NEVADA COUNTY, CALIFORNIA
ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT
FOR THE RINCON DEL RIO CONTINUING CARE RETIREMENT COMMUNITY PROJECT

TO:

Department of Public Works – Surveyor
Department of Public Works – Engineering
Department of Public Works – Sanitation
Department of Public Works – Transit
Environmental Health Department
Building Department
County Counsel*
Nevada County Transportation Commission
Northern Sierra Air Quality Management Dist.
Ag Commissioner
Housing/Community Services
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CEO – Alison Lehman
Higgins Fire District
Pleasant Ridge Union School District
Placer County Planning
US Army Corp of Engineers
US Fish & Wildlife
Nevada County Economic Resource Council
General Plan Defense Fund
Hidden Ranches Road Association
Laborers Pacific Southwest
Lake Combie Estates HOA
Nevada Irrigation District
PG&E
Comcast
Kevin Johnston
Keep Nevada County Rural
Shingle Springs Band of Miwok
Nevada County Clerk-Recorder Office
Nevada Union High School District
CALFire, Nevada Yuba Placer Unit – Brian Estes
California State Clearinghouse
Nevada County Historical Landmarks Commission
Department of Parks and Recreation
Caltrans Highways
Fire Protection Planner
CA Fish & Wildlife
Central Valley Water Quality Control
Department of Water Resources
Native American Heritage Commission
State Lands Commission
CA State Fire Marshal
Air Resources Control Board
Resource Conservation District
CA Native Plant Society - Redbud
Nevada County Association of Realtors
Greater GV Chamber of Commerce
FREED
Sierra Nevada Group/Sierra Club
Federation of Neighborhoods
Tsi Akim Maidu
United Auburn Indian Community
Bear Yuba Land Trust
Friends of Nevada City
Glenwood HOA
Lake of the Pines Ranchos
Lake of the Pines HOA
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COB – Jeff Thorsby
Lake of the Pines Ranchos CSD
Hidden Ranch Road Committee
SYRCL
Property Owners w/in 500-Feet

**receives full report, others receive NOA/NOI only with report available online*.

Date: December 8, 2020

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File Number(s): PLN19-0024, TFM19-0008, CUP19-0010, MGT20-0001, PFX19-0003, MIS20-0001, EIS19-0010

Assessor's Parcel Numbers: 057-130-013; 057-240-017; 057-240-018; 057-240-019

Applicant / Property Owner: Young Enterprises, LP
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Auburn, California 95602

Representative: Dale Creighton / Martin Wood
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Zoning Districts: Planned Development (PD) – Continuing Care Retirement Community Combining District (CCRC)

General Plan Designation: Planned Development (PD) – Continuing Care Retirement Community (CCRC)

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Introduction:

As Lead Agency, Nevada County prepared an Environmental Impact Report (EIR) for the Rincon del Rio Continuing Care Retirement Community (CCRC) project (referred to herein as the "approved project"). The Nevada County Board of Supervisors certified the Rincon del Rio Continuing Care Retirement Community EIR (referred to herein as the "EIR") (State Clearinghouse No. 2011052030) and approved the Rincon del Rio project on April 9, 2013, which included the following:

1. Certification of a Final Environmental Impact Report (EIR10-001) (State Clearinghouse No. 2011052030); **2.** General Plan Amendment to add a new Land Use Designation and supportive descriptive text and land use development standards for the Continuing Care Retirement Community (CCRC) designation; **3.** An amendment to the Nevada County Land Use Map to re-designate the proposed project site from the Planned Development, Estate (PD-EST) land use designation to the Planned Development, Continuing Care Community (PD-CCRC) designation; **4.** Zoning Ordinance Text Amendment to Chapter II of the Nevada County Land Use and Development Code to establish a new zoning combining district definition and development standards entitled Continuing Care Retirement Community Combining District (CCRC); **5.** Rezoning of the project site from the Residential Agricultural, 3-acre, Planned Development Zone District to the Planned Development, Continuing Care Retirement Community Combining District (PD-CCRC); **6.** Adoption of a Management Plan to address and manage the natural resources areas on the site including encroachments into Steep Slopes, Oak Woodlands, Watercourses and Important Farmlands; **7.** A Petition for Exceptions from the Local Class 1 Road Standards on portions of Rincon Way to allow for a 30-foot easement on Rincon Way and for use of Rodeo Flat Road as an emergency access route having grades in excess of 16-percent; **8.** A Tentative Final Subdivision Map to subdivide the project site from the existing four (4) lots into fourteen (14) lots ranging in size from 2.33 to 130.74 acres; **9.** A Use Permit to establish a Comprehensive Master Plan (CMP) for the entire site to facilitate the development of the site as a 345-unit Continuing Care Retirement Community as proposed on the project Site Plan; and **10.** Development Agreement between Nevada County and the project applicant to address issues associated with project phasing; provision of project infrastructure, service responsibilities; financial assurances and project operations.

The proposed changes to the approved project are referred to herein as the "proposed modified project." This Addendum has been prepared to determine whether the proposed modified project would result in new

or substantially more severe significant environmental impacts compared with the impacts disclosed in the certified EIR.

