

COMPREHENSIVE MASTER PLAN

Rincon del Río

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COMPREHENSIVE MASTER PLAN
Rincon del Rio ~ CCRC
APNs 57-130-13 & 57-240-17, -18, and -19

Project Description

Young Enterprises, L.P. (“Owner”) is proposing a Continuing Care Retirement Community (CCRC) within a campus setting on approximately 215 acres within the unincorporated County of Nevada. The property consists of four existing parcels (APN’s 57-240-17, 18, 19 and 57-130-13). The vast majority of the property is currently undeveloped. There is an existing single family residential structure on the property.

The campus style design is clustered in the western 40 acre portion of the 215 acre property. Primary access is provided via Rincon Way off of State Route 49. Emergency access will be provided via Rodeo Flat Road at the northeast corner of the property. The project is within the boundaries of the Nevada Irrigation District (NID) and treated water is available to serve the project. Sewer is also available to the site upon annexation to the Lake of the Pines Zone of the County Sanitation District #1.

The project will be constructed in multiple phases. The first phase will include the primary roadway and utility infrastructure, including offsite improvements to serve the project such as Rincon Way improvements, Offsite water and sewer improvements, the emergency access roadway from Rodeo Flat Road, the events Lawn and various residential 4-plex, duplex and cottage unit types. Phase 2 will begin construction of the Village Center Building 1, the South Lodge Building (Assisted Living) and completion of the southwesterly neighborhood cottages, duplex and 4-plex units. Additional phases up to eight (8) total will continue, allowing for additional housing opportunities and amenities for both Independent Living and Assisted Living residents. Per the Tentative Map and Phasing Exhibit, the phases are sequentially arranged to bring an orderly build-out of the project and to least impact the residents as construction occurs.

The property has a General Plan Land Use Designation of Planned Development – Estate (PD EST) and is zoned Residential Agricultural- 3 acre, Planned Development (RA-3-PD). Nevada Counties Planned Development (PD) General Plan Designation *is intended to designate planned developments in locations where a mix of uses are desirable. The 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. Primary emphasis shall be placed on clustering intensive land uses to minimize impacts on various natural and man-made resources, minimize public health concerns, and minimize aesthetic concerns.*

Rincon del Rio has been designed as a clustered Continuing Care Retirement Community (CCRC) “campus” which meets the intent of the PD General Plan Designation. The project is designed to minimize impacts to the site’s resources by preserving a large area of open space and clustering the development limiting the construction disturbance area to an envelope of approximately 40 acres located on the western half of the site which allows for more than 170 acres (80%), more or less, of open space.

Continuing Care Retirement Communities (CCRC's) offer services and housing in an “aged restricted campus setting” that includes independent living, assisted living, nursing care facilities, physical rehabilitation, and memory impairment housing. Seniors who are independent may live in a single-family home, cottage or apartment within a campus setting where the residents can rely on the security to “age in place” and receive lifelong care.

The Rincon del Rio campus is designed to serve adults 60 years and older, who are seeking to downsize their living environment, but are still physically and socially active. Occupancy within the CCRC will be by membership and will not be fee title to land.

The campus offers seniors a variety of housing options, all of which will be constructed with Universal Design principles aimed at ensuring an age-in-place option, no matter how challenging the circumstance. Ratios of housing types for Rincon del Rio are anticipated to be similar to statistics and case studies for CCRC's (*per the 2005 CCRC Profile Study by the CCRC Profile Task Force and the 2004 CCRC Washington DC Overview Study by The Retirement & Assisting Living Committee*).

Rincon del Rio is designed to serve a senior population between 400 to 450 people within 345 living units consisting of the following:

- Independent Living (Detached) Cottages
- Independent Living Duplex Units
- Independent Living 4-plex Units
- Independent Living Co-Housing Units (4-Plexes & Duplexes)
- Independent Living Village Center Units
- 3 Lodge buildings
- 2 Group Homes

Rincon del Rio CCRC offers a self-contained Village environment with a variety of amenities and services including, but not limited to the following:

Transportation - The project will provide a minimum of two para-transit vehicles, ADA equipped for the purposes of transporting residents within the facility to various business appointments, grocery and service needs, recreation and special events. Transportation will be provided on a daily basis.

