

COUNTY OF NEVADA
PROJECT INFORMATION QUESTIONNAIRE
for
Rincon del Rio

The information provided in this questionnaire will be used for preparation of the project Initial Study (environmental review) and for overall project review. All questions must be answered completely with legible responses, typed or in black ink, providing more than a simple “yes”, “no” or “NA” response. Attach separate written discussion pages where needed to provide a complete response.

1. Project Description:

a. Describe the proposed project including any proposed phasing:

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) and is accessed from State Route 49 via Rincon Way. 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 proposed to be clustered primarily within the western portion of the property. Primary access will be provided via Rincon Way off of State Route 49. Secondary 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 will be available upon extending the main line from the northwest corner of the site at Rodeo Flat Road. Sewer is also available to the site upon annexation to the Lake of the Pines Sewer Treatment Facility. Two sewer lift stations will be constructed during Phase 1 of the Rincon del Rio project due to the elevation difference between the project site and existing Sewer Treatment Facility.

The project is proposed to be constructed in multiple phases. The first 3 phases will consist of constructing the Village Center. Phase one will include construction of both sewer lift stations, extension of the water main and sewer main, and connection to Rodeo Flat Road for secondary emergency access through the project. The Village Center will provide housing for Independent Living, Assisted Living and Nursing Care as well as several project amenities. As the Village Center is completed, the phases that follow will continue to build out from the center to include cottage homes, duplexes, 4-plexes, group homes and additional project amenities.

The property currently has a General Plan Land Use Designation of PD EST and is located within the “RA-3-PD” Zoning District. As part of the project application, the owner is requesting a zoning amendment from “RA-3 PD” to “PD”. Since the property is located within the PD combining district, it requires the preparation of a Comprehensive Master Plan per the Nevada County Zoning Ordinance.

A PD designation (or Planned Development) is intended by the General Plan for locations where a mix of uses are desirable such as single-family and multi-family residential, commercial, open space and other land uses consistent with the constraints of the land. Innovative and creative design is encouraged in the PD Zoning District. The PD land use designation encourages

clustering of the development in order to minimize impacts to natural resources and aesthetic values of the site. Rincon Del Rio has been designed as a clustered Continuing Care Retirement Community (CCRC) “campus” which meets the intent of the PD Zoning District by minimizing impacts to the site’s resources and preserving a much larger area open space. The clustered design limits the construction disturbance area to an envelope of less than 40 acres located primarily 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 (See Project Justification for detail description and definition of CCRC’s and their uses).

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 active physically and socially. The campus provides a variety of housing types and common amenities such as dining, transportation, and recreational activities. Occupancy within the CCRC will be by membership and will not be fee title to land.

The campus design offers a self contained environment in a rural atmosphere with amenities and services including, a clubhouse, aquatic center, hair salon, spa rooms, gym/workout, yoga/dance, private dining areas, picnic areas, walking trails, community garden, fishing pond, recycle facility, art/clay studio, deli/sports bar, libraries, computer/business center, theater, post office, bank, and on-site support services such as doctor, dentist, rehab facilities and other professional services.

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. The campus of Rincon del Rio is designed to serve a senior population up to 415 persons consisting of Independent Living Units, Assisted Living and Nursing Care. 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*). Although each CCRC project is unique and may require adjustments to the ratio’s of unit types to comply with the maximum density of the site, the following matrix is provided to serve as an estimate and guideline to house a maximum population of 415 people:

- 41 ~ Independent Living (Detached) Cottages
- 32 ~ Independent Living 4-plex Living Units (8 Buildings)
- 62 ~ Independent Living Duplex Living Units (31 Buildings)
- 20 ~ Independent Living Affordable Co-Housing Units (4-Plexes & Duplexes)
- 104 ~ Independent Living Village Center Living Units
- 3 Lodge buildings and 1 single story group home to house up to 62 Assisted Living Residents
- 2 Group Homes (2-stories each) to house up to 42 Nursing Care Residents

The “maximum allowable” population for Rincon del Rio was derived from General Plan Policy 1.22 plus the density bonus provisions for senior housing (General Plan Housing Element Policy 8.2c) and affordable housing (Zoning Ordinance Sections LII 3.16A and 3.16B.2d). Additional project amenities allow for further bonus densities per Section LII 3.20, Table 3.20, of the Development Code. The density of the site is based on a total population rather than a total unit count. Therefore, the project will require an annual “census” to determine actual percentages of residents needs. As the medical needs of the residents change over time, adjustments to unit types may become necessary to comply with a “maximum population” of 415 people. The detailed calculations for the maximum population and justification for the proposed unit count are included as a separate document (*Density & Unit Count Justification*).

Per Section L-II 3.16 of the Nevada County Land Use Development Code, 15% of the total number of units will be provided as rental units for families of moderate income (80% - 120% of median income), as defined by Section 50093 of the Health and Safety Code. These units will be deed restricted and located within the co-housing section of the campus.