Basis for an EIR Addendum:

An agency may prepare an Addendum to a prior EIR pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164 that states, in pertinent part, that "The lead agency […] shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred." Section 15162 states that a subsequent EIR would be required if any of the following conditions exist: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) The availability of new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows that the project will have one or more significant effects not discussed in the previous EIR, significant effects previously examined will be substantially more severe than shown in the previous EIR, or mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative. Based on the evaluation provided in this Addendum, no new significant impacts would occur as a result of the proposed modified project, nor would there be any substantial increases in the severity of any previously-identified adverse environmental impacts. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment alternative. Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines has occurred. For this reason, an Addendum is the appropriate document to comply with CEQA requirements.

Evaluation of Alternatives:

CEQA requires a comparative evaluation of a proposed project and alternatives to the project, including the "No Project" alternative. The EIR addressed a reasonable range of alternatives for the project. There is no new information indicating that an alternative that was previously rejected as infeasible is in fact feasible, or that a considerably different alternative than those previously studied would substantially reduce one or more significant effects on the environment.

Project Location and Surrounding Land Uses:

The approximately 215-acre project site encompasses four parcels (APN's: 057-130-013, 057-240-017, 057-240-018, 057-240-019) and is located and the end of Rincon Way, which is located approximately 1/2–mile east of Highway 49, and south of the Lake of the Pines community within unincorporated southern Nevada County. The project site is primarily undeveloped, with the exception of an approximately 14,000-square-foot single-family residence constructed in 2001 and located on a bluff in the site's southwestern corner overlooking the Bear River.

In addition to the existing single-family residence, the subject parcel contains an approximately 2,300-square-foot wooden patio cover with an outdoor kitchen, currently under construction, unpaved access

roads, and garden area with raised planting beds, landscaping, and fencing. In addition, there is a former golf driving range located at the northwestern corner of the site near its primary access point at Rincon Way that has been converted into a relatively large vegetable garden. Various types of fencing and gates, including livestock corrals, and unpaved access roads are also located throughout the site.

At elevations of approximately 1,300 feet above mean sea level along the southern portion of the site near the Bear River to approximately 1,700 feet above mean sea level in the eastern portion of the project site, the project site is relatively flat near the center with rolling hills to steep slopes. Site vegetation consists of moderately dense annual grasses and deciduous trees including black, live, and blue oaks. North-facing slopes support moderate to heavy underbrush and some evergreen trees such as ponderosa pine. Riparian vegetation such as tall green grasses, reeds, blackberries, trees, and other bushes delineate the unnamed tributary and pond. There are also small numerous rock outcrops located throughout the site. Depending on location and elevation, certain areas of the site feature expansive, unobstructed views of the surrounding rural area (Matuzak 2017; Acacia CE 2011; Lumos 2007).

Surface water features on the project site include an unnamed tributary that flows southwest from the site's northeastern corner and drains into an approximately 3.25-acre pond located near the center of the site. In addition, segments of two Nevada Irrigation District (NID) irrigation canals traverse the site: the Weeks Canal crosses the northwestern portion of the site and the Magnolia Ditch crosses the eastern portion of the site. Portions of these canals are open and unlined while other segments are lined with gunite or are encased entirely and feature concrete and metal gates. Located south of the project site is the Bear River, which is free flowing and in a relatively natural state.

The subject parcels are designated Planned Development (PD) on the General Plan Land Use Maps with Continuing Care Retirement Community (CCRC), which was amended from Planned Development, Estate (PD-EST) as part of the previously approved project on April 9, 2013 by the Nevada County Board of Supervisors. The PD designation is intended to designate planned developments locations where a mix of uses is desirable. The PD designation may allow a variety of land uses, including single-family and multi-family, residential, continuing care retirement communities, commercial, open space, and other land uses consistent with the capability and constraints of the land. The CCRC Land Use Designation is to provide for housing and care services in an age restricted setting that includes independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing. The concept of CCRC's is to support "aging in place" communities that promote and encourage a wide range of living arrangements for senior citizens that includes physical and programmed social connectivity, and supportive health-related and similar services.

The subject parcels are zoned Planned Development (PD) – Continuing Care Retirement Community Combining District (CCRC). The PD Base District is intended to provide for development where mixed uses are desirable. The district provides for the comprehensive planning of a site in advance of development, taking into consideration clustering of intensive land uses and maximizing conservation of open space in a manner sensitive to site capabilities and constraints. The intent of this District is to encourage innovative and creative design in the provision of a variety of mixed uses. This district is consistent with all General Plan designations provided the proposed land uses are consistent with those designations within which the project is located. The Continuing Care Retirement Community Combining District (CCRC) is intended to provide for housing and care services in an age-restricted setting that includes independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing. The concept of CCRCs is to support "aging in place" communities that promote and encourage a wide range of living arrangements for senior citizens that includes physical and programmed social connectivity, and supportive health-related and similar services. CCRCs shall be combined with a PD (Planned Development) District. The location and site planning characteristics of CCRCs shall be carefully considered pursuant to policy provisions contained within the General Plan and will emphasize clustering of development, preservation of open

space, and minimizing adverse impacts to the character and lifestyles associated with neighborhoods near the project site.

Primary access to the Project Site is provided via Rincon Way, a 2-lane privately owned and maintained local road. Secondary emergency access would be provided by Rodeo Flat Road, a 2-lane rural residential roadway that terminates at the northeast corner of the Project Site. Various private dirt roads traverse the site along with the private driveway affording access to the existing single family residence and accessory buildings.

