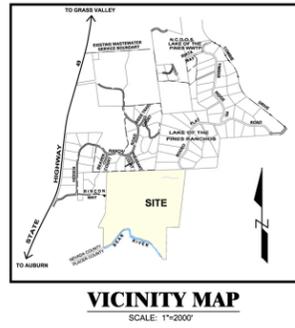
Source: SCO

Not to Scale



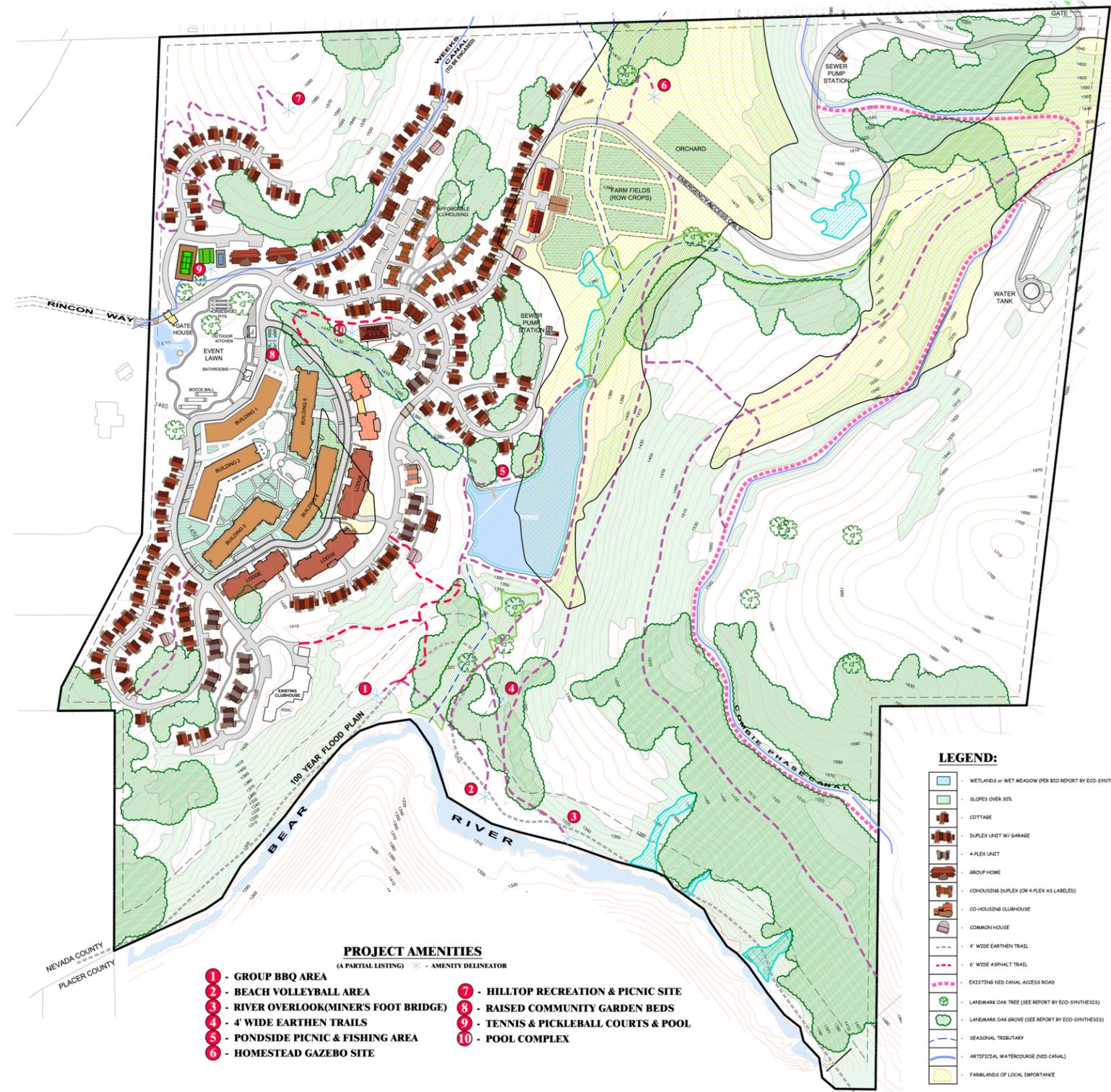
Figure 2.0-5
Overall Site Plan





RINCON DEL RIO Building Type and Use Chart									
Item	Building Type	Number of Units	Number of Acres	Estimated Cost (\$'000)	Notes				
RESIDENTIAL INDEPENDENT DWYING									
1	Cottages	76	76	1,100,000	14,150	20	20	20	20
2	Duplex	29	48	1,142	2,280	10	10	10	10
3	Adaptives	10	48	1,142	4,370	14	14	14	14
4	Condominium Duplex	6	12	960	1,800	4	4	4	4
5	Condominium 4plex	2	8	960	3,600	2	2	2	2
6	House w/ Pool - 2 story	2	4	2,880	7,440	2	2	2	Central Kitchen & Common Area
7	Large 4-plex	2	28	1,400	35,000	18	18	18	20
8	Subtotal	123	236			80	80	80	
RESIDENTIAL NURSING CARE									
9	Assisted Living	2	6	2,000	12,000	12	12	12	20 Beds
10	Memory Care	2	6	2,000	12,000	12	12	12	20 Beds
11	Subtotal	4	12			24	24	24	
VILLAGE CENTER									
12	Village Center 1	1	12	40,000	40,000	12	12	12	Strong Community Support Center
13	Village Center 2	1	18	60,000	60,000	18	18	18	Community Support Center
14	Village Center 3	1	24	80,000	80,000	24	24	24	Community Support Center
15	Village Center 4	1	24	80,000	80,000	24	24	24	Community Support Center
16	Village Center 5	1	24	80,000	80,000	24	24	24	Community Support Center
17	Subtotal	5	98			96	96	96	
COMMON AREA SUPPORT SERVICE									
18	Club House	1	1	10,000	10,000	1	1	1	Recreation, Dining & Services Area
19	Pool Building	1	1	4,700	4,700	1	1	1	
20	Community Bar	2	2	2,000	2,000	2	2	2	
21	Concessions	1	1	2,100	2,100	1	1	1	Recreation, Dining & Services Area
22	Common Area Support	1	1	1,000	1,000	1	1	1	
23	Subtotal	6	6			6	6	6	
TOTAL		143	345			180	180	180	

PROJECT INFORMATION:
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 CONTACT PERSON: JO MCKROUS
ASSESSOR'S PARCELS:
 57-240-17; 57-240-18; 57-240-19;
 57-150-13
LAND AREA:
 215+ AC
ZONING / GENERAL PLAN:
 RM-3+FD / PD EST
FIRE PROTECTION:
 HIGGINS FIRE PROTECTION DISTRICT
WATER:
 NEVADA IRRIGATION DISTRICT
ELECTRICAL & GAS UTILITIES:
 PACIFIC GAS & ELECTRIC
TELEPHONE:
 AT&T
SEWAGE DISPOSAL:
 LAKE OF THE PINES TREATMENT PLANT



- PROJECT AMENITIES**
 (A PARTIAL LISTING) * - AMENITY DELINEATOR
- 1 - GROUP BBQ AREA
 - 2 - BEACH VOLLEYBALL AREA
 - 3 - RIVER OVERLOOK(MINER'S FOOT BRIDGE)
 - 4 - 4' WIDE EARTHEN TRAILS
 - 5 - PONSIDE PICNIC & FISHING AREA
 - 6 - HOMESTEAD GAZEBO SITE
 - 7 - HILLTOP RECREATION & PICNIC SITE
 - 8 - RAISED COMMUNITY GARDEN BEDS
 - 9 - TENNIS & PICKLEBALL COURTS & POOL
 - 10 - POOL COMPLEX

- LEGEND:**
- WETLANDS or WET MEADOW (PER BED REPORT BY ECO-SYNTHESIS)
 - SLOPES OVER 30%
 - COTTAGE
 - DUPLEX UNIT W/ GARAGE
 - 4-FLEX UNIT
 - GROUP HOME
 - CO-HOUSING DUPLEX (OR 4-FLEX AS LABELED)
 - CO-HOUSING CLUBHOUSE
 - COMMON HOUSE
 - 4' WIDE EARTHEN TRAIL
 - 6' WIDE ASPHALT TRAIL
 - EXISTING NED CANAL ACCESS ROAD
 - LANDMARK OAK TREE (SEE REPORT BY ECO-SYNTHESIS)
 - LANDMARK OAK GROVE (SEE REPORT BY ECO-SYNTHESIS)
 - SEASONAL TRIBUTARY
 - ARTIFICIAL WATERCOURSE (NED CANAL)
 - FARMLANDS OF LOCAL IMPORTANCE

Figure 2.0-6
 Comprehensive Master Plan

Residential Units

As shown in **Table 2.0-1**, the project proposes the construction of 345 residential units consisting of five primary types of residential buildings: cottages, duplexes, group homes, lodges, and village center residential:

- **Cottages** – Single-story, detached, single household unit with one-car garage and additional tandem parking space (open) between garage and road.
- **Duplexes** – Single-story, two household units, with exterior (open) or garage parking. There would be some stacked duplexes on the steeper terrain, where two lower units are accessed at grade from the downhill side and two upper units are accessed from grade at the uphill side.
- **Group Homes** – Group living with private rooms or suites and shared common areas.
 - Independent Living – Two-story buildings with one group house per floor, each with six suites. The lower unit is accessed from grade at the downhill side and the upper unit is accessed from grade at the uphill side.
 - Alternate group house memory care.
 - Hospice.
- **Lodges** – Two-story multi-unit buildings with common facilities and garage-level parking below (entered at the downhill side).
 - Independent Living Lodges (2) have 14 independent living units per building.
 - Assisted Living Lodge (1) has 21 assisted living units (nursing care).
- **Village Center Residential Units** – Multi-unit buildings with independent living units and community services (mixed use at ground floor; see below).

Village Center

The Village Center would consist of five buildings that include various types of residential units as well as community and support services. The Village Center would provide a total of 152 parking spaces.

- **Building One** would consist of 12 residential units and support services totaling 43,000 square feet. Support services would include café, exercise, post office, recycling center, bakery, theater, ice cream parlor, six guest rooms, pub, spa, pharmacy, public restroom, market/deli, beauty shop, bank, and dry cleaning.
- **Building Two** would consist of 18 residential units and support services totaling 45,000 square feet. Support services would include restaurant, chapel, administration, medical, computer room, and library.
- **Buildings Three and Five** would each consist of 23 residential units and support services totaling 43,000 square feet. Support services would include lounge/common areas and parking.

2.0 PROJECT DESCRIPTION

- **Building Four** would consist of 22 residential units and support services totaling 45,000 square feet. Support services would include conference/meeting, dining, private dining, sitting room, kitchen, administration, laundry and cleaning, restrooms, and dishwashing area.

Common Facilities and Accessory Buildings

The project proposes the following of 11 large common facilities and accessory buildings totaling 33,000 square feet and providing 18 parking spaces:

- **Cohousing Common House** – The Cohousing Common House would be 2,165 square feet and would provide a kitchen, dining room, sitting/game room, exercise room, laundry room, restrooms, and indoor and outdoor circulation areas including a common terrace.
- **Neighborhood Centers** – Up to five small structures (approximately 800 square feet each) would be strategically located within the residential areas of the project, providing for informal gatherings by residents. Neighborhood centers would include a kitchen, restroom, screened porch, and common terrace.
- **Community Barns** – Two community barns totaling 7,200 square feet (3,600 square feet each) would provide a shop, farm and gardening supplies, farm stands, animal housing, farm equipment storage, an auto/tractor shop, a farmer's office, and a restroom. A large, covered outdoor area would be provided near the barns featuring a cooking pavilion and area for tractor parking, implement storage, and recycling/composting. A parking area would also be provided between the barns.
- **Pool House** – The 4,700-square-foot pool house would house a pool, spa, men's and women's locker rooms with saunas, pool equipment, and storage area.
- **Gatehouse** – A 935-square-foot gatehouse would be constructed at the western entry to the project site where Rincon Way leads into the site. The gatehouse would consist of two floors with office and storage space on the second floor and an attendant area, restroom, and deck on the first floor. The design would be consistent with the overall architectural theme of the project.
- **Clubhouse** – The existing main residence on the project site, at 14,000 square feet, would be modified to serve as a clubhouse. The clubhouse would be used by residents and prospective residents as a place to gather, socialize, relax, and party. The clubhouse would include common areas, pool, terrace, pool bar, exercise room, library, wine cellar, kitchen, theater, and bathrooms. In addition, the clubhouse would include a staff suite and four lodging suites that would serve as lodging for prospective residents.

The project also proposes several minor accessory buildings or structures including a garden shed, gazebo, bandstand, boat dock, covered bridge, and restrooms.