Dining - The project will provide a main dining facility up to 4000 – 5000 S.F., which serves up to 80 persons with a commercial kitchen. Interim dining options will be provided for each phase of the project build out. The dining facilities will be available for breakfast, lunch and dinner for each phase of build out. In addition, food service venues such as lunch café /bistro, ice cream parlor, coffee shop/ book store and light eating areas consisting of approximately 3000 S.F. in total will be provided at various locations around the campus. Meals prepared in the facility can be delivered to individual residences or residents can dine in the main dining or the café / bistro facility.

Laundry - The project will provide central laundry facilities in the main administrative buildings and within the central houses in the various independent living residential neighborhoods. Laundry services are provided for all residents.

Nursing Care - The project will provide an on-site nursing facility, CMT personnel and contract medical care for weekly or bi-weekly visits from contract doctors providing geriatrics care for the residents.

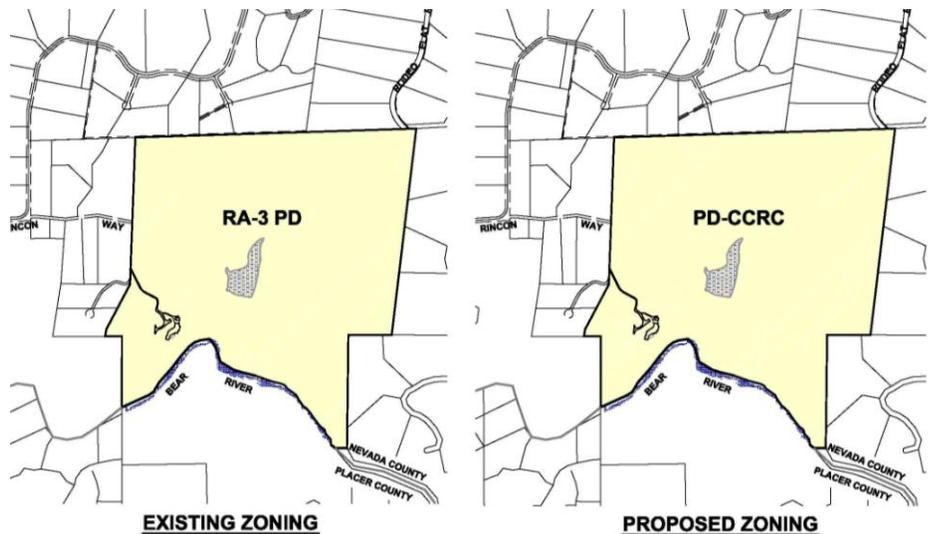
Indoor & Outdoor Recreation - The project provides over 4 miles of improved walking trails, and soft surface trails throughout the property, general picnic areas and social gathering areas along Bear River, raised-bed community gardens, aquatic center, fitness center, bocce ball courts, tennis courts and pickle ball area. The details and locations of such amenities are attached as part of the proposed recreational plan and application submittal.

Daily Services - Daily services for all residents will include a grocery & sundry store, beauty shop/hair salon, barber shop, post office/mailbox room, personal business/computer center, appointment banking, theater, library, retail gift shop, and arts / crafts studio.

In order to accomplish the above we are requesting the following:

1. Amend General Plan Directive Policy 1.22 (Density Chart) to allow CCRC's in the PD and SDA designation at densities of 2 units per acre or 2 people per acre.
2. Amend Land Use and Development Code Chapter 2-11 to add a Zoning Classification of CCRC in the PD and SDA General Plan Land Use Designation where public water and sewer are available and specific design and performance standards can be provided.

3. Amend the General Plan Land Use Designation of the Rincon del Rio property from PD Estate to PD-CCRC.



4. Rezone the Rincon del Rio property from RA-3-PD to PD-CCRC.

5. Development Permit to construct the Rincon del Rio project as shown on the attached Overall Site Plan.

6. Comprehensive Master Plan (CMP).
7. A Management Plan to “protect resources”, i.e. wetland area, watercourses, oak groves and steep slopes.
8. A Multi-phase Tentative Map permitting 14 lots.
9. Annexation into “Lake of the Pines Zoning of County Sanitation District #1.”
10. Development Agreement (DA) designed to establish binding provision for the use and operation of the facility.