The area surrounding the project site is characterized by rural residential development and agricultural (grazing) land as well as undeveloped open space and the Bear River. Immediately west of the project site, south of Rincon Way, are three existing residences along Connie Court. West of the site, north of Rincon Way, are numerous more closely spaced residences along Rincon Way and Hidden Ranch Road. Beyond these immediate uses to the west is SR 49, a four-lane, north–south-oriented regional highway. Immediately south of the site is the Bear River. North of the site is also characterized as rural with numerous residences off of Hidden Ranch Road, Beaver Court, Pleasant Court, Starfire Court, and Rodeo Flat Road. East of the site is more rural open space and grazing land with scattered residences.

The nearest residences are three single-family residential dwelling units located approximately 100 feet from the western property line of the project site along Connie Court Road, with additional nearby single family residential dwellings located approximately 100-200 feet of the north and east property lines.

Project Background:

The certified Rincon del Rio EIR analyzed a project consisting of the development of a Continuing Care Retirement Community featuring a variety of independent and supportive living arrangements including independent living, assisted living, nursing care, physical rehabilitation, and memory impairment housing in a campus-like setting, featuring commercial and recreational uses and transportation and a variety of other services that would provide housing for a maximum of 415 residents in 345 attached and detached housing units and would require a total of 43 employees. The approved project included two General Plan Amendments, two Zoning Ordinance Amendments, a Tentative Final Map, a Use Permit to establish a Comprehensive Master Plan for the entire project site to facilitate the development of the site as a 345 unit Continuing Care Retirement Community, a Management Plan to address and manage natural resource areas on the site, a Petition for Exceptions and a Development Agreement.

As approved, the Rincon del Rio project consisted of two General Plan Amendments, with the first amending the text of the General Plan Land Use and Public Facilities and Services Elements to establish a new land use designation for the Continuing Care Retirement Community (CCRC) designation to establish land use density and intensity standards and make structural amendments to various policies and descriptive text to integrate the new land use designation and standards into the Plan. The second amendment to the Nevada County General Plan, was a map amendment to amend the General Plan Land Use map to re-designate the project site from Planned Development, Estate (PD-EST) land use designation to the Planned Development, Continuing Care Community (PD-CCRC) land use designation. The project also as approved included two amendments of the Nevada County Land Use and Development Code. The first zoning amendment, amended Chapter II of the Nevada County Land Use and Development Code to establish a new zoning combining district definition and development standards entitled Continuing Care Retirement Community Combining District (CCRC). The second zoning amendment, amended the Nevada County Zoning Map (Map#: ZDM 047) to rezone the full project site from the Residential Agricultural - 3-acre (RA-3) with Planned Development Combining District (PD) to Planned Development (PD) base zone with the Continuing Care Retirement Community Combining District (PD-CCRC).

As part of the approved project, a Management Plan component was also included for proposed encroachment into identified sensitive resources, including; *Steep Slope Management Plan*, *Agricultural Management Plan, Oak Woodland / Landmark Oak Grove Management Plan and a Water Resources / Riparian Area Management Plan.* The intent of the Management Plans was to provide definition and required Mitigation Measures of how the approved project intended to protect sensitive natural areas of the site and mitigate encroachments into these resource areas, as required by Nevada County Land Use and Development Code, Article 4 – Comprehensive Site Development Standards, Division 4.3 – Resource Standards.

In addition, as part of the approved project, a Petition for Exception from the Nevada County Road Standards for the secondary emergency access road, via Rodeo Flat Road, an existing public road was approved. Because the development of the project would result in a dead-end roadway exceeding the maximum allowable cumulative length of an access drive pursuant to Nevada County Land Use and Development Code, Section L-XVII 3.4, a secondary access roadway was required. As required, pursuant to Table II of Section L-XVII 3.4, an overall width 18 feet plus 1-foot shoulders and a maximum grade of 16-percent. It was determined as part of the approval of the project, that Rodeo Flat Road meets the required roadway width standards, however, a portion of Rodeo Flat may exceed the maximum grade requirements in a least one location (up to 16.5% for approximately 50 – 100 feet). Thus, the Petition for Exception, sought an exception for an emergency access roadway exceeding the maximum grade requirements. Furthermore, as part of the approved project the Petition for Exception also sought an exception from the road right-of-way widths on Rincon Way from a 50-foot width to a 30-foot width. All of the road improvements for a Class 1 roadway as required by Table II of Section L-XVII 3.4 were approved to be contained within and existing 30-foot right-of-way along Rincon Way. As approved, the Petition for Exception, would allow for the elimination of vegetation management on either side of the roadway.

The project also approved a Tentative Final Map to establish 14 lots on the project site ranging in size from 2.33 acres to 130.74 acres. The Tentative Final Map included, the road way dedication and easements and lot configurations, establishment of a road maintenance agreement to outline road maintenance obligations for Rincon Way and internal roadways.