PROJECT PHASING

The proposed project is anticipated to be constructed in ten phases; however, phases may be combined and/or modified based on market conditions. Phase one would consist primarily of construction of the sewer and water system, primary and emergency access roads, and a portion of the Village Center. Phase two would include construction of the remaining buildings within the Village Center. Phases three through ten would continue buildout of the project to the

outer areas surrounding the Village Center, including additional project amenities, cottage-style homes for independent living, duplexes, fourplexes, cohousing affordable units, and assisted living and nursing care units. The proposed phasing plan is shown on **Figure 2.0-7**.

OPEN SPACE MANAGEMENT

Covenants, Conditions, and Restrictions (CC&Rs) would be created for the proposed community. Specific instructions within the CC&Rs would address, at a minimum, property maintenance and open space management. Approximately 77 percent, or 167 acres (163 acres open space + 4 acres agricultural uses), of the site would remain undeveloped. As such, the open space management will include provisions for fuel modification and defensible space per Public Resources Code Section 4291.

In addition, the project includes a Habitat Management Plan that addresses mitigation and protection of wetland and oak woodland features consistent with Nevada County Land Use and Development Code Section L-II 4.3.15 and -17 and is provided in **Appendix 3.4-A**.

AGRICULTURAL USES

The proposed project includes approximately 4 acres of agricultural uses located to the northeast of the Village Center. The agricultural uses would accommodate gardening activities for project-site residents and would consist of row crops and an orchard. As described above, two community barns would be located adjacent to the agricultural uses in order to provide for equipment and storage. The project also includes raised-bed community gardens in the Village Center for use by project residents.

The project includes an Agricultural Management Plan consistent with Nevada County Land Use and Development Code Section L-II 4.3.3 and is provided in **Appendix 3.2-A**.

NURSING AND EMERGENCY PERSONNEL

Rincon del Rio would provide on-site nursing, two EMT personnel on site at all times (24/7), and contract physicians providing geriatric care for the residents within the project. The on-site EMT personnel are capable of handling most fall incidents and can make diagnostic assessments as to whether the patient needs to be transferred to a medical facility. Rincon del Rio also intends to contract with the local hospital to have a direct line notifying the hospital when transport is necessary and will have all medical history and insurance information available electronically before the patient arrives, thus eliminating the need for registration and triage. On-site EMT personnel will have access to contract physicians to assess the patient and ascertain whether or not transportation to the local hospital is necessary. This service is intended to reduce demand on emergency personnel and the 911 system.

RECREATION

The project proposes a variety of recreational amenities on the project site, including improved walking trails and soft surface trails throughout the project site. The trails would generally be of a dirt surface, 2 to 4 feet wide, and sited in such a way as to minimize the need for grading, working with the natural contours of the site. Certain trail areas may be improved to a 6-foot width and surfaced with paving or other all-weather material, such as the trail segments leading from the central residential area and clubhouse to the existing pond and the group barbecue area. A river overlook would be located along the trail adjacent to the Bear River in the southern

2.0 PROJECT DESCRIPTION

portion of the site. The project also includes group barbecue and picnic areas, pondside fishing area, gazebo site, raised bed community gardens, aquatic center, event lawn, horseshoe pits, outdoor kitchen, and courts for tennis, pickleball, volleyball, and bocce ball. The details and locations of these proposed amenities are provided in the project's proposed recreation plan (**Figure 2.0-8**).

LIGHTING

As shown in **Figure 2.0-9**, proposed lighting fixtures would be approved by the IDA (International Dark-Sky Association) and would utilize low energy, compact fluorescent, or LED bulb options. Project-site lighting would include 88 pole lights, 40 of which would be 8 feet tall and 48 of which would be 12 feet tall, as well as 26 bollard-style lights and 90 wall-mounted lights. Individual residential units would also have porch entry lights.

LANDSCAPING

The proposed landscaping plan, which is shown on **Figure 2.0-10** and **Figure 2.0-11**, would consider the following:

- Preservation of existing blue oak trees and other native vegetation wherever possible. Site planning, grading, and trenching would be designed to incorporate areas of native vegetation. Existing vegetation to remain would be protected from impacts during construction, and the oak canopy depicted on the Master Plan would be substantially avoided for the most part.
- Utilization of native and adaptive plant materials in new landscaping. The proposed planting palette would stress indigenous and drought-tolerant plant materials wherever possible. These species would minimize the use of extensive water, fertilizers, herbicides, and other intervention. Appropriate plantings would also provide replacement of habitat for native bird, insect, and animal populations. Turf grasses would be limited to recreational areas (less than 20 percent of newly landscaped areas). Plantings would be "hydrozoned" in groupings of like water usage for maximum water conservation.
- Use of water-efficient irrigation technologies. All irrigation systems would be designed to minimize the amount of water used for irrigation purposes. Automatic systems would include drip systems, low application rate spray heads, water sensors, and check valves to prevent low point drainage. Design of irrigation systems would preclude overspray onto paved areas.
- Use of surface mulch and soil amendments to enhance water retention. All newly planted areas would receive an amendment of well-rotted compost (6 cubic yards per 1,000 square feet) and a top dressing of wood chip mulch (3 inches deep minimum).
- Placement of deciduous trees for passive cooling of buildings and paved areas. Deciduous canopy shade trees would be located within the landscaping for coverage of parking areas and other paved surfaces subject to the "heat island effect." Shading of parking areas would achieve 50 percent in 15 years. Deciduous trees would be positioned on south- and west-facing exposures to limit heat gain during summer months.
- The property owner would be responsible for the replacement of all plant material that does not survive. All plantings and irrigation would be maintained by the property owner

and, in any case where a required planting has not survived, the property owner would be responsible for replacement with equal or better plant materials.

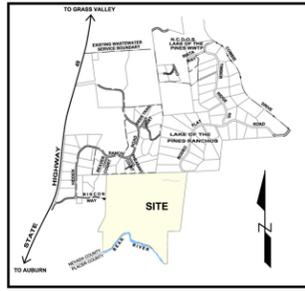
- Plant container sizes would be as follows:
 - All trees – 15 gallon with minimum 1.5-inch caliper trunk (1 inch for understory)
 - All shrubs – 5 gallon
 - All ground cover and perennials – 1 gallon

SIGNAGE

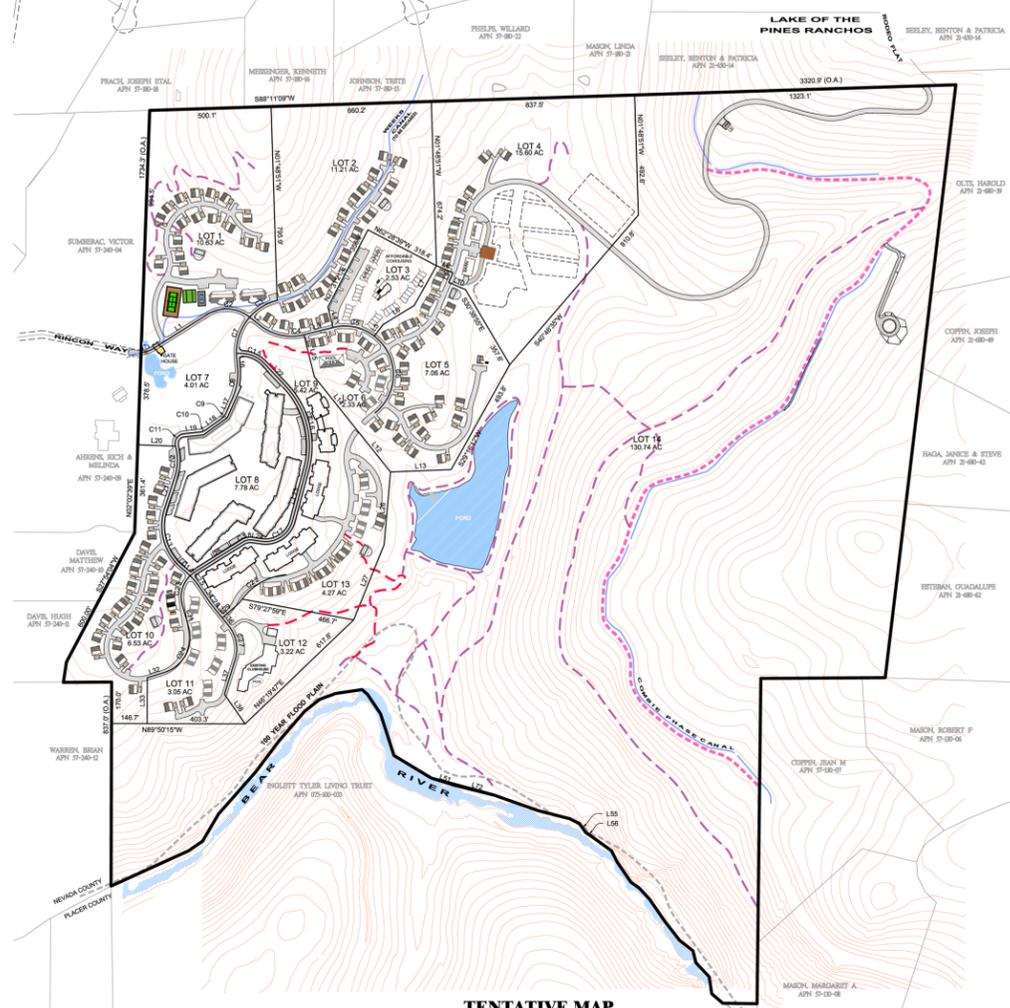
General on-site building identification signage would be provided, along with on-site directional signage. A sign identifying the project would be attached to the existing California Department of Transportation (Caltrans) posts, below the Caltrans sign for Rincon Way, on SR 49. A main entry sign would be placed by the gatehouse, along with a site map sign after the gatehouse. The proposed signage plan is shown in **Figure 2.0-12**.

2.0 PROJECT DESCRIPTION

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VICINITY MAP
SCALE: 1"=2000'



TENTATIVE MAP
SCALE: 1"=200'

PROJECT INFORMATION:
OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 8626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 285-1047

PLANNING & ENGINEERING:
SDO PLANNING & ENGINEERING, INC.
140 UTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: DALE CROUGHTON, A.I.C.P.
(530) 285-9980

