



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

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TO: Jessica Hankins, Associate Planner

FROM: Larkyn Feiler, Assistant Planner

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

Rural Recreational Trails: The Nevada County Board of Supervisors adopted the Non-Motorized Transportation Master Plan (NMTMP) on August 8, 2000. Element D of the NMTMP conceptually addressed Rural Recreational Trail Facilities with the purpose of formalizing a comprehensive and where possible integrated county-wide trail system. There were thirty-five Trail Study Corridors adopted with this plan for the purpose of further study to define specific trail routes within the corridors to connect gaps in the regional trail system. The subject property is adjacent to the Combie-Retherford Trail Study Corridor and has been reviewed for potential recreational trail opportunities.

Trails Plan: The Planning Department is in the process of finalizing the Western Nevada County Non-Motorized Recreational Trails Master Plan (Trails Plan). There are fifteen trail connectivity routes that have been identified in the Trails Plan. Route 2 is proposed along the Bear River between the Dog Bar Road bridge crossing and the State Highway 49 Bridge crossing.

Recreation Potential: The subject property is situated west of the Lake of the Pines Ranchos subdivision, which has pedestrian and equestrian trails, and north of the Bear River. A multi-use (pedestrians, equestrians, and bicyclists) non-motorized recreational trail consistent with Route 2 identified in the Trails Plan would provide a public benefit consistent with the multiple discretionary actions requested to implement the proposed project.

Non-Motorized Circulation: 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. The project proposed is a gated continuing care retirement community which includes an internal trail system available to residents only. The proposed project design does not appear to provide off-site non-motorized connectivity opportunities.

Recommended Condition of Approval: Offer for dedication a Non-Motorized Public Trail Easement that is at least thirty-feet (30') in width along the entire extent of the Bear River and north of the 100-year floodplain. Please be advised that trail easements will not be accepted until a process has been established by the Board of Supervisors to accept such offers.