The project as previously approved and analyzed by the EIR, included a Use Permit and a Comprehensive Master Plan for the project site, pursuant to the requirements of the PD Zoning District and the CCRC Combining District. The project as a CCRC would be a campus designed to serve adults 55 years and older, who are seeking to downsize their living environment, but are still physically and socially active. As approved, the project would provide a self-contained Village environment with a variety of amenities and services including: Transportation, Dining, Laundry, Nursing Care, Indoor & Outdoor Recreation, Daily Services and EMT Services. Furthermore, as approved the campus would offer seniors a variety of housing options, all of which would be constructed with Universal Design principals aimed at ensuring an age-in-place option with living units consisting of the following types:

- 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

As approved and as shown below in Table 1 and described above and in the certified EIR, the Rincon del Rio project proposed the construction of 345 residential units consisting of five primary types of residential

buildings including independent living detached Cottages, Duplexes, Group Homes, Lodges, and Village Center Residential.

Table 1
RINCON DEL RIO
PROPOSED DEVELOPMENT SUMMARY

Building Type	Number of Buildings	Number of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1,160–2,000 sf	Varies	78 resident; 26 guest
Duplex	23	46	1,142 sf	2,285	46 resident; 16 guest
4-Plexes	10	40	1,142 sf	4,570	40 resident; 14 guest
Cohousing Duplex	6	12	900 sf	1,800	12 resident; 4 guest
Cohousing 4-Plex	2	8	900 sf	3,600	8 resident; 3 guest
Group House (2 Story)	2	4	(6) 424 sf suites/unit	7,430	6 resident; 2 guest
Lodge	2	28	1,460 sf	30,100	70 (garage)
Subtotals	**123**	**216**	–	–	**325**
Residential Nursing Care					
Hospice	1	4	16 beds	4,570	4
Group House Memory Care	2	6	24 beds	5,226 per building (10,452 total)	6
Lodge Nursing Care	1	21	900	33,000	35 (garage)
Subtotals	**4**	**31**	–	–	**45**
Village Center					
Village Center	5	Total of 98 units for all 5 buildings	Varies	Varies by building type but results in total square footage of 218,000	98 resident; 54 employee/guest
Subtotals	**5**	**98**	–	–	**152**
Common Area Support Services					
Clubhouse (Existing Building)	1	–	–	14,000	8
Pool Building	1	–	–	4,700	4
Community Barn	2	–	–	3,600 per building (7,200 total)	6

Building Type	Number of Buildings	Number of Units	Unit Size	Building Size (sf)	Parking
Cohousing Common House	1	–	–	2,165	–
Neighborhood Centers (optional)	5	–	–	800 per building (4,000 total)	–
Gatehouse	1	–	–	935	–
Subtotals	**11**	–	–	–	**18**
Totals	**143**	**345**	–	–	**540**

Source: SCO 2011

Notes: 1 – Approximate. Actual cottage total square footage would depend on the proportion of larger units in the final buildout.
2 – Village Center is five buildings total. In addition to residential uses, VC Buildings 1, 2 & 4 include community support services (dining, café, medical, exercise space, etc.) on the ground floor.

Residential Units

As shown on Table 1 above, the project as previously approved would allow for the construction of 345 residential units consisting of five primary types of residential buildings: cottages, duplexes, group homes, lodges, and village center residential and were approved to be developed as outlined below:

- **Cottages** – Single-story, detached, single household unit with one-car garage and additional tandem parking space (open) between garage and road.
- **Duplexes** – Single-story, two household units, with exterior (open) or garage parking.
- **Group Homes** – Group living with private rooms or suites and shared common areas.
- **Lodges** – Two-story multi-unit buildings with common facilities and garage-level parking below.
  - Independent Living Lodges (2) have 14 independent living units per building.
  - Assisted Living Lodge (1) has 21 assisted living units (nursing care).
- **Village Center Residential Units** – Multi-unit buildings with independent living units and community services (mixed use at ground floor; see below):

Village Center

As shown above on Table 1, the Village Center as previously approved would consist of five buildings that include various types of residential units as well as community and support services and would be developed as below:

- **Building One** would consist of 12 residential units and support services and would be approximately 43,000 square feet in size. Support services would include café, exercise, post office, recycling center, bakery, theater, ice cream parlor, six guest rooms, pub, spa, pharmacy, public restroom, market/deli, beauty shop, bank, and dry cleaning.
- **Building Two** would consist of 18 residential units and support services and would be approximately 45,000 square feet in size. Support services would include restaurant, chapel, administration, medical, computer room, and library.
- **Buildings Three** and **Five** would each consist of 23 residential units and support services totaling approximately 43,000 square feet in size. Support services would include lounge/common areas and parking.
- **Building Four** would consist of 22 residential units and support services and would be approximately 45,000 square feet in size. Support services would include conference/meeting, dining, private dining, sitting room, kitchen, administration, laundry and cleaning, restrooms, and dishwashing area.

In addition to the above residential buildings and Village Center Buildings the approved project would also consist of Common Facilities and Accessory Buildings including an approximately 2,165-square-foot Cohousing Common House, five (5) approximately 800-square-foot Neighborhood Centers, two (2) approximately 3,600-square-foot Community Barns, an approximately 4,700-square-foot Pool House, an approximately 935-square-foot Gatehouse, and conversion of the existing approximately 14,000-square-foot main residence on the project site to serve as a clubhouse. The project also included several minor accessory buildings or structures including a garden shed, gazebo, bandstand, boat dock, covered bridge, and restrooms.