PLANNING & ARCHITECTURE:
MCCAMANT & DURRETT ARCHITECTURE
(530) 285-9980
CONTACT PERSON: CHUCK DURRETT

LANDSCAPE ARCHITECTURE:
MCSPROUD & ASSOC. LANDSCAPE ARCHITECTURE
(530) 285-9980
CONTACT PERSON: JO MCSPROUD

ASSESSOR'S PARCELS:
57-240-17; 57-240-18; 57-240-19;
57-120-13

LAND AREA:
2158 AC

ZONING / GENERAL PLAN:
RA-3-PD / PD EST

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

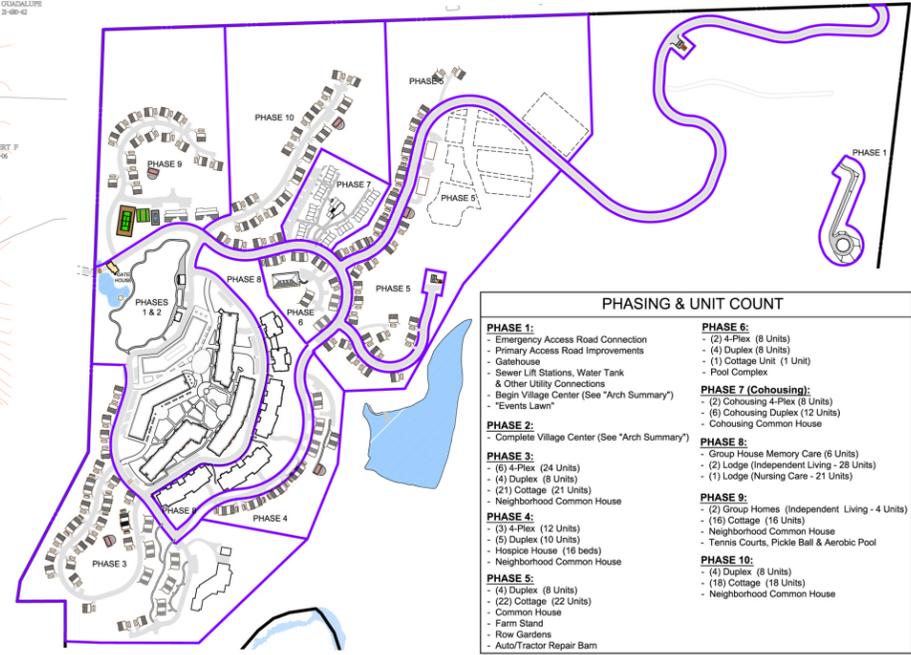
ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	257.58	S57°49'40"W	L37	148.87	S17°13'28"W
L2	54.57	S51°53'11"E	L38	148.13	S34°58'13"E
L3	123.35	N12°58'17"E	L39	70.00	N55°43'2"E
L4	86.61	S14°01'43"E	L40	130.00	N43°28'13"E
L5	60.00	S37°28'36"W	L41	230.00	N41°35'28"E
L6	150.00	S58°36'01"W	L42	160.00	N37°01'01"E
L7	197.04	S29°17'18"W	L43	150.00	N40°54'0"E
L8	73.33	S67°06'55"E	L44	80.00	N51°44'3"E
L9	44.10	S22°53'05"W	L45	70.00	N69°56'42"E
L10	75.00	N67°36'55"W	L46	110.00	N61°38'03"E
L11	102.62	N51°16'36"E	L47	30.00	S47°54'54"E
L12	228.82	N38°43'24"W	L48	95.39	S33°58'02"E
L13	250.00	N87°46'32"E	L49	180.00	S17°54'14"E
L14	272.25	N38°43'24"W	L50	180.00	S58°56'17"E
L15	177.22	S13°59'53"E	L51	100.00	S72°57'53"E
L16	41.12	S05°23'13"E	L52	190.60	S70°38'0"E
L17	66.25	S23°58'37"W	L53	135.43	S75°37'0"E
L18	75.15	S54°02'03"W	L54	43.79	S64°09'0"E
L19	64.98	S84°02'03"W	L55	45.79	S35°08'0"E
L20	155.43	N87°57'21"W	L56	30.00	S56°11'58"E
L21	141.78	S17°52'21"W	L57	99.99	S54°18'39"E
L22	125.38	S43°04'4"E	L58	51.84	S28°53'0"E
L23	220.67	S15°01'38"W	L59	100.00	S34°19'35"E
L24	38.17	S81°59'13"E	L60	43.61	S54°44'0"E
L25	231.57	S58°43'37"W	L61	60.00	S42°43'1"E
L26	300.00	N06°52'18"E	L62	110.00	S34°43'25"E
L27	332.75	N22°08'45"E	L63	100.00	S37°57'53"E
L28	197.04	S13°49'51"W	L64	70.00	S51°50'0"E
L29	68.15	S49°23'20"W	L65	50.00	S14°02'0"E
L30			L66	80.00	S43°07'50"E
L31	98.39	N15°36'03"W	L67	70.00	S08°33'42"E
L32	73.77	N7°21'03"W	L68	59.61	S49°39'19"E
L33	168.17	S20°07'45"W	L69	141.07	S89°12'0"E
L34	72.63	S34°08'38"E	L70	198.60	S89°39'20"W
L35	61.24	S39°14'44"E	L71	84.30	S08°34'37"W
L36	41.42	S39°14'44"E	L72	168.07	S76°03'30"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	130.00	58.08	29°35'48"
C2	150.00	187.04	71°26'35"
C3	220.00	134.64	35°03'53"
C4	210.00	191.11	52°08'32"
C5	200.00	179.79	51°30'19"
C6	200.00	362.33	103°47'59"
C7	220.00	161.69	42°09'07"
C8	250.00	128.12	29°21'50"
C9	60.00	31.48	30°03'28"
C10	60.00	31.42	30°00'07"
C11	40.00	69.62	100°06'50"
C12	198.00	67.65	19°34'36"
C13	225.00	273.11	69°32'49"
C14	350.00	42.29	09°55'20"
C15	135.00	111.78	47°26'28"
C16	360.00	367.81	58°32'21"
C17	115.00	166.56	82°59'59"
C18	60.00	41.62	39°56'07"
C19	135.00	88.39	37°30'45"
C20	220.00	90.87	23°39'57"
C21	210.00	349.39	69°19'34"
C22	250.00	212.97	49°48'48"
C23	120.00	128.89	61°32'20"
C24	150.00	231.52	88°26'09"
C25	350.00	64.59	10°33'29"
C26	220.00	19.59	05°06'00"
C27	150.00	147.84	56°28'12"



PHASING EXHIBIT
SCALE: 1"=200'

PHASING & UNIT COUNT	
PHASE 1:	PHASE 6:
- Emergency Access Road Connection	- (2) 4-Flex (8 Units)
- Primary Access Road Improvements	- (4) Duplex (8 Units)
- Gatehouse	- (1) Cottage Unit (1 Unit)
- Sewer Lift Stations, Water Tank & Other Utility Connections	- Pool Complex
- Events Lawn	PHASE 7 (Cohousing):
- Complete Village Center (See "Arch Summary")	- (2) Cohousing 4-Flex (8 Units)
- Events Lawn	- (6) Cohousing Duplex (12 Units)
PHASE 2:	- Cohousing Common House
- Complete Village Center (See "Arch Summary")	PHASE 8:
PHASE 3:	- Group House Memory Care (6 Units)
- (6) 4-Flex (24 Units)	- (2) Lodge (Independent Living - 28 Units)
- (4) Duplex (8 Units)	- (1) Lodge (Nursing Care - 21 Units)
- Neighborhood Common House	PHASE 9:
PHASE 4:	- (2) Group Homes (Independent Living - 4 Units)
- (3) 4-Flex (12 Units)	- (16) Cottage (16 Units)
- (5) Duplex (10 Units)	- Neighborhood Common House
- Hospice House (16 beds)	- Tennis Courts, Pickle Ball & Aerobic Pool
- Neighborhood Common House	PHASE 10:
PHASE 5:	- (4) Duplex (8 Units)
- (4) Duplex (8 Units)	- (16) Cottage (16 Units)
- (22) Cottage (22 Units)	- Neighborhood Common House
- Common House	
- Farm Stands	
- Row Gardens	
- Auto/Tractor Repair Barn	

PHASING NOTE:
1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES TO MEET MARKET CONDITIONS.

Source: SCO

Not to Scale



Figure 2.0-7

Proposed Tentative Map and Phasing Plan

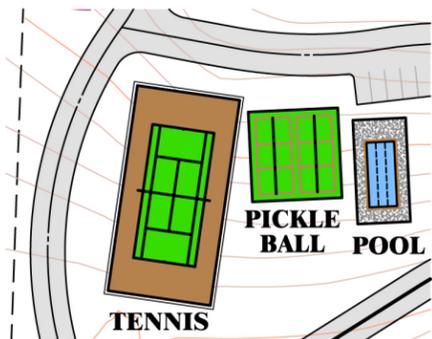




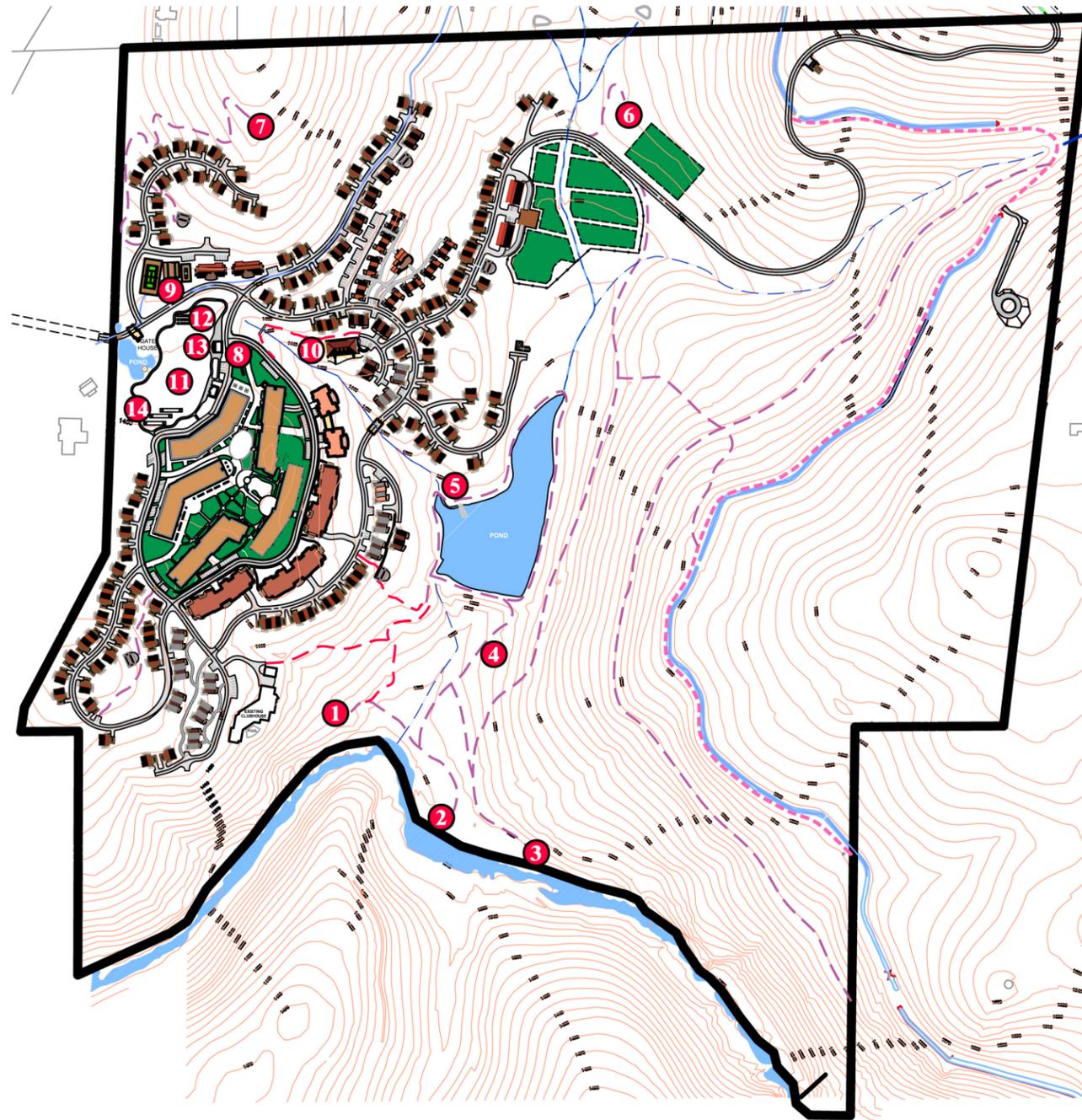
5 PONDSIDE PICNIC & FISHING AREA



8 RAISED COMMUNITY GARDEN BEDS



9 TENNIS, PICKLE BALL & POOL



11 EVENT LAWN

PROJECT AMENITIES

- 1 - GROUP BBQ AREA
- 2 - BEACH VOLLEYBALL AREA
- 3 - RIVER OVERLOOK (MINER'S FOOT BRIDGE)
- 4 - WALKING TRAILS
- 5 - PONDSIDE PICNIC & FISHING AREA
- 6 - HOMESTEAD GAZEBO SITE
- 7 - HILLTOP RECREATION & PICNIC SITE
- 8 - RAISED COMMUNITY GARDEN BEDS
- 9 - TENNIS & PICKLEBALL COURTS & POOL
- 10 - POOL COMPLEX (AQUATIC CENTER)
- 11 - EVENT LAWN
- 12 - HORSESHOE PITS
- 13 - OUTDOOR KITCHEN
- 14 - BOCCE BALL

LEGEND:

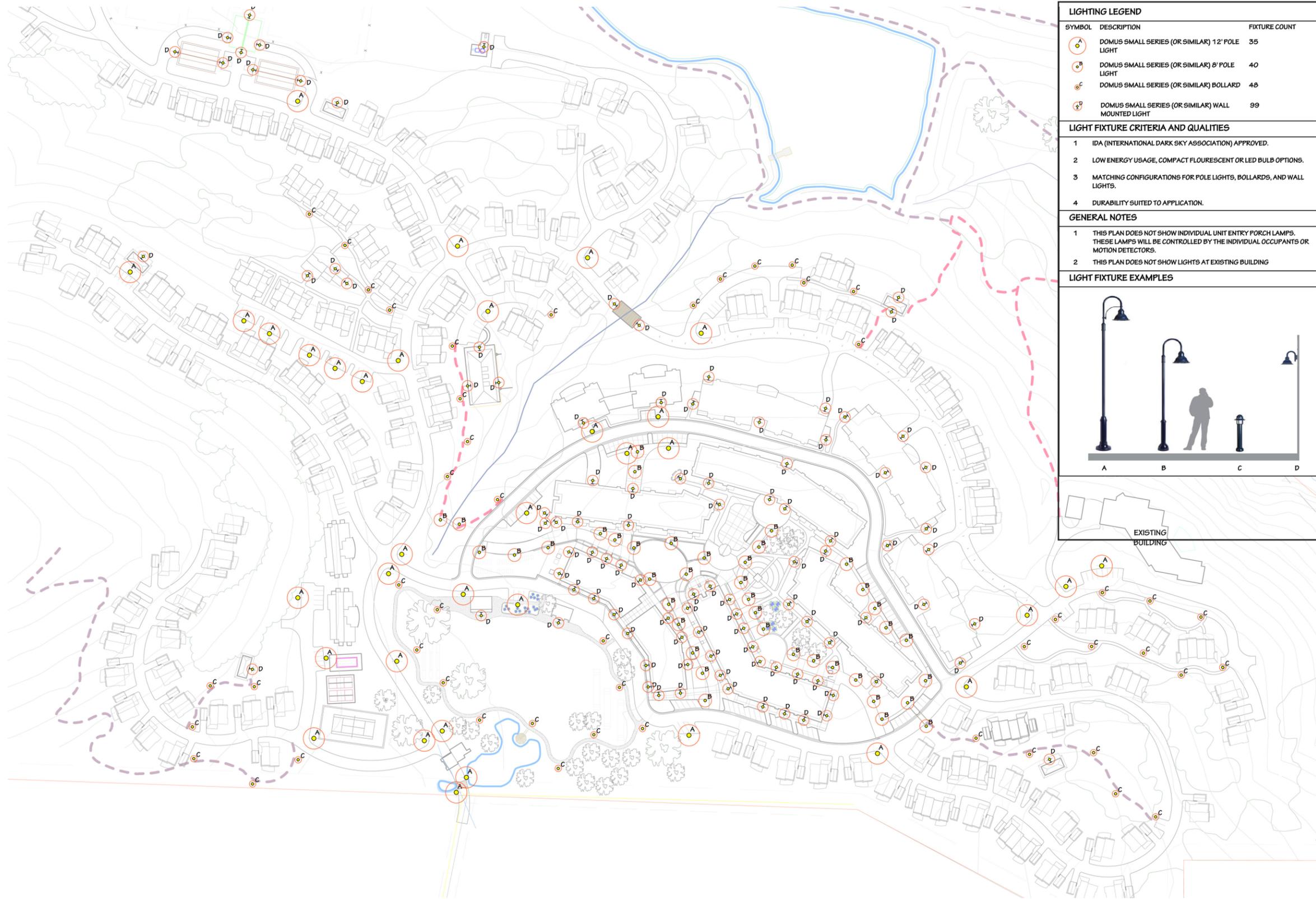
- 4' WIDE EARTHEN TRAIL
- 6' WIDE ASPHALT TRAIL