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

1. Adopt a Zoning Text Amendment of the Nevada County Land Use and Development Code to establish a definition of Continuing Care Communities (CCRC’s) to allow CCRC’s as a conditionally permitted use with a Use Permit in the R3, R2, R1, RA and PD zoning districts, and to define the methodology for determining total population and unit count for CCRC’s;
2. Adopt a zoning amendment from “RA-3 PD” to “PD”;
3. Approve a Use Permit to allow a CCRC;
4. Approve a Comprehensive Master Plan to provide analysis of the entire site;
5. Approve a Management Plan to reduce project impacts to wetlands, watercourse, oak groves and steep slopes;
6. Adopt a Development Agreement (DA) with the Rincon Del Rio ownership and the County to establish occupancy minimums and financial sureties for each project phase;
7. Approve a multi-phased Tentative Map to subdivide the property into ten (10) large parcels;
8. Approve annexation of the site to the Lake of the Pines Wastewater Treatment Plant.

b. Are any exceptions to required standards proposed or required for this project (a Variance, a Petition for Exceptions or a Management Plan to encroach into any sensitive resources)? If yes, identify the nature of the proposed variance, exception or management plan:

Yes. In conjunction with the Biological Inventory report prepared for the project, a draft Habitat Management Plan was prepared to outline appropriate provisions, mitigations and protection measures for potential impacts or encroachment(s) into environmental resources. The Habitat Management Plan was prepared by EcoSynthesis in March, 2009 and specifies mitigation actions

for potential direct and indirect impacts upon a tributary & adjacent riparian areas and landmark oak groves. A copy of the HMP is included within the Biological Inventory.

c. Code Violations: To your knowledge, are there any Code violations occurring on this property, including the issuance of a Warning Notice or a Citation for the subject property? ___ yes X no If yes, describe:

No. To my knowledge, there are no Code violations occurring on this property.

2. Land Use:

a. Does this project have a relationship to a larger project or a series of projects? ___ yes X no If yes, describe:

No. This project does not have a relationship to a larger project or a series of projects.

b. Describe existing on-site land uses:

The site consists of approximately 215 acres and is mostly undeveloped. There is an existing private residence & a couple of auxiliary buildings located on the southwest portion of the site. The current zoning of the property is RA-3-PD and General Plan Designation is PD EST.

c. Describe surrounding land uses, indicating distance to nearest residence:

The surrounding land uses are residential. The current zoning to the north and west is AG-5 and includes single-family residences. The zoning to the northeast and east is RA-5 and also consists of single-family residences, including Lake of the Pines Ranchos subdivision. The southern property boundary runs primarily along the Bear River, which is also the boundary between Nevada County and Placer County. The zoning to the south (across Bear River) within Placer County is F-B-X (20 acre minimum).

d. Describe project potential to change the character of the surrounding area, including the loss of open space.

The project has been designed to maintain the rural integrity of the site which is compatible with the character of the surrounding area. By clustering the project entirely within the western half of the site, a large portion of open space will be preserved. Minimum setbacks to structures have been increased where feasible to provide a larger buffer to adjacent properties.

- e. Will this project displace any residential units? yes no *If yes, describe:*

Although the existing residential unit is proposed to be converted into a community clubhouse, the project proposes a variety of new residential units.

- f. Will this project result in a population increase in the immediate project area?

yes no **Explain:**

Yes. The project results in an increase in population in the immediate project area, however, the project is compatible with the density/intensity anticipated for this site within the General Plan and current zoning.

- g. List any specialized plans or zoning restrictions applicable to this project site, e.g., an "SP" zoning, a Master Plan, a Specific Plan, an Area Plan, an Airport Land Use Plan?

A Comprehensive Master Plan is proposed to provide analysis of the entire site. A Zoning Amendment is proposed from RA-3-PD to PD. The intent of the "PD" base district is to encourage innovative and creative design, including flexible site design standards.

3. *Geology/Soils:*

- a. A Preliminary Grading Plan is attached. yes no

- b. A Soils/Geologic Report is attached. yes no

A Preliminary Grading & Drainage Plan is included in the project submittal. A Geotechnical Feasibility Study prepared by Lumos & Associates, Inc., dated October 2007 is also included herein. A Soils/Geotechnical Report will be prepared during the EIR process.

- c. Slopes that exist on site prior to grading:

Gentle (0-10%) 53.1 acres 25 % of site

Rolling (10-30%) 97.5 acres 45 % of site

Step (more than 30%) 64.4 acres 30 % of site

30%> slopes are cross-hatched or highlighted on the site plan or tentative map

- d. Does the project propose to encroach into slopes of 30% or greater?

This project "core" has been designed to avoid steep slopes of 30% or greater. However, a two-lane fire standard access road is required to connect to Rodeo Flat Road to provide secondary emergency access. The emergency access road crosses a small portion of 30% slopes in the

northeast portion of the site and is unavoidable. A Management Plan for Steep Slopes has been prepared and provides recommendation for proper mitigation(s) to reduce the impact of crossing 30% slopes.

If yes, is a Management Plan included in this application? yes no

e. Is the site on filled land? yes no *If yes, explain:*

f. Are there existing erosion problems or geologic hazards occurring on this site, such as landslides, mudslides, ground failures, earthquake faults or similar hazards? *If yes, describe:*

No. There are no known existing erosion problems or geologic hazards occurring on this site. A Geotechnical Feasibility Study prepared by Lumos & Associates, Inc. dated October, 2007 concluded that the site is “generally suitable for the proposed development.”

g. Will a grading permit be required? yes no

Final Improvement Plans will be submitted for each phase of the project.

If yes, have you attached a preliminary grading plan? yes no

Describe proposed site grading:

How many cubic yards of soil will be imported, exported or moved on site?

It is anticipated that the site will “balance” so there is no import or export of soil expected. The amount of soil to be moved on site is estimated to be 35,000 – 50,000 cubic yards for the overall project.

Maximum proposed depth and slope of any excavation and the type:

The maximum proposed depth of any excavation on site is expected to be less than 20 feet. The maximum proposed fill on site is expected to be less than 15 feet in depth. Cut slopes will not exceed 1.5:1 and fill slopes will not exceed 2:1, unless otherwise approved by a Geotechnical Engineer.

Grading material sources or disposal sites:

The primary source for grading material (ie/ structural fill) will be on site. It is anticipated that on-site material will be suitable for use as structural fill. The disposal site for all inert material will be at the County Landfill. No burning of brush or debris will be permitted during construction unless approved by the Northern Sierra Air Quality District (NSAQD).

