



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

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TO: Jessica Hankins, Associate Planner

FROM: Larkyn Feiler, Assistant Planner *LF*

SUBJECT: Tentative Final Map for Rincon Del Rio (FM09-001)

Plan: The Nevada County Board of Supervisors adopted the Non-Motorized Transportation Master Plan (NMTMP) on August 8, 2000. Element D of the NMTMP focuses on a Rural Recreational Trails Plan with the purpose of formalizing a comprehensive public trail network. Element D designates Trail Study Corridors which require further review and planning to establish a recreational trail system. The subject property is near to the Combie-Retherford Trail Study Corridor, and has been reviewed for potential Rural Recreational Trail opportunities.

Policy: Section L-II 4.1.8 of the Nevada County Land Use and Development Code encourages the development of pedestrian walkways to, between, and within developments. Your project is in a Rural Region and shall be evaluated and designed to provide a link to adjacent properties where topography, sensitive resources or other site constraints do not preclude construction of pedestrian pathways.

Project Potential: The subject parcel is situated west of the Lake of the Pines Ranchos subdivision which has pedestrian and equestrian trails and the Bear River follows the southerly property line. The project proposes a gated community for a senior living retirement community with an internal trail system available to residents only. There is potential for a regional trail adjacent to the Bear River located 100-feet above the floodplain.

Staff Recommendation: I would like to discuss the non-motorized trail opportunities for your project and the possibility of offering a Non-Motorized Public Trail Easement to the County of Nevada. Please be advised that public trail easements will only be accepted upon the formal adoption of specific trail routes in the Western Nevada County Non-motorized Recreational Trails Master Plan and after the process for accepting these offers is established by the Board of Supervisors.