Source: SCO

Not to Scale



Figure 2.0-8
Proposed Recreation Plan



Source: McCamant & Durrett Architects

Not to Scale

Figure 2.0-9
Proposed Lighting Plan





Source: McProud & Associates

Not to Scale



Figure 2.0-10
Proposed Landscaping Plan



PLANT LEGEND	
	EXISTING OAK TREES TO REMAIN - To be protected from impacts during construction
	LARGE CANOPY SHADE TREES IN PARKING AREAS Such as Red Maples - <i>Acer rubrum</i> 'Shade King'
	ACCENT CANOPY SHADE TREES IN PATIO AREA Such as Raywood Ash - <i>Fraxinus angustifolia</i> 'Raywood'
	DROUGHT TOLERANT FALL COLOR TREES Such as Pistache - <i>Pistacia chinensis</i>
	NATIVE EVERGREEN TREES Such as Inca Ceder - <i>Calocedrus decurrens</i>
	FLOWERING TREES WITH FALL COLOR IN RAISED PLANTERS Such as Aristocrat Flowering Pear - <i>Pyrus 'Aristocrat'</i>
	UPRIGHT TREES IN TREE WELLS Such as Scarlet Sentinel Maple - <i>Acer rubrum</i> x <i>freemanii</i> 'Scarlet Sentinel'
	SMALL TO MEDIUM SIZE FLOWERING ACCENT TREES Such as Purple Leaf Plum - <i>Prunus 'Thundercloud'</i> Flowering Cherry - <i>Prunus 'Kauzani'</i> Dogwood - <i>Cornus Florida</i> Eastern Redbud - <i>Cercis 'Okalehona'</i> Crape Myrtle - <i>Lagerstroemia indica</i>
	NATURAL AREAS - Native vegetation to remain wherever possible. Supplemental plantings of indigenous trees and shrubs where appropriate. Species to include: Trees: Western Redbud - <i>Cercis occidentalis</i> California Buckeye - <i>Aesculus californica</i> Pacific Dogwood - <i>Cornus nuttallii</i> California Sycamore - <i>Platanus racemosa</i> California Laurel - <i>Umbellularia californica</i> Shrubs: McMinn Manzanita - <i>Arctostaphylos McMinnii</i> Spice Bush - <i>Calycanthus occidentalis</i> Wild Lilac - <i>Ceanothus</i> species Redwing Dogwood - <i>Cornus stolonifera</i> Siklesseal - <i>Garrya elliptica</i> Toyon - <i>Heteromeles arbutifolia</i> Coffeberry - <i>Rhamnus californica</i> Western Azalea - <i>Rhododendron occidentale</i>
	PERENNIAL FLOWER BEDS - Raised planters to be planted with drought tolerant perennials for seasonal color. Species to include: Jupiter's Beard - <i>Centranthus ruber</i> Mexican Daley - <i>Erigeron karvinkianus</i> Gopher Furge - <i>Euphorbia</i> species Lamb's Ears - <i>Stachys byzantina</i> Gambel - <i>Taurinus</i> species Lavender - <i>Lavandula</i> species Catmint - <i>Nepeta faassenii</i>
	ORNAMENTAL LANDSCAPING - To be planted with drought tolerant, fire-safe shrubs and ground covers. Planting will complement building architecture and provide seasonal interest with flowers, foliage color and contrasting textures. Species to include: Shrubs: Strawberry Tree - <i>Arbutus unedo</i> Wild Lilac - <i>Ceanothus</i> species Rockrose - <i>Cistus</i> species Bush Morning Glory - <i>Convolvulus caesum</i> Smoke Tree - <i>Cotinus coggygria</i> Pineapple Guava - <i>Felicia balioliana</i> Oregon Grape - <i>Mahonia</i> species California Wax Myrtle - <i>Myrica californica</i> Holly Leaf Cherry Laurel - <i>Prunus ilicifolia</i> Currant - <i>Ribes sanguinum</i> Rugosa Rose - <i>Rosa rugosa</i> Tuscan Rosemary - <i>Rosmarinus</i> species Dwarf Pomegranate - <i>Punica granatum</i> Ground Covers: Stonecrop - <i>Sedum</i> species Bearberry - <i>Arctostaphylos uva-ursi</i> Thyme - <i>Thymus</i> species Verbena - <i>Verbena</i> species Blue Fescue - <i>Festuca glauca</i>
	SEASONAL COLOR PLANTINGS - Annual Flowers to be planted seasonally at key focal points.



TYPICAL FRONT AND BACKYARD LANDSCAPING
SCALE: 1"=20'-0"