Transport methods and haul routes:

Only approved and generally accepted transport methods and haul routes will be used. Loads of debris and/or inert material shall be properly covered.

The location and height of any proposed or required retaining walls:

There will be various retaining walls required throughout the campus. Average wall heights will vary from 4’ – 10’. Maximum heights of retaining walls are anticipated to be less than 12’. The Preliminary Grading & Drainage Plan has identified the locations of proposed retaining walls. Wall heights/locations may change slightly upon final design.

4. Water Quality:

a. Describe any water bodies on, or adjacent to, the property, including lakes, rivers, creeks, seasonal and/or perennial water courses, irrigation ditches or drainage swales.

The Bear River runs along the southern project boundary. There are a few small tributaries and drainage swales on the property which flow through a large pasture into an existing pond near the center of the site. There are two irrigation ditches on site (Weeks Canal & Magnolia Ditch) which are maintained by NID. The Weeks Canal is located within the northwest portion of the site and is proposed to be encased as part of the project. All of the water bodies located on site are shown on the Biological Resources Map and discussed in detail within the Biological Inventory prepared by EcoSynthesis.

b. Is there a floodplain on or within 100 feet of this project site?

Yes. There is a “Zone A” floodplain associated with Bear River which is identified on FEMA FIRM map 060210 0750 C. The floodplain is shown and labeled on both the Tentative Map and Overall Site Plan. No development is proposed within 100 feet of the 100 year floodplain.

If yes, is it identified on the Federal Emergency Management Agency (FEMA) maps and have you included a copy of that map with this application? X yes ___no

c. For development projects, describe impervious surfacing created by this project:

<u>Lot Coverage:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
building coverage	≥ 1 %	5 %
surfaced areas	≥ 1 %	5 %
landscaped areas	≥ 1 %	3 %
permanent open space	99 %	87 %
(excluding <i>required</i> landscaping)	_____	_____
Total	100 %	100%

d. Describe any discharge to surface waters that will result from this project, including any wastewaters other than storm water runoff that may be present in the discharge:

All discharge to surface waters from impervious surfaces such as roof drains, roadways, driveways, etc. will be directed to retention basins for water quality treatment prior to discharge to natural drainage courses. No wastewater other than storm water runoff will be discharged to surface waters as a result of this project.

e. Identify the water body or feature that receives runoff waters, describing proposed methods for treating and controlling runoff before it enters the drainage or watercourse.

The majority of natural drainage on site is received by small swales and/or tributaries and directed to an existing pond near the center of the site. Overflow runoff exits the pond and is directed to Bear River.

All discharge to surface waters from impervious surfaces created by this project will be directed to roadside ditches, properly sized culverts and retention basins for proper treatment prior to entering existing drainage basins and/or watercourses.

f. Will a permit be required from the California Regional Water Quality Control Board? yes no

If application for a State permit has been made, provide the permit # _____ :

This project may result in small areas of wetland or non-wetland tributary fills at culverted crossing(s) that are required to construct and/or improve roads to the County standards. In the event that the above-mentioned fills are required, a Section 401 water quality certification from the California Regional Water Quality Control Board (CRWQCB) will be obtained. In addition, the project will disturb more than 1 acre of land; therefore a Storm Water Pollution Prevention Plan (SWPPP) will also be required to be approved by CRWQCB.

g. Are there any wetlands or riparian areas on this site? yes no

There are a few small areas of wetlands and riparian areas located on this site. All wetland & riparian areas are clearly shown on the Biological Constraints Map and discussed in the Biological Inventory prepared by EcoSynthesis.

Will wetlands be affected by the proposed project? yes no

The project may affect small areas of wetlands and riparian areas at culvert crossing(s) where widening or minor realignment will occur. A Habitat Management Plan was prepared by EcoSynthesis to specify mitigation measures for potential impacts to wetlands and riparian areas (both direct & indirect) due to roadway crossings.

Will an Army Corps of Engineers wetlands permit be required? yes no

In the event that any fills of wetlands or other water of the U.S. are required, the project shall submit pre-construction notification for use of a nationwide Section 404 permit to Army Corps of Engineers.

If yes, is correspondence to or from the Army Corps attached? yes no

If existing culverts are adequate and no fill is required to build a County-standard road across a tributary, then impacts to wetlands will not occur. If/when it is determined that an impact WILL occur, the project will submit the necessary correspondence to the Army Corps of Engineers.

h. Does this project propose to encroach into the required buffer from any perennial or seasonal water bodies or riparian area? yes no

Yes. The project has been designed to avoid construction within 100 feet of riparian or wetland areas, however a secondary emergency access is required to be constructed to connect to Rodeo Flat Road. The alignment of the emergency access road must unavoidably be constructed within 100 feet of a riparian and wetland area in the northeast portion of the site. Mitigation Measures for encroachment into the required buffer are recommended within the Biological Inventory and Habitat Management Plan prepared by EcoSynthesis dated March, 2009.

If yes, is a Management Plan included in this application? yes no

5. Air Quality:

a. Describe any air pollutants, i.e. dust, smoke, fumes or odors, which may be generated by this project both during and after construction (short and long term impacts).

Short Term Impacts – During construction of the roadway, dust and exhaust from the construction equipment is anticipated. Phased construction is proposed which will help reduce the impact(s). To further mitigate the impacts associated with air pollutants during construction, the grading plan will have the following notations that will be required of the general contractor:

- a. All earthen material hauled to and from the site shall be covered.
- b. All exposed soils shall be watered on a regular basis to prevent dust.
- c. Heavy equipment hours of operation shall be limited to Monday through Friday, 7:00 am to 6:00 pm.
- d. All inert material will be disposed of at the County Landfill and no burning of brush or debris will be permitted, unless approved by the NSAQD.