As approved, the project would be constructed in eight phases, however, phases may be combined and/or modified based on on-site demands and market conditions. Phase One would consist of the construction of the infrastructure improvements including water and sewer, primary and emergency access roads, event law area and approximately 77 initial dwelling units, Phase Two would include construction of Building 1 of the Village, roadways and utility infrastructure for the 4-plex, Duplex and Cottage units and construction of the 4-plex, Duplex and Cottage units as well as the assisted living units. Phases Three through Eight would continue build out of the project to the outer areas surrounding the Village Center, including additional project amenities, cottage-style homes for independent living, duplexes, four-plexes, cohousing affordable units, and assisted living and nursing care units.

As approved, the project also included a Development Agreement between the County and the applicant that established a 20-year timeline for the life of the Development Agreement. The Development Agreement addressed project phasing and occupancy thresholds, population caps that established a maximum population of 415 residents, issues related to the potential conversion of the project from a senior-living age restricted unit to an un-restricted rental or ownership units. Furthermore, the Development Agreement established an annual review process for the project for population surveying and remedies in the event of default. For additional information regarding the Development Agreement for the approved project, please see the Rincon del Rio EIR (January, 2012).

Modified Project Description:
The project as proposed is a combined application for a Use Permit to amend the Comprehensive Master Plan and revise the Tentative Final Subdivision Map, which was approved to facilitate the development of the subject parcels as a 345 Unit Continuing Care Retirement Community known as the Rincon del Rio project, which was approved on April 9, 2013 by the Nevada County Board of Supervisors (EIR10-001, ORD09-002, GP11-001, GP11-002, Z10-003, FM09-001, U09-007, MGT09-008, MI10-010).

The proposed changes to the approved project are referred to herein as the "proposed modified project." The certified Rincon del Rio EIR analyzed a project consisting of the development of a Continuing Care Retirement Community featuring a variety of independent and supportive living arrangements as described above.

As proposed, the project is a combined application for a Use Permit to amend the approved Comprehensive Master Plan to allow for a revision and relocation of some of the previously approved campus uses and to allow for individual fee title ownership of the proposed independent living single-family residential attached and detached units that would be located within the project site. As proposed, the proposed modified project would also be a Continuing Care Retirement Community (CCRC), known as Rincon del Rio, offering services and housing in an "age restricted campus setting" designed to serve adults 55 years and older, who are seeking to downsize their living environment, but are still physically and socially active. Housing types would include Independent Living detached Single-Family Residential Cottages and Bungalows, Independent Living attached 5-plex and 14-plex Condominium Units, Independent Living Village Center Loft Condominium Units and a Group Home Memory Care / Assisted Living Facility. In addition to housing, the Rincon del Rio CCRC project would provide services that would include physical

rehabilitation, food service, social and recreational activities, and cleaning and home maintenance services. Seniors who are independent may live in a single-family Cottage or Bungalow home, attached Condominium Unit, or and attached Village Loft Condominium Unit within a campus setting where the residents can rely on security and services designed to allow one to "age in place" and receive lifelong care.

The campus would offer seniors a variety of housing options, all of which would be constructed with Universal Design principals aimed at ensuring an age-in-place option, no matter how challenging the circumstance. As proposed, the revised Rincon del Rio project would be similarly designed to serve a senior population of 415 people within 345 living units consisting of the following revised elements as shown below and on Table 2:

- Independent Living (Detached) Single-Family Residential Cottages and Bungalows.
- Independent Living 5-Plex and 14-Plex multi-tenant condominium single-ownership units.
- Independent Living Residential Loft multi-tenant condominium single-ownership units.
- Group Home Memory/Assisted Living Facility.

Table 2
RINCON DEL RIO
PROPOSED MODIFIED DEVELOPMENT SUMMARY

Building Type	Number of Buildings	Number of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1,785–2,600 sf	Varies	78 Resident; 78 Guest
Bungalows	24	24	1,750 sf	Varies	24 Resident; 24 Guest
5-Plex Condominium (Two-Story)	29	145	1,473 – 1,481 sf	7,357	150 Resident; 94 Guest
14-Plex Condominium (Three-Story)	4	56	1,300 sf	28,000	56 Resident; 24 Guest
Subtotals	**135**	**303**	–	–	**528**
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000 sf	44
Subtotals	**4**	**22**	–	–	**44**
Village Center					
Support Retail	4	–	–	30,000 sf	100
Residential Village Loft Condominiums		20	1,500 sf	–	20 Residential; 7 Guest
Subtotals	**5**	**98**	–	–	**127**
Common Area Support Services					
Clubhouse (Existing Building)	1	–	–	14,000	8

Building Type	Number of Buildings	Number of Units	Unit Size	Building Size (sf)	Parking
Pool Building/Classroom/ Gathering	1	–	–	10,000	18
Community Barn	2	–	2,800	2,800 sf per building (5,600 total)	6
Gatehouse	1	–	–	935	–
Subtotals	**5**	–	–	–	**32**
Totals	**145**	**345**	–	–	**731**

As proposed, the modified project would maintain the same basic campus design that is clustered within the western approximately 48-acre portion of the approximately 215-acre project site. As proposed, primary access would be provided via Rincon Way, which is located off of Highway 49. Emergency access would be provided via Rodeo Flat Road at the northeast corner of the project site through the construction of an emergency access road that would extend a fire standard access road to Rodeo Flat Road, thus connecting Rodeo Flat Road with Rincon Way.