NOTES

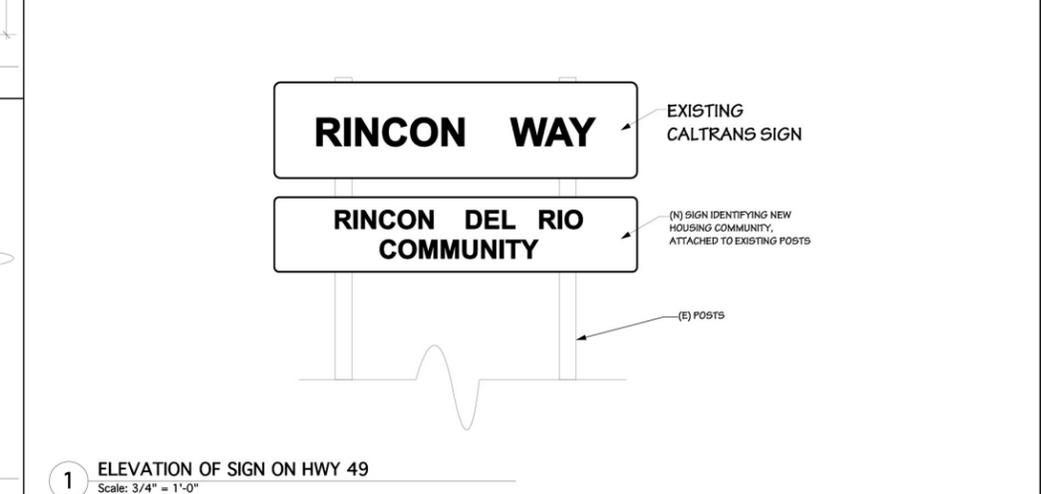
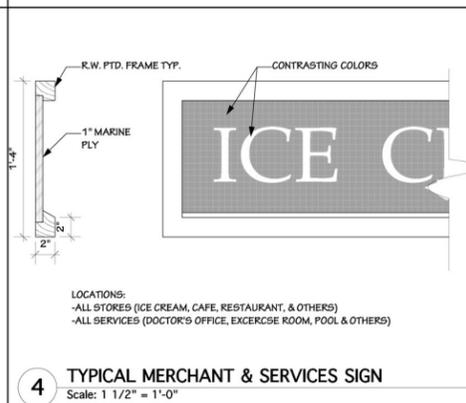
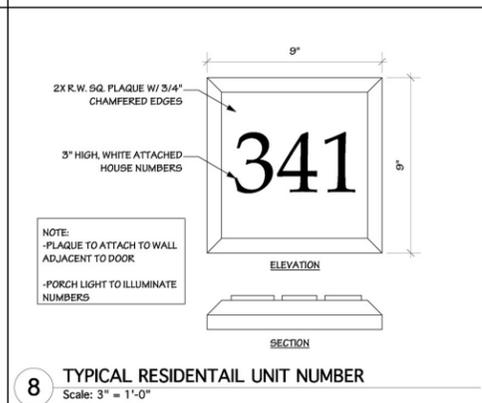
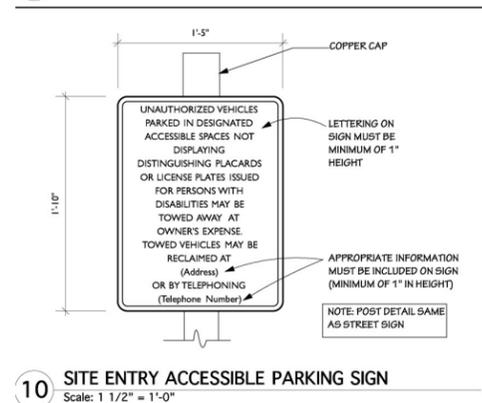
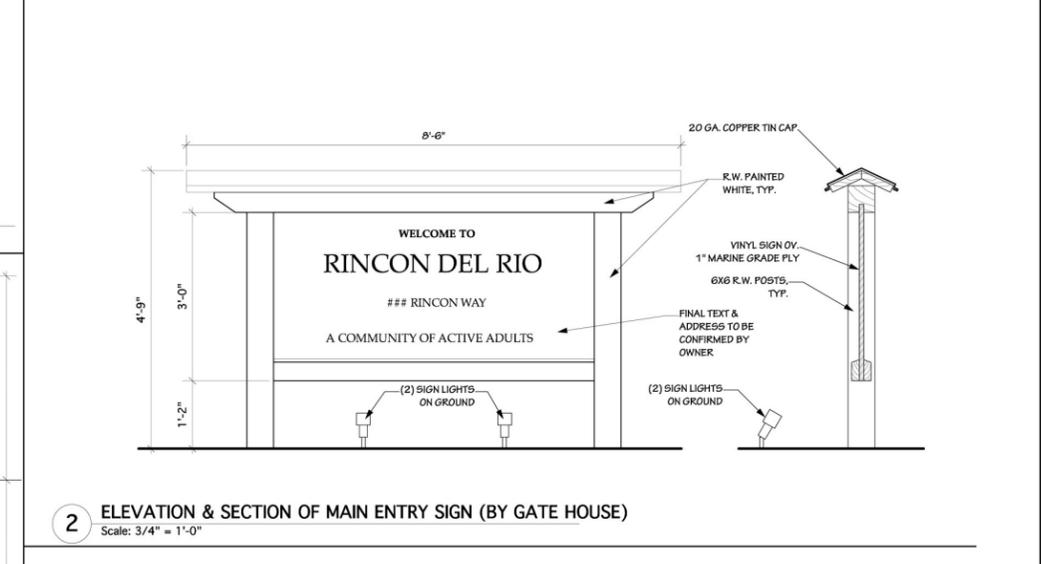
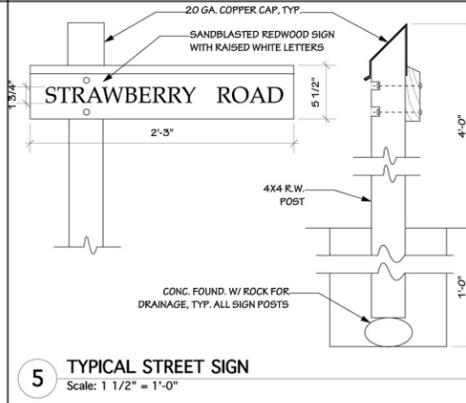
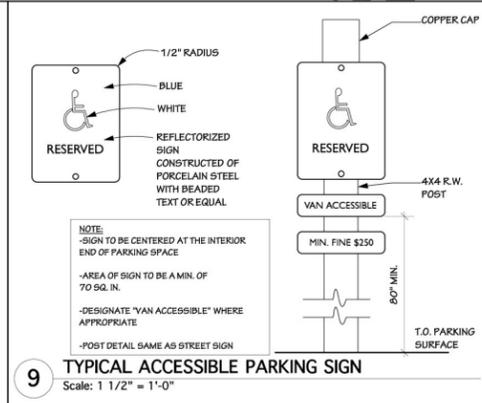
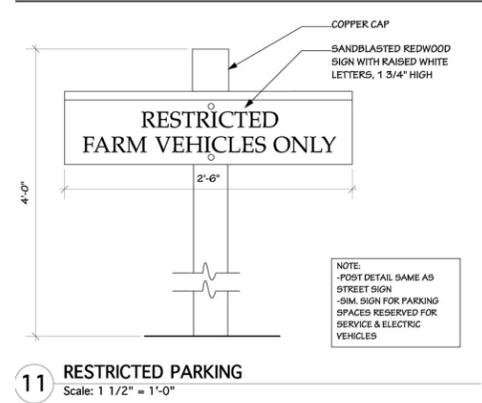
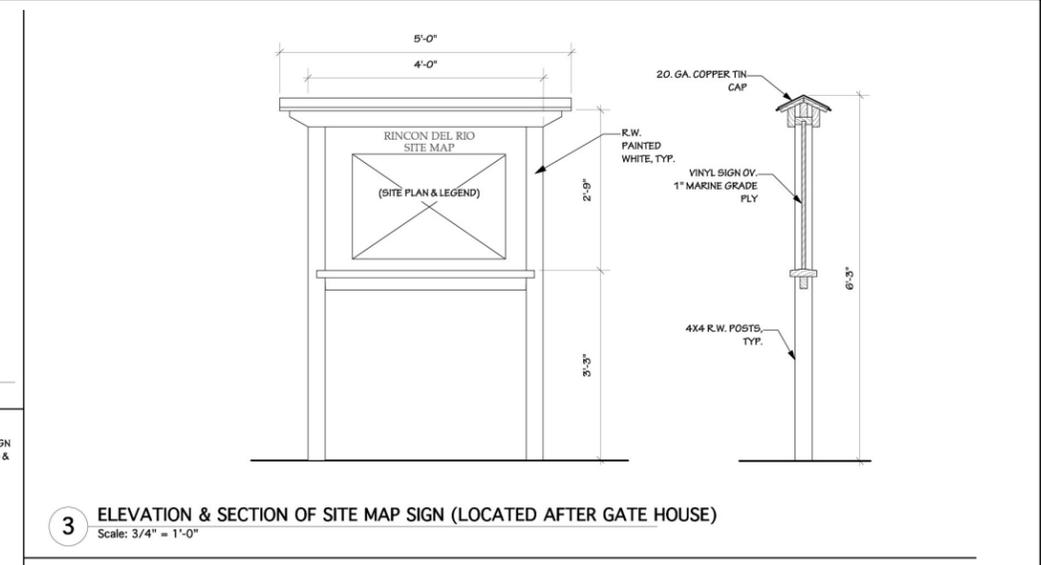
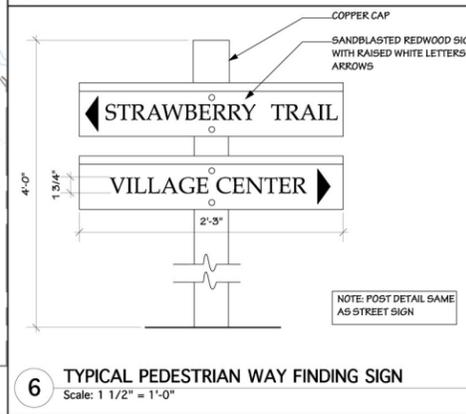
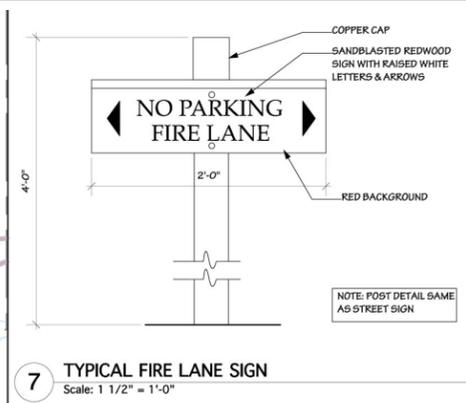
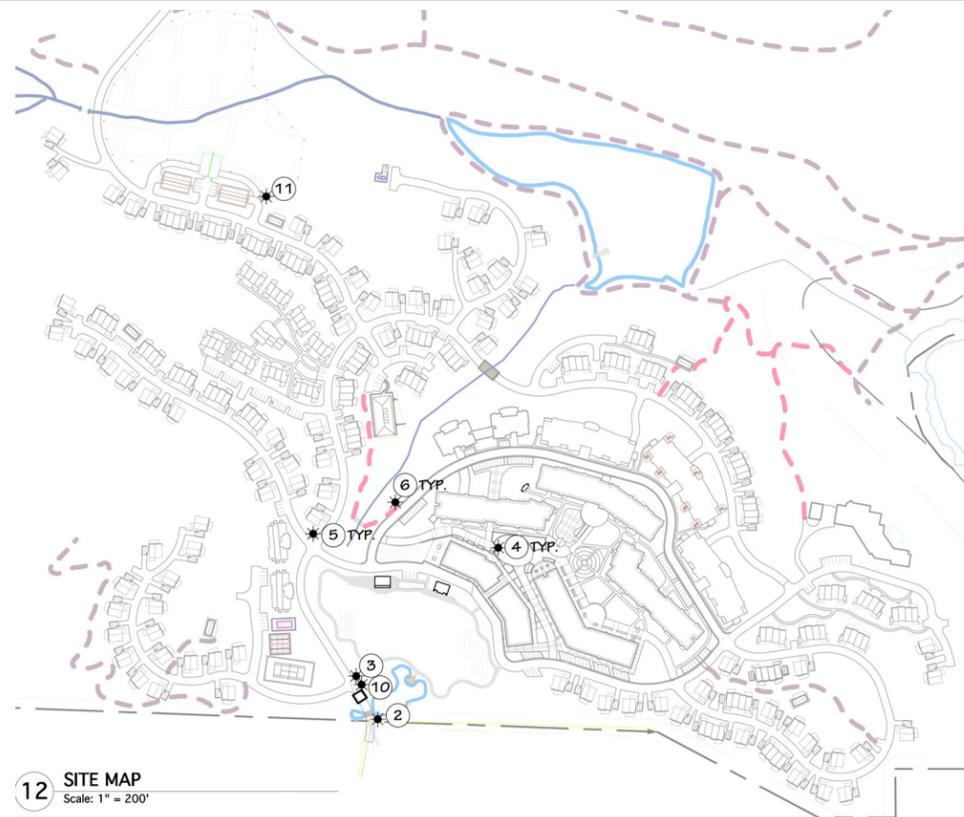
- PRESERVATION OF EXISTING BLUE OAK TREES AND OTHER NATIVE VEGETATION WHEREVER POSSIBLE**
Site planning, grading, trenching shall be designed to incorporate areas of native vegetation. Existing vegetation to remain shall be protected from impacts during construction.
- UTILIZATION OF NATIVE AND ADAPTIVE PLANT MATERIALS IN NEW LANDSCAPING**
The proposed planting palette shall stress indigenous and drought tolerant plant materials wherever possible. These species will minimize the use of extensive water, fertilizers, herbicides and other intervention. Appropriate plantings will also provide replacement of habitat for native bird, insect and animal populations. Turf grasses shall be limited to recreational areas (less than 20% of newly landscaped areas). Plantings shall be 'hydrozoned' in grouping of like water usage for maximum water conservation.
- USE OF WATER-EFFICIENT IRRIGATION TECHNOLOGIES**
All irrigation systems shall be designed to minimize the amount of water used for irrigation purposes. Automatic systems will include drip systems, low application rate spray heads, water sensors and check valves to prevent low point drainage. Design of irrigation systems will preclude overspray onto paved areas.
- USE OF SURFACE MULCH AND SOIL AMENDMENTS TO ENHANCE WATER RETENTION**
All newly planted areas shall receive an amendment of well rotted compost (6 cubic yards per 1000 square feet) and a top dressing of wood chip mulch (3" deep minimum).
- PLACEMENT OF DECIDUOUS TREES FOR FOR PASSIVE COOLING OF BUILDINGS AND PAVED AREAS**
Deciduous canopy shade trees shall be located within the landscaping for coverage of parking areas and other paved surfaces subject to heat island effect. Shading of parking areas shall achieve 50% in 15 years. Deciduous trees will be positioned on south and west facing exposures to limit heat gain during summer months.
- THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANT MATERIAL WHICH DOES NOT SURVIVE**
All plantings and irrigation shall be maintained by the property owner and, in any case where a required planting has not survived, the property owner shall be responsible for replacement with equal or better plant materials.
- PLANT CONTAINER SIZES SHALL BE AS FOLLOWS:**
all trees - 15 gallon with min. 1.5" caliper trunk (1" for understory)
all shrubs - 5 gallon
all groundcovers and perennials - 1 gallon

Source: McProud & Associates

Not to Scale

Figure 2.0-11
Proposed Landscaping Plan (Backyard)





Source: McCamant & Durrett Architects

Not to Scale



Figure 2.0-12
Proposed Signage Plan



GRADING AND EROSION CONTROL

The proposed grading plan is shown on **Figure 2.0-13**. Grading as required for construction of roadways, parking areas, and building foundations included in the proposed project would consist of approximately 115,000 cubic yards of excavation and embankment. It is not anticipated that any export or import of material would be necessary other than required subbase/base aggregate materials (which would be imported) and landscape material. Depending on soil/rock characteristics on the project site, there would be potential for the need to off-haul rock in excess of the size that could be utilized on the project site. Any off-haul of excess rock would be to a permitted quarry site such as the Hansen Bros. Enterprises site on La Barr Meadows Road. For the purposes of environmental analysis, it is estimated that 6,000 cubic yards (+/-5 percent of total excavation) of rock would be off-hauled.

In order to avoid large areas of grading over long periods of time, grading activities would be phased with the development, to the maximum extent possible, and be consistent with the overall Master Plan for the entire project site.

Grading operations within the project site would follow the recommendations provided in the geotechnical investigations required prior to any development (see Section 3.7, Geology and Soils). Geotechnical recommendations would include measures to address:

- Expansive soils
- High groundwater levels
- Existing unsuitable soils and fill
- Site preparation
- Temporary excavations
- Soil erosion

In addition, an Erosion and Sedimentation Control Plan would be prepared prior to the issuance of a grading permit to ensure adequate erosion control protection during grading operations. Details of that plan would be in conformance with the Nevada County Land Use and Development Code, Chapter V, Article 19, Grading, and the Best Management Standards of the Regional Water Quality Control Board and the Nevada County Resource Conservation District.

INFRASTRUCTURE

Circulation and Roadway Improvements

The project site is located approximately 2,200 linear feet east of SR 49 with the primary access via Rincon Way, a rural two-lane local roadway which runs directly east of the intersection of SR 49. A secondary emergency-only access would be provided via a connection to Rodeo Flat Road, located at the northeast corner of the project site. The proposed circulation system and road sections are illustrated in **Figure 2.0-14**. Rincon Way would be improved to meet the County's road standards within a 30-foot-wide public roadway and utility easement. The 30-foot-wide easement would include two 10-foot vehicle travel lanes. Secondary emergency-only access, which includes a self closing, but unlocked gate, will be provided at the northeast

2.0 PROJECT DESCRIPTION

edge of the project site. The emergency access will be constructed to meet a two-lane fire standard access road per County standards and connect to Rodeo Flat Road.

The proposed project includes a Petition for Exceptions for both Rincon Way and Rodeo Flat Road. The exception for the Rincon Way road easement is necessary as the existing 30-foot road easement width does not meet the County's 50-foot easement standard. The exception for Rodeo Flat Road is necessary to allow the project to use the road for emergency access despite a short stretch of the road that exceeds the maximum road gradient of 16 percent.

A covered bridge for vehicles and a pedestrian bridge would also be constructed as part of the proposed project. These proposed bridges are shown on **Figure 2.0-15**.

Several miles of existing surface trails would be utilized to enjoy the 163 acres of open space on the project site. Additional 6-foot-wide asphalt trails would be constructed within the Village Center and clustered development areas, connecting the housing areas to project amenities. Trails outside of the development area would primarily consist of soft surface trails.