Long Term Impacts – Long term impacts to air quality associated with a total build-out of 415 person CCRC are anticipated to be less than significant by incorporating mitigation measures and additional design components that will assist in reducing the amount of greenhouse gases and air pollutants normally associated with this type of project. Some of these mitigation measures will include but not be limited to (a) limitations on burning and wood stove use by requiring each new home/unit to have a conventional heating device (e.g. natural gas, propane,

electric, etc.); (b) clustered design; (c) solar orientation & energy efficiency above Title 24 requirements; (d) implementation of design guidelines to be incorporated to ensure proper site, building, landscaping, architectural & green designs; (e) promotion of pedestrian & bicycle activity (walkable subdivision) and public transit to reduce the dependency on automobiles and reduce Vehicle Miles Traveled (VMT).

b. Is the project site mapped within an area known to contain naturally occurring asbestos? yes no Source of information: CA.gov website

6. Transportation/Circulation:

a. A traffic study is included with this application. yes no

A Traffic Impact Analysis Report prepared by Roundabouts & Traffic Engineering (RTE) dated December 23, 2008 is included herein.

b. Does this project require/include a Petition for Exceptions? yes no

Primary access to this project will be via Rincon Way and State Highway 49. Secondary emergency access will be constructed on-site and will connect to the existing Rodeo Flat Road at the property boundary located at the northeast corner of the site. Rodeo Flat Road is a 20' wide, paved road within a public right-of-way. The road is currently used as primary access to the Lake of the Pines Ranchos subdivision. The gradient ranges primarily from 10%-16%, however there are short stretches of roadway that slightly exceed grades of 16%. Nevada County road standards allow grades up to 16% for a fire standard access road. A Petition for Exception is included within the project submittal requesting to exceed 16% gradient for the existing Rodeo Flat Road for secondary emergency access

c. Describe the access roads serving this project:

<u>Road name</u>	<u>Right of Way width</u>	<u>Surfacing</u>	<u>Gradient</u>
Primary Access - Rincon Way	50' / 30'	Asphalt	4%-10%
Emergency Access -Rodeo Flat Road	60' wide	Asphalt	10%-18%

d. Is the access road serving the site a dead-end road? yes no

If yes, what is the distance to the nearest through road?

Currently, Rincon Way dead-ends near the project site. However, the project is proposing to extend secondary emergency access to connect to Rodeo Flat Road, located at the northeast corner of the site. The distance to the nearest through road (State Highway 49) from the project boundary is currently 2,200 lf.

e. Who provides the road maintenance for each road accessing your project?

Currently, there is not an existing Road Maintenance Agreement in place for the primary access to the project (Rincon Way). As part of this project, a Road Maintenance Agreement will be established to create a mechanism for maintaining the access road as well as the interior roads within the project.

The secondary emergency access road proposes to connect to Rodeo Flat Road which is currently maintained by the Lake of the Pines Ranchos Homeowners Association.

f. Will this project result in substantial or cumulative impacts to the circulation system in this area? ___ yes X no Explain:

This project will not result in substantial or cumulative impacts to the circulation system in the area. Existing Rincon Way serves as the primary access to the project. The connection to Rodeo Flat Road is proposed to be for secondary emergency access only; therefore will not have any impact to public circulation. In fact, the connection to Rodeo Flat Road will serve as a significant improvement to the overall “emergency” circulation system in this area.

g. What road improvements are proposed?

This project proposes to improve Rincon Way to a Class I, Nevada County road standard to serve as the primary access to the project. Various private roadways will be constructed throughout the project. A secondary emergency access will be constructed through the proposed development and connect to Rodeo Flat Road.

h. Describe how this project provides for pedestrian needs, pursuant to Sec. L-II 4.1.8 of Zoning Regulations and the Nevada County Non-Motorized Pedestrian Plan:

The purpose of Section L-II 4.1.8 of the Zoning Regulations is “to encourage the development of pedestrian walkways to, between, and within developments.” The Rincon del Rio project proposes a network of pedestrian paths, trails & sidewalks within the development to link each area of the project to parking areas, clubhouse, recreational amenities and other project amenities within the campus “core”.

i. Describe how this project will provide transportation alternatives pursuant to Sec. L-II 4.1.9 and General Plan Policy 4.26, including:

1) The estimated number of employees or residents that will work/live on the project site.

The estimated number of full-time employees that will work at Rincon Del Rio (at full build-out) are as follows:

- Food-service preparation and delivery 5
- Housekeeping Linen and security 8
- Transportation (anticipate two vans) 3
- Grounds maintenance and operations 8
- Medical caregivers and nurses 8
- Retail operations and spa services 5
- Administration 6
- Total 43

The above are the anticipated employees needed to operate the facilities at full build-out. Initially, the number of employees will be much less than listed above and will increase during each additional phase. Shifts for full-time employees are anticipated to be 5 day/ 8 hour shifts OR 4 day / 10 hour shifts OR 3 day / 12 hour shifts. It is not anticipated that employees will reside on-site, however residents on the campus will be eligible for employment in various tasks ranging from retail sales, grounds maintenance and administration.

2) Identify existing and potential alternatives to individual automobile use, including but not limited to, access to public transportation services, bicycle racks, or provisions for developer-sponsored carpooling or bussing.

The purpose of Section L-II 4.1.9 is to “consider methods for reducing dependence on the automobile by exploring alternative modes of transportation in all projects.” The project design will meet this policy by proposing alternative transportation opportunities. Rincon del Rio will provide private sponsored carpooling for its residents. At a minimum, two para-transit vehicles ADA equipped will be available for the purposes of transporting residents within the facility to various business appointments, grocery and service needs, and special events. Transportation will be provided on a daily basis. If allowed by the County, a public transit pick up/drop off location will also be provided on-site near the “village core”.