Environmental Setting

The project area consists of approximately 215 acres north of and adjacent to a portion of the Bear River. The vast majority of the property is currently undeveloped. There is an existing single family residential structure on the property located near the southwest corner of the site. The topography of the site ranges from approximately 1280 feet along the southern portion of the site near Bear River to approximately 1680 feet at the northeast corner of the site near the termination of Rodeo Flat Road.

The regional setting of the project area is rural residential development and agricultural (grazing). The site is covered primarily by Ponderosa Pine, California Black Oak and several kinds of oak-dominated woodlands, and Annual Grassland. Small portions of the site include areas of Wet Meadow, Freshwater Emergent Wetland and Foothill Riparian habitats.

There is an unnamed tributary which flows into a large pond located near the center of the site. Two sections of Nevada Irrigation District (NID) irrigation canals traverse across the property; the Weeks Canal crosses the northwestern portion of the site and the Magnolia Ditch crosses the eastern portion of the site.





Existing Pond

Bear River



Weeks Canal

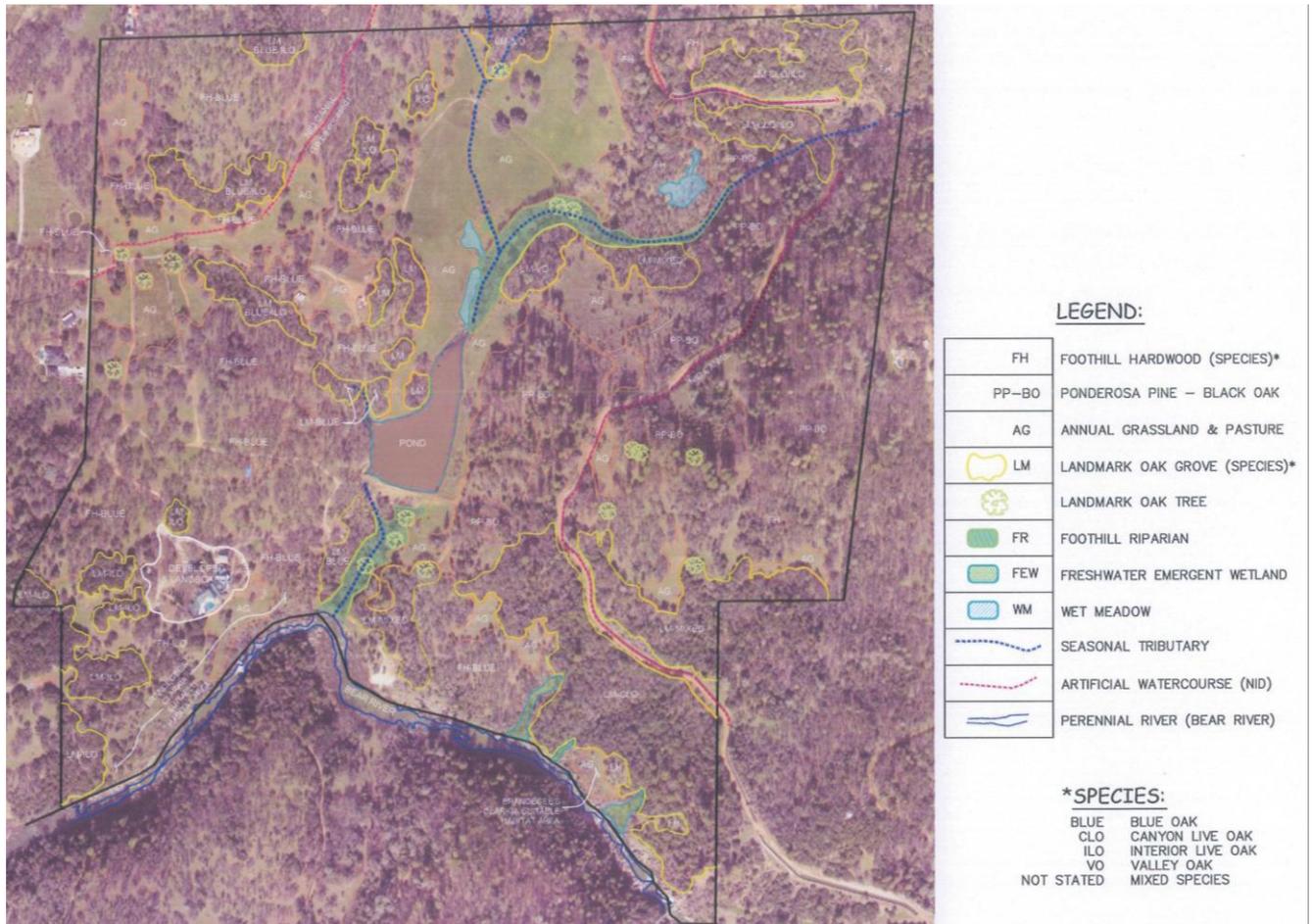


Existing Residence – Future Clubhouse

A series of technical studies were prepared for the project, including the following:

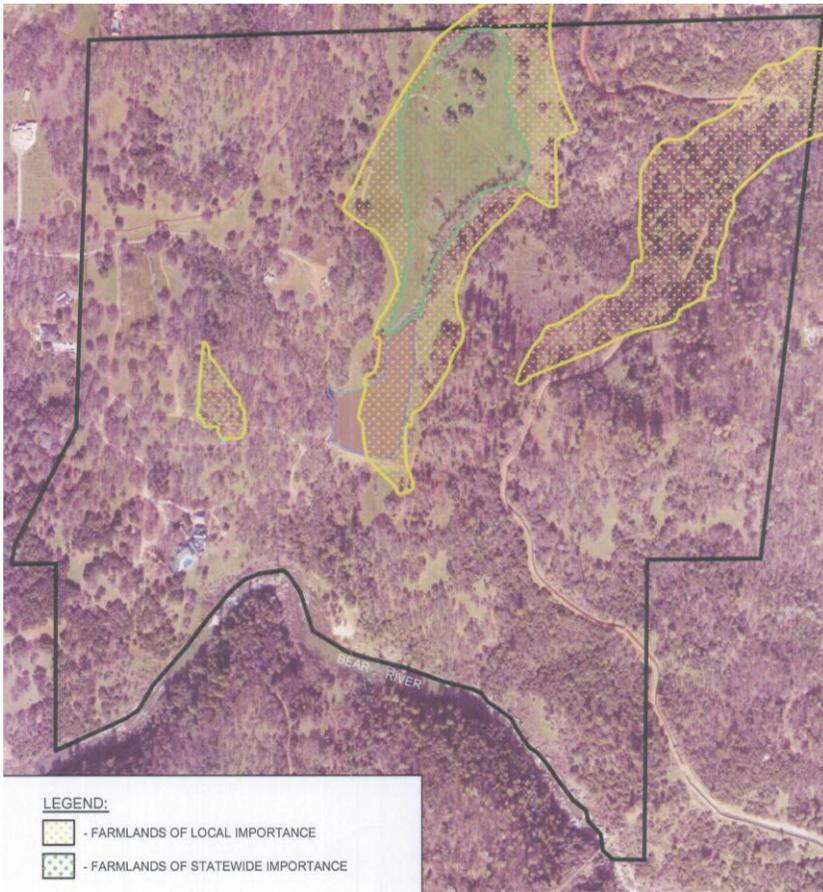
- Acoustical Constraints Evaluation – Prepared by LSA, August 2007
- Geotechnical Feasibility Study – Prepared by Lumos & Assoc., October 2007
- Air Quality Constraints Evaluation – Prepared by LSA, August 2007
- Archeological Inventory Survey – Prepared by Genesis Society, December 2006
- Biological Inventory – Prepared by EcoSynthesis, March 2009
- Traffic Impact Analysis – Prepared by RTE, December 2008

As a result of the Biological Inventory, the project incorporated a clustered design on the western half of the site where the woodlands support lesser habitat values and the impacts to environmentally sensitive areas are significantly less. Although the project has been designed to substantially avoid sensitive biological resources, the proposed project may result in some significant impacts under CEQA guidelines. However, Mitigation Measures have been recommended for each potential impact which will reduce the impact(s) to “less than significant” under CEQA guidelines.



Environmental Constraints – Per Biological Inventory prepare by Eco Synthesis

The Archaeological Inventory Survey identified three “historical” sites within the subject property including the remains of a small ranch complex, the Magnolia Ditch, and a small drainage ditch. All three sites were analyzed under CEQA criteria and were determined to be “not significant”.