Transportation Services

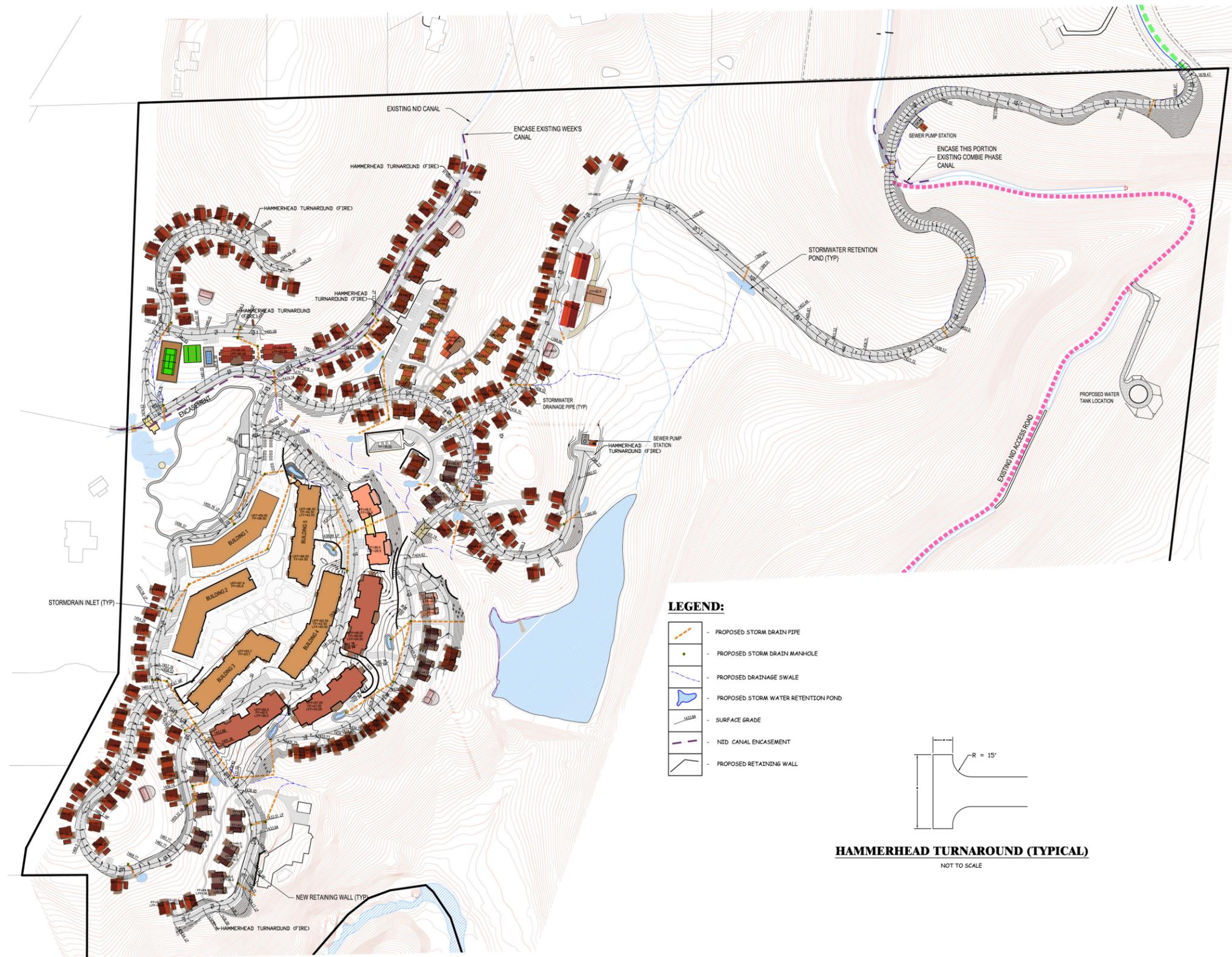
The project proposes to provide a minimum of two paratransit vehicles, ADA equipped for the purposes of transporting residents within the facility to various business appointments, grocery and service needs, recreation, and special events. Comprehensive and personalized transportation services would be provided by staff at the Village Center to coordinate all resident transportation needs. Residents can arrange for carpooling, a community vehicle, a private driver, or an "errand runner" who would pick up and deliver twice daily.

Parking

A total of 540 parking spaces would be provided on-site including for both residential uses and community support uses (see **Table 2.0-1**, Proposed Development Summary, above). Parking would be consistent with the requirements of the Nevada County Land Use and Development Code, Chapter II, Zoning Regulations. Most residential uses would have one on-site parking stall or garage.

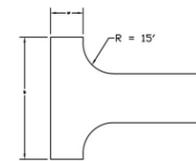
Water

Water service would be provided by the Nevada Irrigation District (NID). The project site is located within the boundaries of the NID service area, and a will-serve letter for the project has been issued. As proposed, a mainline extension (of an existing 8-inch waterline) would be required from the northeast corner of the site at Rodeo Flat Road and would be constructed as part of the project. Proposed water lines within the project site are shown on the preliminary infrastructure plan, provided on **Figure 2.0-16**; however, final location and alignment of the water lines would be subject to NID review and approval. Any off-site construction will be located within the existing Rodeo Flat Road Public Utility Easement (PUE). Municipal water service is discussed further in Section 3.13, Public Services and Utilities.



LEGEND:

- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED DRAINAGE SWALE
- PROPOSED STORM WATER RETENTION POND
- SURFACE GRADE
- NID CANAL ENCASEMENT
- PROPOSED RETAINING WALL



HAMMERHEAD TURNAROUND (TYPICAL)

NOT TO SCALE

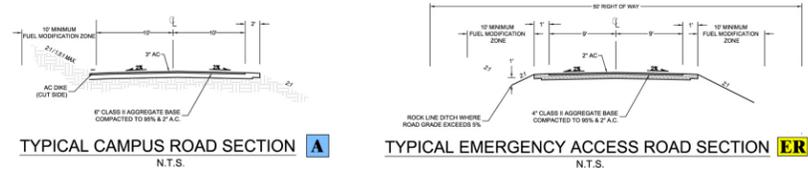
Source: SCO

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Figure 2.0-13
Proposed Grading and Drainage Plan



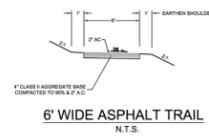


EASEMENTS / RIGHT OF WAY:

- (A) - "HIDDEN RANCH ROAD" PER HIDDEN MEADOW RANCH (FINAL MAP NO. 76-9) RECORDED IN BK. 6 SUBD., PG. 15, O.R.N.C.. ROADWAY WAS OFFERED FOR DEDICATION. ROADWAY ACCEPTANCE WAS "DEFERRED", BUT A "PUE" WAS ACCEPTED ACROSS THE 50' ROADWAY ALONG WITH 10' WIDE PUE ON EACH SIDE OF THE RIGHT OF WAY.
- (B) - 30' WIDE ROAD & UTILITY EASEMENT PER 190173, 31928, 37642, O.R.N.C.
- (C) - "RODEO FLAT RD., TIMBER RIDGE DR., RIDGE TOP CT. AND RIATA WAY" PER LAKE OF THE PINES RANCHOS, RECORDED IN BK 3 OF SUBDIVISIONS, PAGE 40, O.R.N.C.. ROADWAYS AND P.U.E.'S WITHIN ROADWAY RIGHT OF WAYS ALONG WITH PUES 10' ADJACENT TO ROADWAYS, 5' ADJACENT TO SIDE AND REAR PROPERTY LINES HAVE BEEN OFFERED FOR DEDICATION AND ACCEPTED.

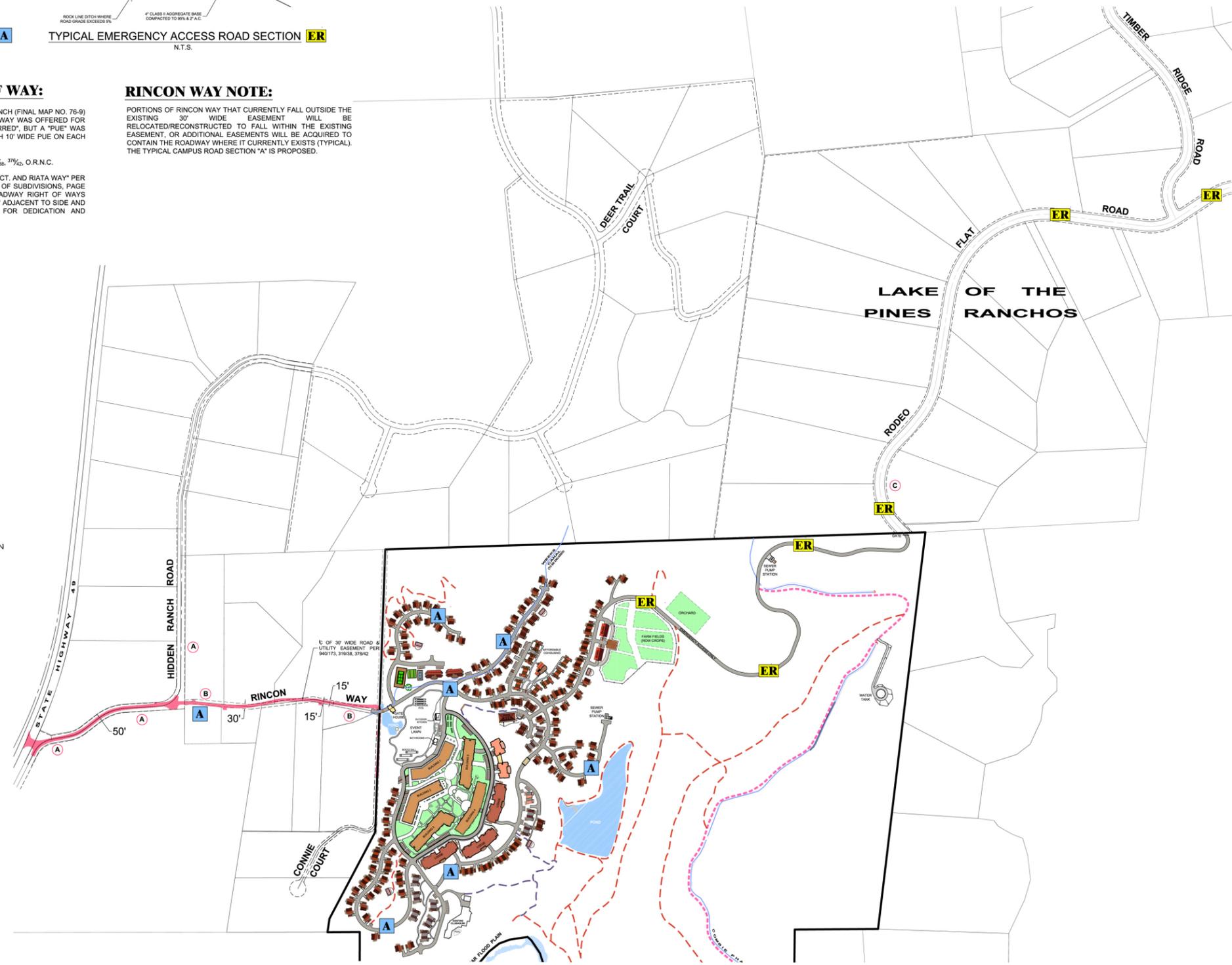
RINCON WAY NOTE:

PORTIONS OF RINCON WAY THAT CURRENTLY FALL OUTSIDE THE EXISTING 30' WIDE EASEMENT WILL BE RELOCATED/RECONSTRUCTED TO FALL WITHIN THE EXISTING EASEMENT, OR ADDITIONAL EASEMENTS WILL BE ACQUIRED TO CONTAIN THE ROADWAY WHERE IT CURRENTLY EXISTS (TYPICAL). THE TYPICAL CAMPUS ROAD SECTION "A" IS PROPOSED.