The project site is located within the boundaries of the Nevada Irrigation District (NID) and treated water is available to serve the project site. Public sewer is also available to serve the site, as the project site was annexed into the Lake of the Pines Zone of the County Sanitation District on July 18, 2013 by the Local Agency Formation Commission as approved by Resolution No. 13-07.

As proposed, the modified project would also include the same recreational elements as those that were included with the approved project such as walking trails with a river over look, group barbecue and picnic areas, pond side fishing area, raised bed community gardens, indoor pool, event lawn, horseshoe pits, outdoor kitchen, and courts for pickle ball, volleyball, and bocce ball. Proposed development associated with the project would be limited to 48 acres total, with all development except the proposed emergency access road, trails, barbeque areas, water tank, and sewer lift station to be clustered within the northwest portion of the site. Approximately 4 acres of the site would be used for agricultural uses (row crops and an orchard), with 163 acres remaining as undeveloped open space.

Use Permit:

As proposed, a Use Permit (CUP19-0010) would establish a revised Comprehensive Master Plan for the project site, pursuant to the requirements of the Planned Development Base Zoning District and the Community Care Retirement Community Combining District similar to the previously approved project as discussed above and as shown on the submitted revised site plans (Appendix B) and within the proposed revised Comprehensive Master Plan. As proposed, the revised Comprehensive Master Plan for the modified Rincon del Rio project would include the following components:

- A description of the proposed project and existing environmental setting;
- Existing and proposed infrastructure, including roadway and circulation improvements, proposed sewer and water system descriptions, conceptual drainage plan, site grading and erosion control plans, fire safety, and landscaping;
- A description of project phasing and improvements associated with each phase;

- Open space management provisions, which include the creation of CC&R's to address property maintenance and open space and common area management;

- Visual assessment and site design guidelines approach; and,

- Site and architectural design summary.

As proposed, the Use Permit and revised Comprehensive Master Plan, for the proposed modified project for the Rincon del Rio CCRC would offer a self-contained Village environment with a similar variety of amenities and services as previously analyzed by the certified Rincon del Rio EIR and would maintain the same Campus design use and service amenities and allow for relocation of some of the uses as outlined above and allow for individual fee title ownership of the residential attached and detached units and would include the following revisions as shown on the revised site plan (Appendix B) and would be as follows:

- Amend the Village Center area by relocating the five buildings in the Support Service Village Center to four smaller two-story buildings to be located along the main access road east of the gate house. The support uses would be located on the first floor and would be reduced from approximately 219,000 square feet to approximately 30,000 square feet and allow for twenty (20) single-ownership Independent Living two-bedroom single-ownership Village Loft residential units second story units.

- Relocate the 22-unit approximately 46,000-sqsuare-foot Group Home Memory Care / Assisted Living Facility from south of the Village Center to north of the Village Center.

- Reduce the size of the five apartment buildings and the 98 Independent Living Apartment units to allow for 56 attached Independent Living two-bedroom single-ownership condominium units in four 14-units buildings and 145 two-bedroom single-ownership condominium units in twenty-nine (29) 5-unit buildings. As proposed the 14-Plex and 5-Plex condominium buildings would be on common ownership parcels with the 201 condominium units being single-ownership airspace units. In addition, up to 24 condominium units would retained by the applicant as rental units that would remain under the ownership of the applicant.

- Change the type of the residential independent living units from 216 Cottages, Duplex's, 4-Plexe's, Cohousing and lodges to 78 Independent Living one and two-bedroom single and two-story Cottage Units and 24 Independent Living one-bedroom Bungalow units for a total of 102 units. The 102 Cottage and Bungalow units would be located on individually owned residential parcels.

- Relocate the tennis and pickleball courts from near the gate house to the farm area, further located east of the orchard.

Residential Units:
As shown above on Table 2, the modified project proposes the construction of 345 residential units, however, the residential building types have been revised as follows:

- **Cottages:** Seventy-Eight (78) Independent Living one and two-bedroom Single-Story and Two-Story, downhill and uphill detached single-family units with one-car garage and additional tandem parking space (open) between garage and road. As proposed, the Cottages would range in size from approximately 1,785–2,600 square feet depending on the model chosen and would be up to 30 feet in height. Depending on the individual lot slope, there would be some models that would contain

basements or living space on the downhill side. As proposed, the Cottages would be contained on individually owned residential parcels.

- **Bungalows:** Twenty-Four (24) Independent Living Single-Story detached one-bedroom single-family units with one-car garage and additional tandem parking space (open) between garage and road. As proposed, the Bungalows would be approximately 1,750-sqaure-feet in size and would be oriented with the garage facing the street and the entryway and front porch facing an interior landscaped paseo. As proposed, the Bungalows would be contained on individually owned residential parcels.

- **5-Plex Condominium:** A two-story 5-unit, approximately 7,357-square-foot two-story multi-tenant condominium building consisting of five (5) two-bedroom Independent Living single-ownership units. The single-ownership units would range in size from approximately 1,473 to 1,418 square feet. As proposed, there would be twenty-nine (29) buildings located within the proposed 48-acre development area of the project which would contain 145 single-ownership condominium units.