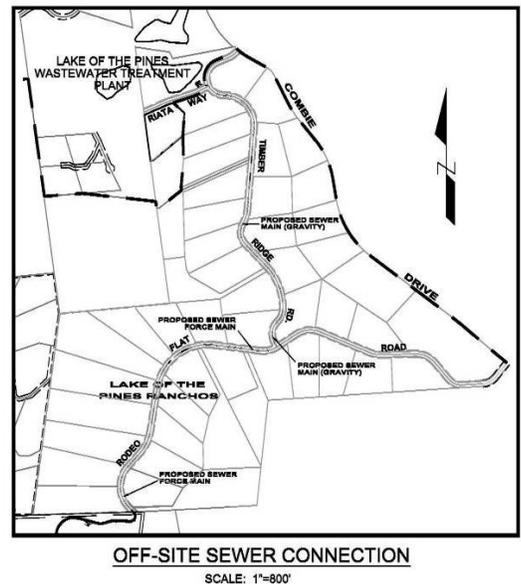


Important Farmlands Map

Based on the Nevada County Important Farmlands Map (2006), there are approximately 28 acres of land classified as “Farmlands of Local Importance” and approximately 10 acres of land determined to be “Farmlands of State Importance”. The project has been designed to preserve or utilize the best agricultural and grazing areas on the site for future agricultural use. An Ag Management Plan will be prepared as part of the project EIR.

Existing and Proposed Infrastructure

A. Sewage Collection System - The project proposes to construct an on-site gravity sewer system, directed to a sewer lift station. The lift station will pump the sewer through a force main toward the northeast to another on-site lift station. The force main will continue off-site to the north along Rodeo Flat Road; then gravity 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 will be located within existing Public Utility Easements (PUE’s). Annexation to the Lake of the Pines Sewer Treatment Facility will be necessary. A separate application will be made to the Department of Sanitation to obtain a “will-serve” letter and to confirm the number of EDU’s required for the project.



B. Treated Water System - Public water provided by NID is proposed to serve the project site. The project is within the boundaries of the Nevada Irrigation District (NID) and NID has issued a “will-serve” letter to serve the project. A mainline extension will be required from the northeast corner of the site at Rodeo Flat Road and will be constructed as part of the project. Any off-site construction will be located within the existing Rodeo Flat Road PUE.

C. Dry Utilities - The site will also be served with electricity from PG&E. Community propane tanks will be located above-ground to serve individual homes. All propane tanks will be located in accordance with the setback regulations imposed by the Nevada County Department of Environmental Health (NCDEH). All necessary utility easements will be created on the Final Map.

D. Drainage - The drainage associated with the improvements to the site will consist of roadside ditches and/or AC dike (to minimize grading). Runoff will 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 on-site retention to treat the runoff from impervious surfaces will be sized and constructed as required by the Nevada County Department of Transportation and Regional Water Quality Control Board. Best Management Practices will be implemented in accordance with the Regional Water Quality Control Board. Low impact development techniques will be utilized.

Individual drainage systems related to the single-family lots will be installed during the construction of the homes, and will be designed in accordance with County standards.

E. Grading - To the extent feasible, any grading within the project shall balance cut and fill on-site. If the transport of cut and/or fill becomes necessary, transport operations shall be consistent with County ordinances in affect at the time and shall be identified on the Improvement Plans.

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

Grading operations within the plan area shall follow the recommendations provided in the geotechnical investigations required prior to any development. Geotechnical recommendations shall include measure to mitigate potential impacts such as:

- 1) Expansive soils
- 2) High groundwater levels
- 3) Existing unsuitable soils and fill
- 4) Site preparation
- 5) Temporary excavations
- 6) Temporary soil erosion techniques

F. Erosion Control - An Erosion and Sedimentation Control Plan shall be prepared prior to the issuance of a grading permit to ensure adequate erosion control protection during grading

operations. Details of that plan shall be in conformance with the Nevada County Grading Ordinance and Best Management Standards of the Regional Water Quality Control Board and the Nevada County Resource Conservation District.

G. Fire Safety - The project area 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 area is primarily rural zoning, with the exception of the Lake of the Pines gated community, and is served by three fire stations located geographically at six-mile intervals, with the main station located on Combie Road.

All development related to the build-out of Rincon del Rio will 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.