It is also important to note that many of the needed daily services will be available on-site which will greatly reduce automobile needs and daily trips. The campus design offers a self contained environment with amenities and services including, but not limited to a clubhouse, aquatic center, hair salon, spa rooms, gym/workout, yoga/dance, private dining areas, picnic areas, walking trails, community garden, fishing pond, recycle facility, art/clay studio, deli/sports bar, libraries, computer/business center, theater, post office, bank, and on-site support services such as doctor, dentist, rehab facilities and other professional services. As previously discussed, the network of on-site trails & sidewalks will be linked to parking areas and project amenities to further encourage walking and convenience, further reducing the dependence on automobiles.

3) Proposals to incorporate one or more measures into the project to ensure use of viable alternatives.

As discussed above, the project proposes a minimum of four (4) measures to ensure the use of viable alternatives to automobile use: (1) Incorporate a bus stop for access to public transportation; (2) The campus design provides many of the common daily services and therefore

reduces the dependence on automobile use; (3) A network of trails & sidewalks linking the “community” to the services & amenities to encourage walking; and (4) Provides private sponsored transportation (ADA equipped) to on- and off-site facilities.

4) For projects employing 50 or more persons: describe feasible measures for reducing auto dependence.

The project does not anticipate employing more than 50 full-time persons, however, as discussed above, several feasible measures will be implemented to greatly reduce the dependence on automobiles.

7. Biological Resources:

a. Is the required Biological Inventory attached? yes no

A Biological Inventory prepared by EcoSynthesis dated March, 2009 is included herein.

b. Is a Management Plan for encroachment into sensitive biological resources required? yes no If yes, is it included in the Inventory? yes no

A draft Habitat Management Plan is included within the Biological Inventory which includes provisions for encroachment into sensitive biological resources. A Management Plan is also included for minor encroachment(s) into steep slope areas to construct a secondary emergency access road.

c. How many native oaks exist on the project site?

There are estimated to be thousands of native oaks on site. The Biological Inventory includes an aerial photo depicting the areas of thick oak canopy and has identified Landmark Oak Trees and Landmark Oak Groves.

d. How many oaks have trunk diameters of 36" or more, measured at breast height?

Oaks which have trunk diameters of 36" or more are considered to be “landmark oaks”. There are 15 landmark oaks identified in the Biological Inventory. The project development has been designed to avoid ALL landmark oak trees.

e. Number, size, type and location of trees that will require removal, including those for road and sewage disposal construction (as shown on site plan):

It is estimated that the number of trees that will require removal ranges from 150-200. The sizes range from 6" diameter – 30" diameter (at breast height). The type of trees to be removed will be primarily blue oak but will include some interior live oak, canyon live oak and ponderosa pine. The majority of trees to be removed are located in the west half of the site (west of the

existing pond) and a small portion of the trees to be removed will be located within the northeast corner of the site where the proposed secondary emergency access road is located.

- f. Is a Tree Protection Plan for trees to be retained attached or addressed in your Biological Inventory? yes no**

A Tree Protection Plan is not included herein but will be included on the final Construction Drawings. The Biological Inventory does address impacts to landmark oak groves and provides recommendations/mitigations.

- g. Does this project have the potential to preclude the future use of any natural resource i.e., forests or water? yes no *If yes, explain:***

No. The project has been designed as a clustered development so the majority of the site will remain as natural open space. By keeping such a large contiguous area of open space, the project ensures that the future use of natural resources such as forests, rivers, etc. are NOT precluded.

- h. Has this site been logged site in the last 10 years? yes no**

If yes, was a Timber Harvest Plan approved? yes no

Is there an active Timber Harvest Plan on file? yes no

If yes to either, a copy of the approved and/or proposed Plan(s) is attached.

8. *Mineral Resources:*

- a. Is this site mapped as an MRZ-2, Significant Mineralized Area, by the State Dept. of Conservation? yes no**

- b. Does this project have the potential to deplete any non-renewable minerals?**

yes no *If yes, explain:*

9. *Risk of Upset/Health Hazards*

- a. Have you included the required Nevada County Hazardous Materials/Waste Statement with this application? yes no**

- b. Do you have knowledge, or is there evidence, of any past, potentially hazardous materials use, including underground fuel storage tanks, dumpsites, or surface or subsurface mining activity? yes no**

To my knowledge, there is no evidence of any past hazardous materials use, including underground fuel storage tanks, dumpsites, or mining activity.

If yes, a Phase I Assessment must be submitted with this application. Contact the County Department of Environmental Health for information regarding what research must be conducted for the specified past use.

- c. Does this project propose the handling, storage or transportation of any potentially hazardous materials, toxic substances, flammables or explosives? yes no

If yes, briefly describe the potentially hazardous materials:

This project does not propose the handling, storage or transportation of potentially hazardous materials, toxic substances, flammables or explosives.

- d. Will the proposed project include the use of hazardous materials in quantities greater than 55 gallons, 200 cubic feet or 500 pounds? yes no

If yes, have you attached a Hazardous Materials Inventory Statement with this application? yes no

- e. Does this project propose, or will this project result in, the generation of hazardous waste as defined by the California Health & Safety Code, Chapter 6.5? yes no

- f. Does this project propose fuel tanks, either above or below ground?

If yes, in what quantities?

No. This project does not propose any fuel tanks, above or below ground.

- g. Is this project site within two air miles of an airport? yes no

If yes, is the project site mapped with the boundaries of an airport Comprehensive Land Use Plan (CLUP)? yes no

10. Noise:

- a. Is a Noise Study attached? yes no

A copy of the Acoustical Constraints Evaluation prepared by LSA, dated August 17, 2007 is included herein. An updated Noise Study specific to this project will be prepared during the EIR.