- **14-Plex Condominium:** A Three-Story 14-unit, approximately 28,000-square-foot multi-tenant condominium building consisting of fourteen (14) Independent Living two-bedroom single-ownership units. The single-ownership units would be approximately 1,300 square feet. The single-ownership units would be accessed via two exterior stairwells or an exterior elevator and would contain common ownership garage-level parking and storage below (entered at the downhill side. As proposed, there would be four (4) 14-unit condominium buildings located on common ownership parcels.

- **Group Home Memory Care/Assisted Living Facility:** A Two-Story 22 Unit, approximately 46,000-square-foot assisted living facility. The Assisted Living facility would contain 22 assisted living units (nursing care) and contain 88 beds. The final interior design would be completed as future tenant improvement to be designed by operators of the Group Home Memory Care / Assisted Living Facility.

- **Village Center Residential Loft Condominiums:** Multi-Unit Buildings with twenty (20) single-ownership Independent Living units and community services (mixed use at ground floor, see below).

- **Condominium Rental Units:** A total of twenty-four (24) Condominium Units would be retained by the applicant as rental units that would be utilized as Independent Living Units whose ownership would remain with the applicant.

Village Center:
As shown on the revised site plan (Appendix B) and above on Table 2, the proposed modified project Village Center would consist of four two-story buildings that include various types of community support services with twenty (20) single-ownership Independent Living two-bedroom single-ownership residential units as well as community and support services. The Village Center would provide a total of 94 parking spaces.

- **Building One** would consist of six (6) approximately 1,500-square-foot two-bedroom single-ownership Independent Living, residential units located on the second floor and approximately 9,000 square feet of service support uses on the first floor. Support services would include a café bistro, bakery, ice cream, restaurant, computer room, and sundry store.

- **Building Two** would consist of four (4) approximately 1,500-square-foot two-bedroom single-ownership Independent Living, residential units located on the second floor and approximately 6,000 square feet of service support uses on the first floor. Support services would include a doctor's office, post office/mailbox room, game/club room, and flexible space.

- **Building Three** would consist of six (6) approximately 1,500-square-foot two-bedroom single-ownership Independent Living, residential units located on the second floor and approximately 9,000 square feet of service support uses on the first floor. Support services would include a exercise room, spa/massage, pharmacy, grocery, barber, deli, art gallery/studio and beauty parlor.

- **Building Four** would consist of four (4) approximately 1,500-square-foot two-bedroom single-ownership Independent Living, residential units located on the second floor and approximately 6,000 square feet of service support uses on the first floor. Support services would include a recycling center, business-concierge, appointment bank, dry cleaner, and laundromat.

Common Facilities and Accessory Buildings:
As shown on the revised site plan and above on Table 2, the proposed modified project would contain the following of 4 large common facilities and accessory buildings totaling approximately 30,535 square feet and providing 32 parking spaces:

- **Gatehouse** – An approximately 935-square-foot gatehouse would be constructed at the western entry to the project site where Rincon Way leads into the site. The gatehouse would single story and contain an office and storage space, an attendant area, and restroom. The design would be consistent with the overall architectural theme of the project.

- **Community Barns** – Two community barns totaling approximately 5,600 square feet (2,800 square feet each) would provide a shop, farm and gardening supplies, farm stands, animal housing, farm equipment storage, an auto/tractor shop, a farmer's office, and a restroom. They would be located north of the Emergency Access Road and to the west of the orchard. A parking area would also be provided south of the proposed barns.

- **Pool House** – An approximately 10,000-square-foot pool house would be constructed within the eastern portion of the Village Center and would contain an indoor swimming pool, gym, spa, men's and women's locker rooms with saunas, pool equipment, and storage area.

- **Clubhouse** – The existing main residence on the project site, at 14,000 square feet, would be modified to serve as a clubhouse. The clubhouse would be used by residents and prospective residents as a place to gather, socialize, relax, and party. The clubhouse would include common areas, pool, terrace, pool bar, exercise room, library, wine cellar, kitchen, theater, and bathrooms. In addition, the clubhouse would include a staff suite and a guest suite that would serve as lodging for prospective residents.

In addition, the proposed modified project would also contain several minor accessory structures including an existing approximately 2,300-square foot wooden patio covered barbeque area located east of the Clubhouse and an approximately 594-square-foot restroom that would be located west of proposed Village Lofts Building C and D within the Village Center.

Transportation – As with the previously approved project, the proposed modified project would 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. The Project access will come from Rincon Way. Rincon Way will be widened to two 10-foot lanes and resurfaced within the existing 30-foot deeded easement. A 20-foot emergency access road will be constructed from the project development area east to connect with Rodeo Flat Road. This road will be for emergency purposes only and gated to restrict public access. In addition, the project will provide common use electric golf carts and on-call shuttle service for internal campus uses.

Dining – 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, a coffee shop/book store, and light eating areas will be provided in the Village. 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 - Washers and dryers will available for each independent unit. In addition, contract laundry services will be available.

Care - The project will provide on-site EMT personnel and contract medical care may be provided 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 the Bear River, raised-bed community gardens, aquatic center, fitness center, bocce ball courts, tennis courts and pickleball area. Fitness and wellness classes will be provided. These amenities are dispersed throughout the project development area. A 1.7-acre Village Park will contain the Aquatic Center building along with several miles of soft surface trails meandering through the open space area and along the Bear River will be included.