H. Landscaping - Landscaping shall consider the following:

- **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 pallet 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 1,000 square feet) and a top dressing of wood chip mulch (3" deep minimum).
- **Placement of deciduous trees 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 groundcover and perennials - 1 gallon



Circulation and Roadway Improvements

The project site is located approximately 2200 lf east of State Route 49 with the primary access via Rincon Way, a rural two-lane local roadway which runs directly east of the intersection of State Route 49. Rincon Way will be improved to meet the “Typical Campus Road Section A”. Secondary emergency access will be constructed on site to meet a two-lane Fire Standard Access Road per “Typical Emergency Access Road Section B” and connect to Rodeo Flat Road at the northeast corner of the site. A Petition for Exception was submitted for the existing portion of Rodeo Flat Road due to a short stretch of existing roadway that may exceed the maximum road gradient of 16%.

Portions of Rincon Way that currently fall outside of the existing 30’ wide easement will be relocated within the existing easement OR additional easements will be acquired to contain the roadway where it currently exists.

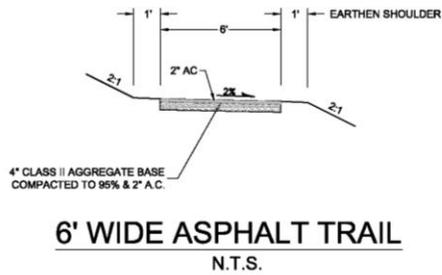
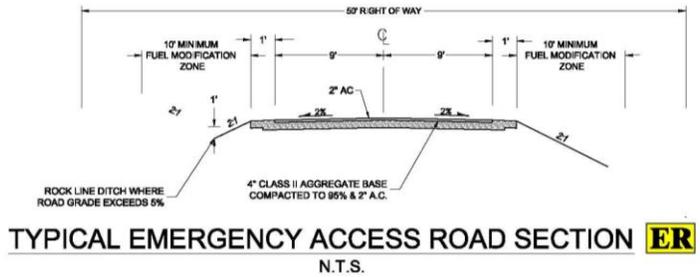
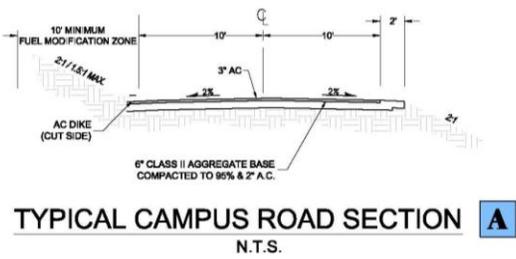
Several miles of existing soft surface trails will be utilized to enjoy the 170+ acres of beautiful open space. Additional 6’ wide asphalt trails will be constructed within the Village Center and clustered development area, connecting the housing areas to project amenities. Trails outside of the “development area” will primarily consist of soft surface trails.



