



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

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Steven L. DeCamp
Community Development Agency
Director

Jory Stewart, AICP
Planning Director

July 1, 2010

MEMORANDUM

To: Jessica Hankins, Associate Planner

From: Tyler Barrington, Senior Planner Advanced Planning TB 7-1-10

Subject: Rincon Del Rio: Proposed Zoning Text Amendment ORD09-002

Ms. Hankins,

Thank you for the opportunity to review the proposed zoning text amendment associated with the Rincon Del Rio project proposing to develop a "Continuing Care Retirement Community" section and subsequent land use development standards within the County's Zoning Ordinance. It does appear that the proposed text amendment is generally consistent with the recently updated Nevada County General Plan Housing Element (Program HD-8.1.6), which intends to create a definition and development standards to allow Continuing Care Residential Communities or Life Care residential facilities in the PD and SDA designated areas. At this time I do not see any incomplete issues with this proposal, however I would like to request that we meet in the very near future to discuss the proposed language to ensure it is internally consistent with the County General Plan and Zoning Regulations, including but not limited to the proposed standards and formatting.

I would also ask that you request a digital copy of the proposed zoning text amendment, preferably in a Microsoft .Word document format, (if you don't already have one) to assist in converting the proposed zoning text language into a format that is consistent with the current Zoning Regulations.