- b. Describe any noise-sensitive land uses (homes, schools, hospitals, churches, libraries, nursing homes) within a half-mile of the project site.

Other than residential single-family homes, there are no other noise-sensitive land uses within the immediate vicinity of the subdivision. This project will meet or exceed all minimum setbacks to property boundaries.

- c. Describe any noise that will be generated by this project both during and after construction; identifying the noise source and the hours of operation for the noise generating use, including any outdoor activity areas, i.e., storage yards, outdoor music, playgrounds, animals pens.

During Construction – Minor noise associated with roadway and home building construction is anticipated. In order to mitigate this minor noise impact, construction operations will be limited between 7:00 a.m. to 6:00 p.m., Monday through Saturday. Additional mitigation measures may be identified in an updated noise study to be prepared as part of the EIR process.

Following Construction – Primarily, noise associated with residential use is anticipated to be generated and is not considered to be significant. Outdoor uses are also proposed within the Village Core and Events Lawn from time to time for residents and family members such as weddings, wakes, educational & cultural offerings and holiday parties. Outdoor events will be limited to daylight hours. Outdoor events will be further evaluated for noise impacts as part of a project specific noise study to be prepared during the EIR process.

11. Public Services:

- a. List agencies providing the following public services to your project site:

Fire Protection: Higgins Fire Protection District

Domestic water: Nevada Irrigation District (NID)

Sewage disposal: Lake of the Pines Wastewater Treatment Plant

Road maintenance: To be set up & maintained by Rincon Del Rio

Other special districts: _____

- b. If public sewer is proposed, how many EDUs are allocated to this site?

Preliminary meetings with Nevada County DOTS indicated that there are up to 200 EDU's available for this site.

- c. How many EDU's are required for the proposed use?

Based on Wastewater Flow Rates obtained from Wastewater Engineering, Treatment & Disposal, by Metcalf & Eddy, 1991 and the unit types associated with a CCRC, it is anticipated that this project will require approximately 165 - 185 EDU's. The final amount of EDU's will be confirmed with DOTS. The project will be constructed in phases so EDU's will be needed in increments ranging from 20 – 40 EDU's each phase.

- d. Is trash & recycling service available to serve the project site? X yes ___no

Yes. This project is within the service area for Nevada County Waste Management. Trash and recycling services are available to serve the project site.

- e. **As a result of this project will there be significant amounts of solid waste generated, including stumps or inert matter?** ___ yes X no

If yes, describe how the solid waste will be handled / removed:

No. This project will not generate a significant amount of solid waste. During construction, there will be waste generated such as stumps and inert matter which will be hauled off to the local landfill or transfer station. Upon build-out of the development, the solid waste generated is expected to be that which is associated with single-family development.

- f. **Within what Fire Severity zone is the project site mapped (Moderate, High or Very High) on the CalFire Fire Severity Hazard maps?**

The project site is mapped as “high” on the Calfire Fire Severity Hazard maps. A Fuel Modification Plan will be prepared as part of this project which will ensure proper maintenance of “ladder fuels”, fuel breaks, etc. to mitigate the fire danger. The Fuel Modification Plan combined with emergency access connection to Rodeo Flat Road will greatly improve the fire safety for the general area.

- g. **Will this project result in the need for additional public services including fire, police, water, sewage disposal or recreation, including annexation to a special district?** X yes ___no *If yes, describe:*

Yes. Although additional public services will be required, each potential increase will be properly mitigated to reduce any potential impacts to less than significant.

Annexation to the Lake of the Pines Wastewater Treatment Plant will be required for this project. Upon annexation and extension of the mainline from Rodeo Flat Road, sewage disposal will be available to serve the site. Preliminary discussions with SR Jones from LAFCO and Gordon Plantenga with the Nevada County DOTS have indicated that an annexation request to the LOP Wastewater Treatment Plan is feasible.

Domestic water will be provided by Nevada Irrigation District (NID). NID has indicated that the site can be served upon extension of the mainline from Rodeo Flat Road. NID currently has a water mainline in Rodeo Flat Road near the northeast property boundary.

The site is within the Higgins Area Fire Protection District and will be subject to compliance with their regulations which should minimize any impacts on that district.

The project does not create a significant amount of new land use beyond what currently exists, therefore it is not anticipated that this project would significantly increase the police services in the area.

Recreation will be provided as part of this project. Recreational activities such as walking trails, bocce ball, fishing, clubhouse, aquatic center, gym/workout, yoga/dance, picnic areas, community garden and an automotive hobby barn are some of the proposed recreational activities which will be available on site. This project will not result in the additional need for recreation.

12. *Utilities & Services Systems:*

- a. **List the public utilities that are available to serve the project site and the entities that provides service:**

Telephone: AT&T

Electricity: Pacific Gas & Electric (PG&E)

Gas (propane or natural gas): Amerigas or Suburban Propane

High speed internet service: Comcast

- b. **Will this project require the extension of service for any energy source?**

yes **no** *If yes, describe:*

Dry utilities are located on-site but will be extended throughout the development within an underground “joint trench”. The joint trench will include cable, telephone and electricity. Water & sewer will also be extended to the project site.

- c. **Will this project require the recording of a new utility easement?**

yes **no** *If yes, the proposed easement must be shown on the site plan.*

New public utility easements (PUE’s) will not be required off-site. On-site PUE’s will be recorded throughout the project and will be located over, under and across all the newly constructed roadways.

- d. **Describe how this project maximizes energy efficiency, i.e., utilizes alternative energy sources, pursuant to General Plan policies 8.24. & 14.2:**

The Rincon del Rio project will incorporate progressive planning & design practices to reduce environmental impacts and ensure resources are available for future generations. The project design incorporates a clustered development to reduce overall impacts to the site and greatly minimizes site disturbance. By retaining the majority of the natural tree canopy on site, shade will be provided to help control temperatures in the summer months by minimizing sun exposure. Also, by retaining much of the native vegetation, the amount of landscaping and water usage will be greatly reduced.