State Route 49 / Rincon Way Intersection

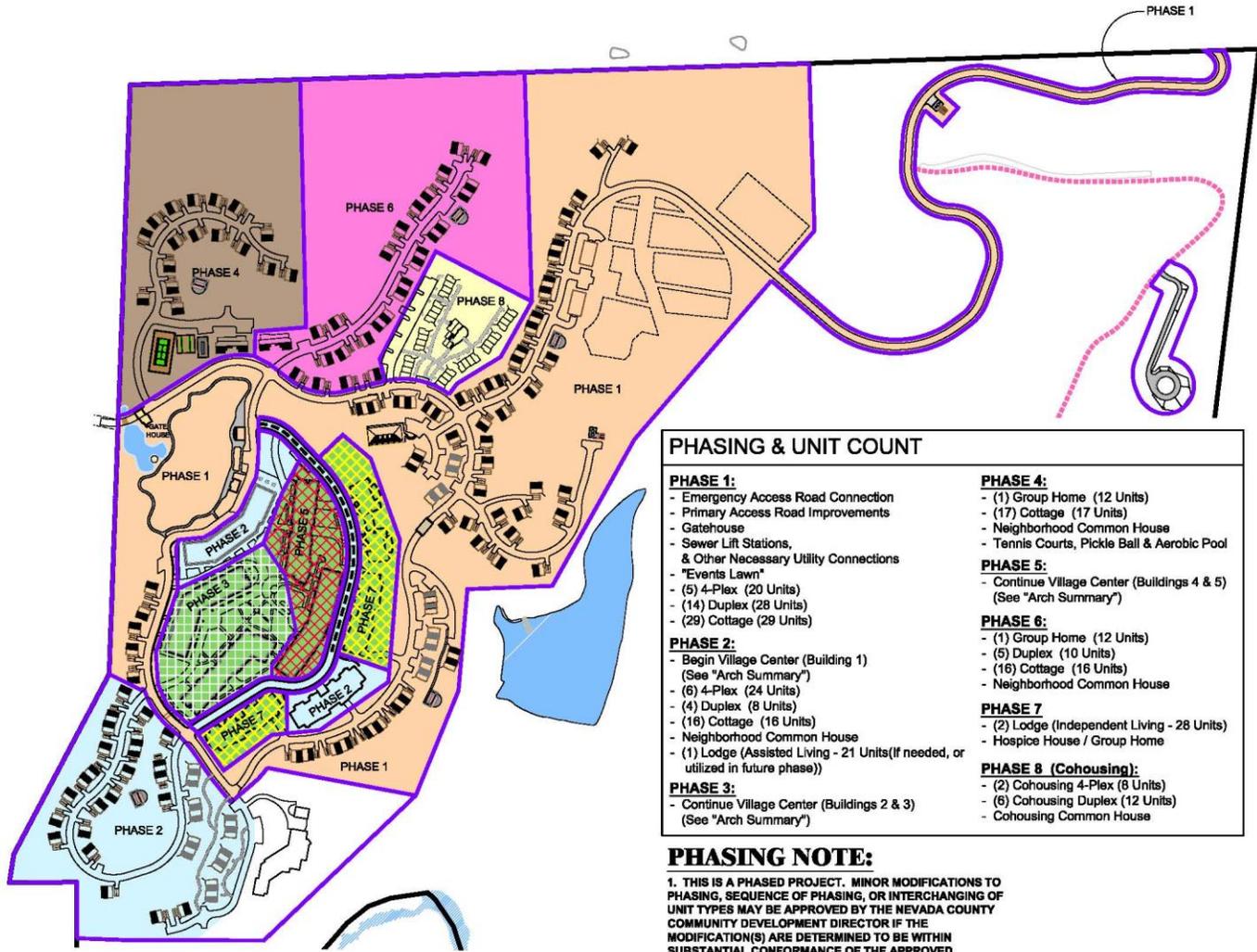


Rincon Way



Project Phasing

Rincon Del Rio is anticipated to be developed in up to eight (8) phases. Phase 1 will consist of most of the primary access and utilities infrastructure to serve the project which includes waterline extensions, sewer pump stations, Rincon Way and emergency access road improvements to Rodeo Flat Road. Phase 1 will also include the Events Lawn and 4-plex, duplex and cottage residential units. Phase 2 will begin build-out of the Village Center starting with Building 1. The Southern Lodge (Assisted Living) is also included in phase 2.



The Village Center Program is a detailed program consisting of 5 buildings which include various types of residential units as well as community and support services. Project amenities within the Village Center include a theater, recycling center, public restrooms, exercise areas, dry cleaning, spa, beauty shop, post office, bakery, ice cream parlor, pharmacy, café, bank, restaurant, chapel, medical office, computer room, library and a market/deli.

Phases 3 – 8 will continue build-out of the project, including the village center, additional project amenities, cottage style homes for Independent Living, duplexes, 4-plexes, co-housing affordable units, Assisted Living and Nursing Care units.

Open Space Management

CC&R’s will be created for the project. Specific instructions within the CC&R’s shall address, at a minimum, property maintenance and open space management. Over 80% of the site will remain undeveloped. As such, the open space management shall include provisions for fuel modification and defensible space per Public Resources Code Section 4291.

Visual Assessment

Architectural and site design guidelines will also be incorporated into the subdivisions CC&Rs in order to facilitate appropriate site design, massing and building materials and to create specific site development standards that are complimentary to the Nevada County Zoning Standards. This will ensure a consistent design theme with special attention to architectural and site planning details. The following section on “Site and Architectural Design Strategies” provides an “Architectural Summary” prepared by McCamant and Durrett Architects which includes a Project Summary, Site Program, Private House Program, Common Facilities Program and Village Center Program.



The visual appearance of the majority of the site will not change due to the clustering of the development and preservation of a large amount of open space. The clustered design of the subdivision provides a well thought out senior community that minimizes impacts to the natural resources and environmental constraints of the project site.

Comprehensive Master Plan Map