LEGEND:

- - - EXISTING 2' - 4' WIDE EARTHEN TRAIL
- - - 6' WIDE ASPHALT TRAIL
- █ EXISTING RINCON WAY ROADWAY SECTION

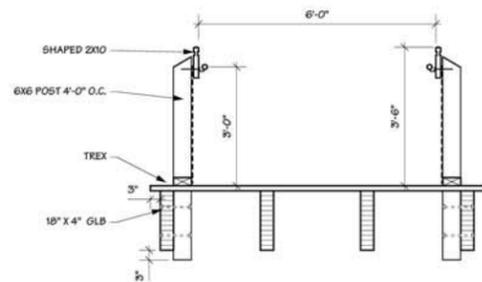


Source: SCO

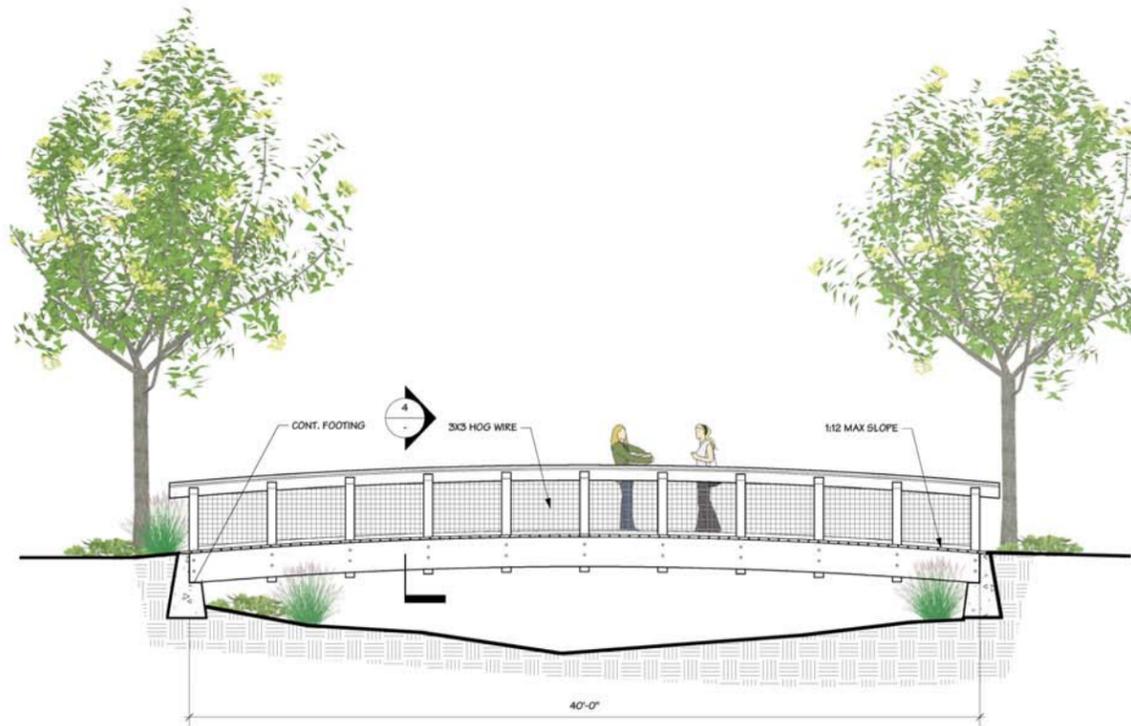
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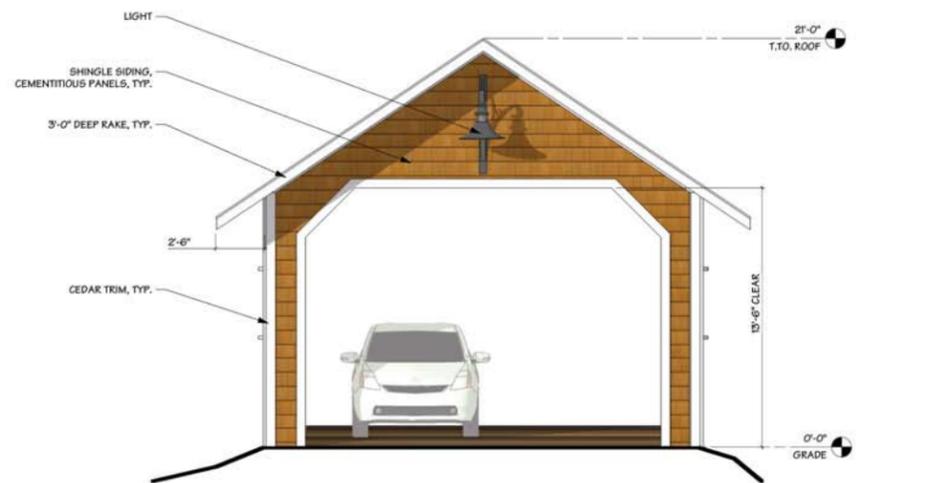
Figure 2.0-14
Proposed Circulation Plan and Roadway Improvements



4 PEDESTRIAN BRIDGE - SECTION
Scale: 1/2" = 1'-0"



2 PEDESTRIAN BRIDGE - ELEVATION
Scale: 1/4" = 1'-0"



3 COVERED BRIDGE - ELEVATION
Scale: 1/4" = 1'-0"



1 COVERED BRIDGE - PERSPECTIVE
Scale: NTS

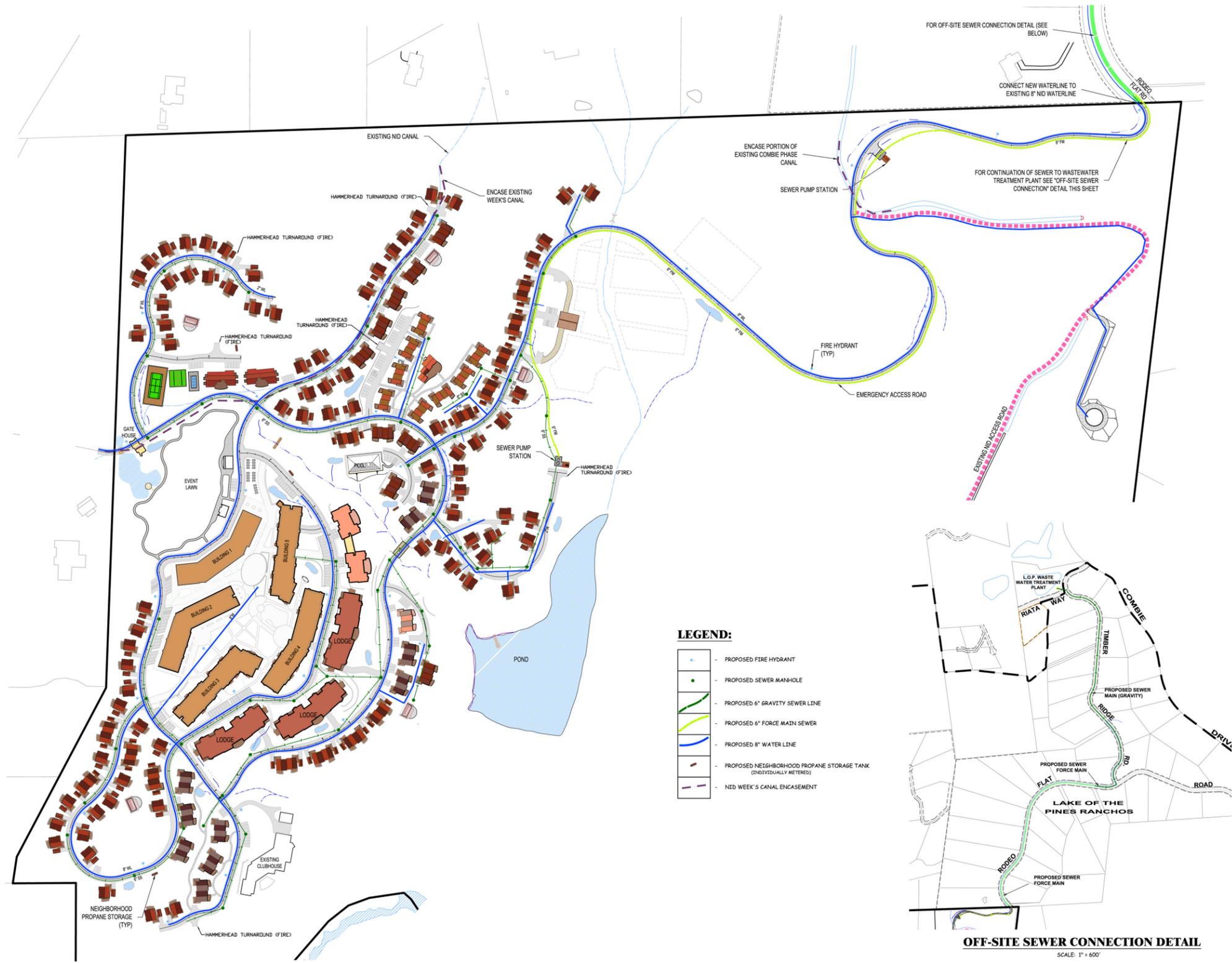
Source: McCamant & Durrett Architects

Not to Scale



Figure 2.0-15
Proposed Bridges





- LEGEND:**
- PROPOSED FIRE HYDRANT
 - PROPOSED SEWER MAN-HOLE
 - PROPOSED 6" GRAVITY SEWER LINE
 - PROPOSED 6" FORCE MAIN SEWER
 - PROPOSED 8" WATER LINE
 - PROPOSED NEIGHBORHOOD PROPANE STORAGE TANK (INDIVIDUALLY METERED)
 - NID WEEK'S CANAL ENCASEMENT

Source: SCO

Not to Scale

Figure 2.0-16
Proposed Infrastructure Plan
PMC

Water Storage Tank

An approximately 300,000-gallon on-site water storage tank is proposed to augment the required storage for fire flow. The tank will be 32 feet high and 40 feet in diameter. An access road would extend from the existing Combie Canal maintenance road to the proposed water tank. A 10- or 12-inch mainline would be extended from the new tank and new pumps would be required at the existing Timber Ridge tank/pump building. The water tank is sized to provide a 1,500 gpm flow for four hours; this storage is calculated to ensure adequate water volume at the site and ensure that fire flows meet minimum California Fire Code requirements. The proposed water tank and access road is shown in **Figure 2.0-17**.

Wastewater

The project proposes to construct one on-site sewer lift station at the northeast corner of the site, as well as an optional lift station at the eastern edge of proposed development if needed. The project would extend a 6-inch force main from the project site to Rodeo Flat Road. From the high point near the intersection of Rodeo Flat and Timber Ridge, the line would then gravity flow down Timber Ridge Road and eventually terminate at an existing manhole located on Riata Way near the Lake of the Pines Sewer Treatment Facility. All off-site construction of the sewer main would be located within existing public utility easements (PUEs). Annexation to County Sanitation District #1 would be necessary, requiring approval of the Nevada County Local Agency Formation Commission (LAFCo). This EIR uses a calculation of the number of wastewater equivalent dwelling units (EDUs) based on application materials and discussion with Nevada Irrigation District in order to determine potential environmental impacts (see Section 3.13, Public Services and Utilities). The final EDU calculations, including appropriate fees, will be determined prior to final map approval. The proposed wastewater system is illustrated on **Figure 2.0-16** and the lift station is shown in **Figure 2.0-17**. Wastewater is discussed further in Section 3.13, Public Services and Utilities.

Sewer Lift Station Pump Generator

The sewer lift station(s) would include an emergency power generator, control panel, exhaust fans, and booster pump. The booster pump would be located below grade in an underground vault. The remaining equipment would be located above ground and housed in an enclosed structure. The emergency power generator would run on diesel fuel.

Drainage

The drainage system associated with the improvements to the site (see **Figure 2.0-13**) would consist primarily of roadside ditches and underground drainage pipes. Runoff would be directed to water quality treatment facilities such as infiltration trenches and/or retention ponds prior to returning to sheet flow to connect to natural swales located on-site. The proposed project includes 11 stormwater retention ponds as shown in **Figure 2.0-13**. The on-site retention to treat the runoff from impervious surfaces would be sized and constructed as required by the Nevada County Department of Transportation and Regional Water Quality Control Board. Best management practices would be implemented in accordance with the Regional Water Quality Control Board. Low impact development (LID) techniques would be utilized.

A portion of the project site, along its southern boundary and adjacent to the Bear River, is located within a 100-year floodplain. No development is proposed within this area. Drainage and flood hazards are discussed further in Section 3.9, Hydrology and Water Quality.

2.0 PROJECT DESCRIPTION

Utilities

The project site would be served with electricity from Pacific Gas and Electric (PG&E) via existing overhead lines on Rincon Way. The project does not propose using natural gas; community propane tanks would be located aboveground to serve individual homes (see **Figure 2.0-16**). All propane tanks would be located in accordance with the setback regulations imposed by the Higgins Fire Protection District (HFPD) and the Nevada County Department of Environmental Health (NCDEH). It is anticipated that other utilities, including power through PG&E, cable, and telephone service that currently serves the existing residence on-site, would continue to be available to service the proposed project. Any necessary utility easements would be created on the Final Subdivision Map. Utilities are discussed further in Section 3.13, Public Services and Utilities.

Telecommunication Service

AT&T would provide telecommunication service to the project via existing facilities at Rincon Way (overhead line) or SR 49 (fiber optics). Currently, the capacity of the existing overhead line on Rincon Way is undetermined; however, the proposed project would likely be serviced from the fiber optics on SR 49 in order to enable AT&T to deliver fiber-to-the-premises (FTTP) technologies for new construction in accordance with their initiative to expand fiber-optics network Internet Protocol services to neighborhoods.

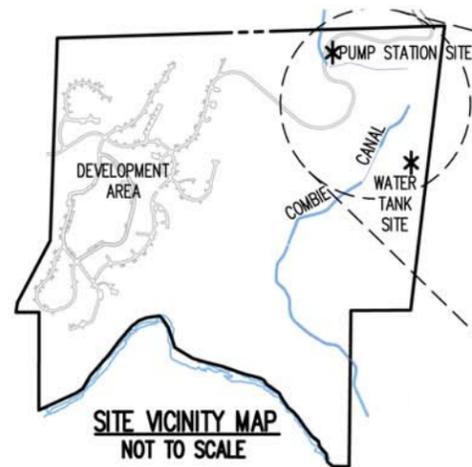
Solid Waste

The Nevada County Department of Transportation and Sanitation currently regulates solid waste services and disposal for the County and would provide service to the project site. Nevada County does not have an active landfill and transfers all refuse collected at the transfer stations and transported via trailer trucks to the Ostrom Road Landfill in Yuba County, California. Solid waste service is discussed further in Section 3.13, Public Services and Utilities.