The project will implement Design Guidelines within the proposed design in order to maximize energy efficiency. Design Guidelines within the project CC&R’s will ensure proper building standards and reduce energy consumption. Some of Design Guidelines will include, but not be limited to the following:

- Proper placement of windows & adequate insulation will reduce energy use by 30%-50% through “passive solar heating”. Size & orientation of windows & doors should be designed to take advantage of sun, shade & wind conditions to minimize the home’s requirement on mechanical heating and cooling systems. Site buildings to take advantage

of solar orientation. Proper building orientation & design facilitates the use of natural daylight.

- Incorporate Natural Cooling by utilizing shading from tree canopies (for east & west facing glass), window overhangs and awnings and radiant heat-reflective barriers installed in attic spaces. Use deep window overhangs and/or trellises primarily on south and west facing glass to provide a balance between summer cooling and winter heating through solar gain. Use landscaping to shade east and west-facing windows. Any combination of natural cooling techniques can be used to reduce overheating in homes, reduce the need for air conditioning and reduce energy.
- Include sufficient space in trash disposal service areas to accommodate recycling programs.
- Incorporating renewable energy concepts into home designs is encouraged to reduce energy consumption and costs and to increase personal comfort.
- Installation of Energy Star Certified Appliances is greatly encouraged. These appliances are significantly more efficient in their use of water and electricity. At a minimum, the following appliances are recommended to be Energy Star rated: dishwashers, refrigerator &, clothes washers. Energy Star also certifies heating and cooling equipment such as air conditioners, furnaces, boilers, heat-pumps and thermostats.
- Energy Star labeled windows are twice as efficient as the average window produced just ten to fifteen years ago. These products are designed to reduce heat loss and solar gain to provide warming buildings in the winter and cooler buildings in the summer.
- Upgrade insulation to exceed California Title 24 requirements. Proper insulation can reduce the demand for heating & cooling. Preference should be given to loose and spray cellulose insulation products that are made out of 100% recycled newspaper and that are treated with borates for fire and insect resistance. Spray cellulose wall insulation is mixed with less toxic binders to adhere to stud and joist cavity surfaces, while completely filling cavities, deterring moisture intrusion and flame spread. It also reduces infiltration, further contributing to a quieter, more comfortable and energy efficient home. Cellulose insulation is also formaldehyde-free, which preserves air quality.

e. What type of sewage disposal system is proposed for this project (public sewer, individual septic systems, community system, centralized system)?

Public sewer will be extended from the LOP Wastewater Treatment Plant to this project. Annexation will be required to the Treatment Plant. Two sewer lift stations are proposed on-site due to the elevation difference between the site and the treatment plant.

13. Aesthetics:

a. Will there be a change to any highly visible ridgelines or any scenic viewsheds?

yes no

No. This project has been designed to avoid any highly visible ridgelines and there are no scenic viewsheds identified on the property.

If yes, is a Management Plan included in this application? yes no

b. Is this project visible from a scenic highway, a large population center, or a public recreation area? yes no *If yes, describe:*

No. This project is not visible from any highway, large population center or existing public recreation area.

c. Does this project propose any outdoor storage, activity or use (other than parking)? yes no *If yes, describe the use:*

Yes. The project proposes to hold outdoor events from time to time on the Events Lawn and the Village Core for the residents and family members. Outdoor activities during events may include weddings, wakes and holiday parties.

d. Does this project propose new fencing? yes no *If yes, describe fence type, height, materials and colors:*

Fencing is anticipated around the garden area(s) to keep out deer. Fencing around the gardens will consist of 6' high wire mesh.

e. Will this project require the installation of new overhead utility lines, visible from public roadways or adjacent properties? yes no

If yes, describe:

Dry utilities are currently available on-site. Extension of the utilities to service the development will be located underground and all new utilities on-site will be underground.

f. Is any new exterior lighting proposed? yes no

If yes:

Is the location of all exterior lighting shown on the site plan? yes no

Is a comprehensive Lighting Plan included in this application, which describes existing and proposed lighting, the number and type of light fixtures, i.e., compact-fluorescent, metal-halide, incandescent; the location (wall-mounted, pole); and type of shielding to prevent off-site light spill? yes no

A Preliminary Lighting Plan is included within the project submittal which shows the location and type of light fixtures. The project will incorporate “Dark Sky” standards and low energy fixtures. Street lights will not be incorporated into the streetscape design for the project except at intersections and parking areas. Individual porch lamps outside of structures will be required to be screened to achieve the dark sky standards and goals.

14. Agriculture:

a. Is this project site mapped on the State Dept. of Conservation Important Farmlands Map, as Prime, Unique or a Farmland of Statewide or Local Importance? yes no If yes, is a Management Plan for encroachment into important agricultural lands included with this project? yes no

A small portion of the proposed development encroaches upon Farmlands of Local & Statewide Importance, as mapped on the State Department of Conservation Important Farmlands. The majority of the important agricultural lands will either be preserved or utilized for agricultural purposes. A Management Plan will be prepared for the project during the EIR process to address the agricultural lands associated with this project.

b. Is this project site, or an adjacent site, contracted for an Agricultural Preserve (Williamson Act), yes no

The project site is not contracted for an Agricultural Preserve under the Williamson Act and there are no known Agricultural Preserves contracted on adjacent properties.

c. Is there a Conservation Easement recorded for the project site, or an adjacent site? yes no

There are no Conservation Easements recorded for this project site and there are no known Conservation Easements recorded on any adjacent sites.

