



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

**950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9851 <http://mynevadacounty.com>**

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NOTICE OF AVAILABILITY

**NEVADA COUNTY
RINCON DEL RIO CONTINUING CARE RETIREMENT COMMUNITY PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO 2011052030**

JANUARY 20, 2012

Notice is hereby given that a 60-day review period has begun to provide interested individuals an opportunity to review and respond to the adequacy of the Draft Environmental Impact Report prepared for that project known as Rincon del Rio.

LEAD AGENCY: Nevada County

PROJECT TITLE: Rincon Del Rio Continuing Care Retirement Community Project

PROJECT LOCATION: The 215-acre project site currently encompasses four parcels (APNs 57-240-17, -18, -19 and 57-130-13) located at 10450 Rincon Way at the east terminus of Rincon Way and one-half mile east of State Route (SR) 49, south of the Lake of the Pines community. The vast majority of the project site is currently undeveloped. There is an existing single family residential structure on the property located near the southwest corner of the site.

PROJECT DESCRIPTION: 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 within a campus setting featuring commercial and recreational uses and transportation and a variety of other services. The proposed project consists of a number of entitlements, including (but not limited to): General Plan Amendment (to text and Land Use Diagram), Zoning Code Amendments and Rezone (changes to text and Zoning Map), Multi-Phase Tentative Subdivision Map, Use Permit, Development Permit, Comprehensive Master Plan (CMP), Management Plan, Development Agreement, Road Standard Exception, Building Permit, and Grading Permit.

The community would provide 345 attached and detached housing units. Proposed development would be clustered and would be limited to a 40-acre envelope located on the western half of the site with the remaining approximately 170-acres to remain as open space with some recreational elements. The recreational elements such as walking trails, pedestrian bridges, community gardens, aquatic fitness center, and courts for tennis, volley-ball and bocce ball.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The County has prepared a Draft Environmental Impact Report (EIR) to address the specific environmental effects of implementing the Rincon Del Rio project. The Draft EIR consists of an analysis of the following environmental issue areas that may be impacted by the project:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Climate Change and Greenhouse Gases
- Cultural and Paleontological Resources
- Geology and Soils
- Hazardous Materials/Human Health
- Hydrology and Water Quality
- Land Use
- Noise
- Population, Housing and Employment
- Public Services and Utilities
- Traffic and Circulation
- Cumulative Impacts
- Growth Inducing Impacts

PUBLIC REVIEW PERIOD/STATUS: A **60-day public review period** will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **January 20, 2012**, and end on **March 20, 2012**. Written comments should be sent to the following address:

Brian Foss, Interim Planning Director, Nevada County
950 Maidu Avenue
Nevada City, CA 95959-8617
Phone: 530-265-1222
Email: brian.foss@co.nevada.ca.us

PUBLIC MEETING: A public meeting to receive comments on the adequacy of the Draft EIR will be held on **March 8, 2012, at 1:30 p.m. at 950 Maidu Avenue, Nevada City, CA 95959-8617** before the Nevada County Planning Commission.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft EIR are available for review at the following locations:

Nevada County Planning Department
950 Maidu Avenue
Nevada City, CA

Bear River High School Library
11130 Magnolia Road
Grass Valley, CA

The Rincon Del Rio Draft EIR may also be reviewed on the County's website [www.http://mynevadacounty.com/planning](http://mynevadacounty.com/planning), under the current planning projects link.