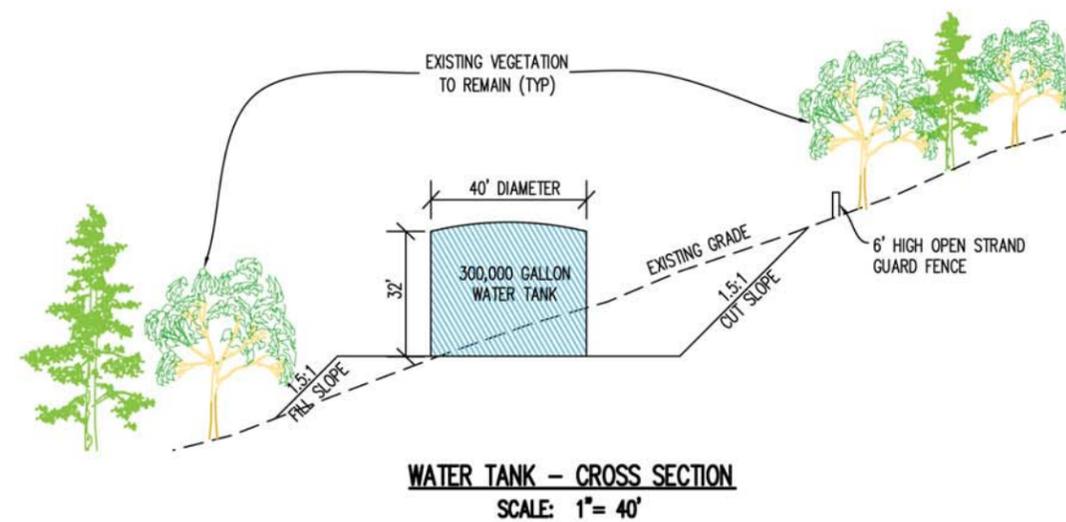
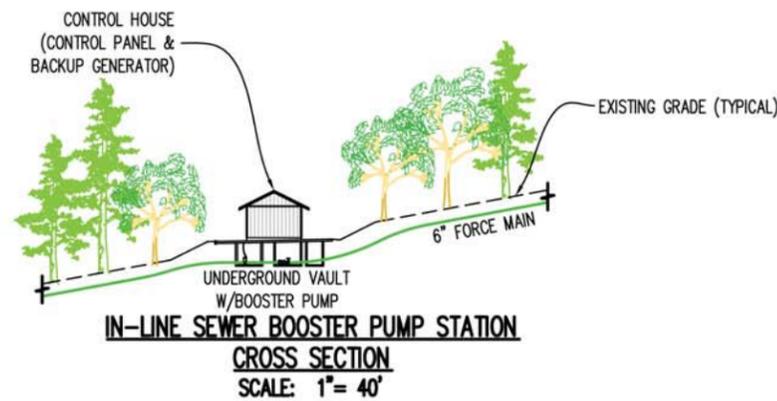
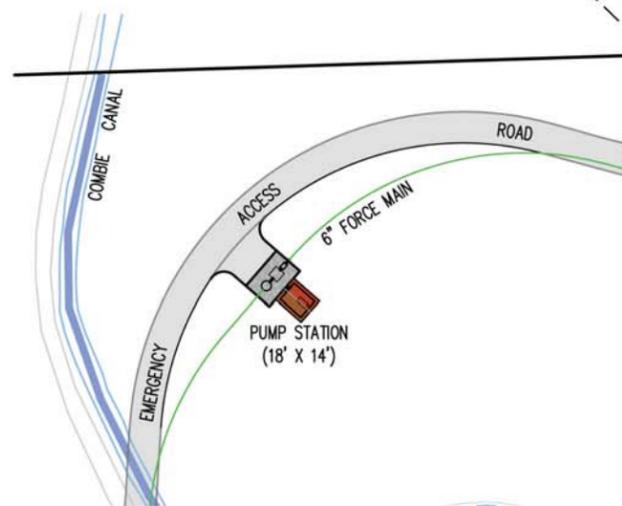
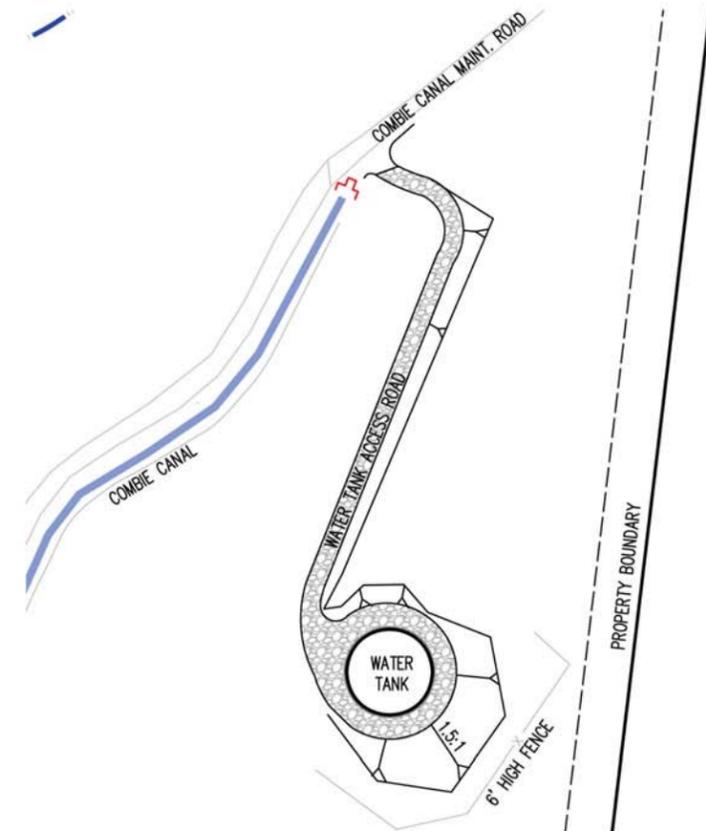
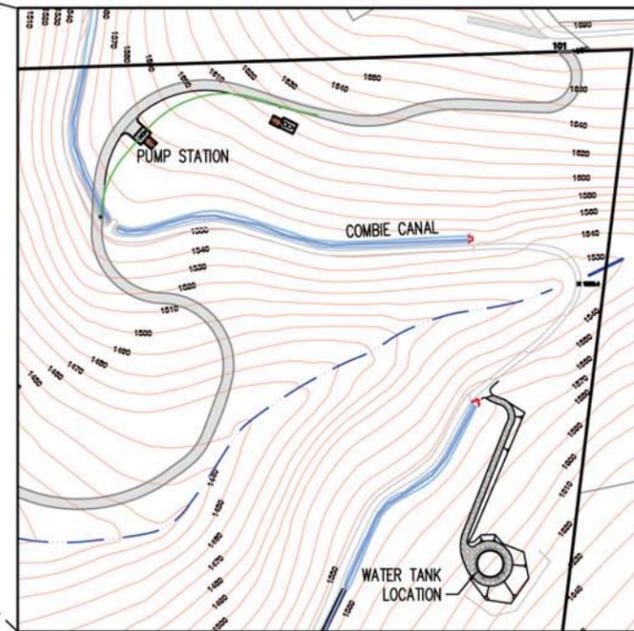
Fire Protection

The project site is located within the Higgins Fire Protection District (HFPD). The district provides fire protection and emergency services response to an estimated 12,000 permanent residents in southern Nevada County. The district's 90-square-mile service area is primarily rural, with the exception of the Lake of the Pines gated community, and is served by three fire stations located geographically at 6-mile intervals, with the main station located on Combie Road.

All development related to the buildout of the proposed project would be required to meet the minimum standards of the Uniform Fire Code and the requirements of Nevada County for fire flow, access, and fuel modification. The locations of proposed fire hydrants and hammerhead turnarounds for fire truck access are shown on **Figure 2.0-16**. Fire protection services are discussed further in Section 3.13, Public Services and Utilities.



RINCON DEL RIO
CONCEPTUAL IN-LINE PUMP STATION & WATER TANK EXHIBIT



Source: SCO, 2011



Figure 2.0-17
Proposed Water Tank and Pump Station



REQUESTED ENTITLEMENTS

The project applicant has requested the following entitlements be granted by Nevada County for the project:

General Plan Text Amendment	The project would require text amendments to the Nevada County General Plan to establish a Continuing Care Retirement Community (CCRC) land use designation and to amend policies to allow CCRCs as an allowable use..
General Plan Land Use Diagram Amendment	The project would require an amendment to the site's land use designation from Planned Development, Estate (PD-EST) to PD-CCRC.
Zoning Text Amendment	The project would require zoning text amendments to establish a CCRC definition and associated development standards.
Zoning Map Amendment	The project would require a rezone of the site from RA-3-PD (Residential Agricultural, 3-acre, Planned Development) to PD-CCRC (Planned Development, Continuing Care Retirement Community).
Tentative Map	The project would require approval of a tentative subdivision map to establish 14 lots on the project site, ranging in size from 2.33 acres to 130.74 acres. The proposed tentative map is shown on Figure 2.0-7 .
Use Permit	The project would require approval of a use permit to allow for establishing the CCRC use on the site, accompanied by a Comprehensive Master Plan for the community.
Development Agreement	The project would include a Development Agreement between the applicant and the County that contains additional responsibilities related to project construction, phasing, infrastructure, services, and similar issues. Financial sureties and project occupancies would also be addressed. The Development Agreement is under draft concurrently with this DEIR and will also ensure that site development is properly phased and that the proposed CCRC land use is maintained after construction.
Road Maintenance Agreement	The project would include a Road Maintenance Agreement between the applicant and the County which will provide a legal description of all properties that have the right to use Rincon Way and Rodeo Flat Road, the way that responsibility for repairs is to be shared by the parties, how the costs for repairs will be incurred by the parties, and the consequences for non-participation in the maintenance.
Management Plans	The project would require approval of Management Plans to address and manage the natural resource areas on the site, including farmland, biological resources, and steep slopes. The proposed Management Plans for the project are included in

2.0 PROJECT DESCRIPTION

Appendix 3.2-A.

Road Standard Exceptions

The project would require approval of road standard exceptions to allow for a 30-foot easement on Rincon Way and for use of Rodeo Flat Road as an emergency access route even though portions of the road exceed 16 percent grade.

Annexation into Sanitation District

The project would require annexation to County Sanitation District #1 (Lake of the Pines).

2.5 PROJECT CONSTRUCTION

The proposed project would likely be constructed in ten phases; however, phases may be combined and/or modified based on market conditions. In order to avoid large areas of grading over long periods of time, grading activities would be phased with the development to the maximum extent possible. Phase one would consist primarily of construction of the sewer and water system, primary and emergency access roads, and a portion of the Village Center. Phase two would include construction of the remaining buildings within the Village Center. It is anticipated that phases one and two would begin in the spring of 2012. Phases three through ten would continue buildout of the project to the outer areas surrounding the Village Center, including additional project amenities, cottage-style homes for independent living, duplexes, fourplexes, cohousing affordable units, and assisted living and nursing care units. It is anticipated that phases three and four would begin in spring of 2013 and, assuming favorable market demand, phases five and six would begin in 2014. Buildout of the project would be anticipated by 2016.

2.6 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

This EIR may be used for the following direct and indirect actions regarding the proposed project:

NEVADA COUNTY APPROVALS

Discretionary actions required to be taken by Nevada County may include, but are not limited to, the actions listed under Requested Entitlements, above. In addition, ministerial actions required to be taken by Nevada County may include, but are not limited to, a Grading Permit, Occupancy Permits, and Building Permits.

OTHER GOVERNMENT AGENCY APPROVALS

The following list includes potential approvals that may be required by other government agencies:

Central Valley Regional Water Quality Board (CVRWQCB)

Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit and Storm Water General Permit. Stormwater pollution prevention program (SWPPP) and Water Quality Certification or Waiver, under Sections 401 and 402 of the Clean Water Act (CWA).

California Department of Fish and Game (CDFG)

Streambed Alteration Agreement (Sections 1601 and 1603 of the Fish and Game Code), if necessary.

U.S. Army Corps of Engineers (USACE)

Approval of permits under Section 404 of the CWA.

Nevada County LAFCo/County Sanitation District #1

Annexation of project site to County Sanitation District #1 (Lake of the Pines), including securing of equivalent dwelling units to provide wastewater service to the project site.

Nevada Irrigation District

Provision of water service to the project site.

California Department of Social Services

Approval from the Community Care Licensing Division, Senior Care Program and Continuing Care Contracts Branch.

2.0 PROJECT DESCRIPTION

REFERENCES

SCO Planning, Engineering, and Surveying. 2011. *Total Unit Count and Occupancy per Unit*. Grass Valley, CA.