**d. Is there an agricultural use established on or adjacent to this parcel?
 yes no If yes, describe the use:**

Other than cattle grazing the site is not currently being used for agriculture. The project proposes a large area for gardening. The project’s clustered design provides a large contiguous parcel for Open Space that will continue to be grazed and undeveloped; therefore does not preclude possible agricultural use in the future.

- e. Is the project site irrigated? yes no

If yes, what is the water source (well, treated, raw water, or?):

The project site has readily available irrigation. There are two Nevada Irrigation District (NID) canals that cross the site. The Weeks Canal which crosses the northwest portion of the project is proposed to be encased. The Magnolia Ditch runs primarily in a north/south direction across the eastern half of the site. A pond is located near the center portion of the site.

- f. Has the site ever been evaluated under the LESA (Land Evaluation & Site Assessment) system? yes no

If yes, a copy of the evaluation is attached.

- g. Will this project prohibit or decrease agricultural production, on or off-site?

yes no *If yes, describe:*

No. This project will not prohibit or decrease agricultural production, on- or off-site. By clustering the project within the west half of the site, a large portion of open space will be preserved and the opportunity for agricultural production will not be precluded or prohibited. In fact, cattle grazing is anticipated to continue and gardening incorporated as a project amenity and agricultural use.

15. Cultural Resources:

- a. A letter from the North Central Information Center is attached, recommending whether an on-site Cultural Resources Inventory be conducted.

- b. An Inventory was conducted and is attached.

An Archaeological Inventory Survey was conducted by Genesis Society in December, 2006.

- c. An Inventory is not attached because:

The North Central Information Center determined that an inventory is not required due to project size or sensitivity level (see letter).

An on-site inventory was conducted for a previous project and is on file with the Planning Department, County File No#: _____.

16. Recreation:

- a. Describe any public recreational facilities existing or proposed on the project site, including trails. Describe any known historic, public use of this site.

There are no existing recreation facilities on the project site, however this project proposes several recreational opportunities including but not limited to a walking trail network, activity lawn, bocce ball, fishing, clubhouse, aquatic center, gym/workout, yoga/dance, picnic areas, community garden and an automotive hobby barn.

Development project information (not applicable to Tentative Maps)

17. Proposed use:

- a. Proposed use/occupancy type: CCRC (See Project Description and Architectural Summary)
- b. Building type & hazard classification: (See Architectural Summary)
- c. Days & hours of operation: 7 Days per week – hours of operation vary
- d. Total number of employees: Estimated 43 full-time employees (at build-out)
- e. Describe any outdoor activity proposed, including area square footage:

Outdoor activities described above.

f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	_____	_____
Compact stalls:	_____	_____
Wheelchair accessible:	_____	_____
TOTAL:	_____	_____

There are on-street, off-street and underground parking stalls proposed. The total number of parking stalls is included in the Architectural Summary report. There are no compact stalls proposed. The number of wheelchair accessible parking spaces will be in accordance with ADA standards.

g. Are loading bays or drop off areas proposed or required?

Loading bays and drop off areas are not required, however there is adequate parking stalls located near each building within the Village Center.

18. Building Characteristics of each proposed building:

a. Building size in square feet (existing and proposed):

1st floor _____	3rd floor _____
2nd floor _____	4th floor _____

There are various building types proposed. Five buildings are proposed in the Village Center and will include various uses. The building sizes and uses are outlined in detail within the Architectural Summary.

b. If assembly area without fixed seats, state UBC and/or designed occupancy: N/A

c. Building height, measured from average finished grade to highest point

Building heights vary depending on the building. See architectural drawings for specific heights.

d. Proposed exterior building:

	<u>Materials</u>	<u>Colors</u>
Roofing:	_____	_____
Siding:	_____	_____
Trim:	_____	_____
Windows:	_____	_____

A variety of natural materials & colors will be utilized. Architectural renderings are included in the project submittal showing the proposed materials, colors, roofing, siding, trim, windows, etc.

e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

The architectural features and details are included in the renderings and Architectural Summary. All architectural features and details will comply with applicable County Design Guidelines.

19. Building Permits: List any building or grading permits related to this project that have been applied for and/or issued.

There have not been any building or grading permits applied for and/or issued that are related to this project.

20. Signage:

 A Comprehensive Sign Plan been submitted that identifies:

 X a. Number of signs

All proposed custom signs AND “typical” signs are included on the signage plan.

 X b. Total sign square footage

Dimensions are included on the signage plan for all proposed signs.

 X c. Sign style (wall sign, monument, free-standing)

Shown on the Signage Plan.

 n/a d. Sign lighting

Sign lighting is not proposed for any of the signs.

X e. Sign placement/location

A verbal description of the location of each sign is included on the signage plan.

f. Design, e.g., colors, materials, lettering style

Design, lettering, colors and materials are included on the signage plan.

21. Residential Projects

a. Number of dwelling units:

See Project Description and Architectural Summary for number & type of dwelling units.

Single-family _____

Multiple-family _____

b. If multiple family or condominium project, number of dwelling units with:

One Bedroom _____

Two Bedrooms _____

Three Bedrooms _____

Four or More Bedrooms _____

c. Does this project include a conversion of residential real property to a condominium project? yes X no

If yes, have you provided tenant notice pursuant to Sec. 66427.4 of the Subdivision Map Act, and attached a report on the impact to tenants are required by Sec. 66427.4? yes no *N/A*

If yes, you must provide verification of such notice. *N/A*

Is that documentation attached? yes X no *N/A*

.....
I understand that failure to provide a complete and accurate response to all questions on this form may deem this application incomplete and may result in project processing delays.

Signature of () Property Owner(s) or (X) Authorized Representative that completed this document:

Date: _____