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.

Tentative Final Map:
The modified project as proposed would propose the approval of a Tentative Final Map (TFM19-0008) to subdivide the parcel from four parcels into 102 Single-Family Residential Parcels ranging in size from 4,699 square feet to 8,391 square feet. 221 Single Ownership Condominium parcels ranging in size from 1,300 square feet to 1,500 square feet. 23 common area parcels ranging in size from 11,807 square feet to 130.42 acres for parking, landscaping, open space, Village Center, Group House/Memory Care and other common facilities. The Tentative Final Map would also include Road Way dedication and easements / lots configurations; Establishment of an easement for rights-of-way for Public Utility and Emergency Access purposes; Establishment of a Road Maintenance Agreement to provide legal descriptions and to outline road maintenance obligations for Rincon Way and internal roadways; and provisions for domestic and fire water supply as required by Nevada County Land Use and Development Code, Chapter XVI – Fire Safety Regulations

Management Plan:
The modified project as proposed would include a Management Plan Component for proposed encroachment into identified sensitive resources including; Steep Slopes, Landmark Oak Trees, Landmark Oak Groves, and Water Resources. The intent of the Management Plans are to provide definition to how the modified project intends to protect sensitive natural areas of the subject project site and mitigate encroachments into these resource areas.

Petition for Exception:

The modified project also proposes a Petition for Exceptions from the Nevada County Road Standards for secondary emergency access via Rodeo Flat Road, an existing public road similar to that of the approved project. Pursuant to Nevada County Land Use and Development Code, Section L-XVII 3.4 – Design Geometrics, development of the proposed modified project would result in a dead-end roadway exceeding the maximum allowable cumulative length of an access drive, thus a secondary emergency access road is required. Standard specifications for secondary emergency access are outlined in Table II, Section L-XVII 3.4 of the LUDC and provide for an overall width of 20-feet plus 2-foot shoulders and a maximum grade of 16%. Pursuant to the submitted modified project, and based on the certified EIR, it has been determined that Rodeo Flat Road meets the required standards for roadway width however may exceed the maximum grade specifications in at least one location (up to 16.5% for approximately 50 – 100 feet). The roadway exception petition seeks an exception for an emergency access roadway exceeding the maximum allowable roadway grade for a portion of the roadway location off of the project site.

The Petition for Exception also seeks an exception from the road right-of-way widths on Rincon Way from a 50-foot width to a 30-foot width similar to that of the approved project. All of the road improvements for a Class 2 roadway would be contained within the existing 30-foot road right-of-way along Rincon Way. The petition would allow for the elimination of vegetation management on either side of the roadway.

In addition, the proposed modified project also seeks a Petition for Exception for the interior primary access roads, and includes that they shall be constructed to Local Class 2 Standards, with an exception of allowing a reduction of the right-of-way width from 50 feet to 40 feet, and shoulder width from 4 feet to 2 feet when AC dike is used. The Petition for Exception would allow for a reduced shoulder width and would reduce overall sight grading throughout the subject project site.

Water Service and Wastewater:

As previously approved, domestic water service would be provided by the Nevada Irrigation District (NID) and wastewater service would be provided by the Nevada County Sanitation District #1 and the Lake of the Pines wastewater treatment plant. As analyzed by the certified Rincon del Rio EIR, the project site is located within the boundaries of the NID service area, and a will-serve letter for the project has been issued. The project site would be serviced by potable water from the Lake of the Pines Water Treatment Plant. As proposed as Alternative A, the approved project would construct a mainline extension (of an existing 8-inch waterline) as well as an upgrading of a section of the existing off-site NID water service line from the northeast corner of the site at Rodeo Flat Road and would be constructed as part of the project. The project will also be required to install new water pumps in the existing Timber Ridge tank/pump building to supply the project.

Furthermore, as previously approved as Alternative A the wastewater service collection system would consist of one on-site sewer lift station at the northeast corner of the site, as well as a potential intermediate lift station at the eastern edge of the proposed development area if it is determined that the additional pump capacity is needed. The project would extend an existing 6-inch force main from the project site to Rodeo Flat Road. From the high point near the intersection of Rodeo Flat and Timber Ridge, the line would then gravity flow 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 would be located within existing public utility easements (PUEs).

As proposed the modified project would include a proposed Alternative B as identified within the proposed Comprehensive Masterplan and as evaluated within the Rincon del Rio Final Environmental Impact Report (October 2012), that would extend an approximate 12-inch water supply pipeline and a sewer force main from the Lake of the Pines Wastewater Treatment Plant along Riata Way, through public utility easements along private parcels along Hidden Ranch Road and Pleasant Court to the subject project site. The project

would be conditioned to require the obtaining of all necessary easements, right-of-way, permits, and permissions to install the infrastructure to facilitate capture and conveyance of water and sewage from the contributing structures to the Lake of the Pines Wastewater Treatment Facility. The County will not be held responsible for the implementation of Alternative B in any way given that Alternative A is feasible. As with Alternative A above, the placement of the new infrastructure and extending existing pipelines would require trenching, earthmoving and other construction activities.

Fire Suppression:
As proposed as part of the modified project an approximately 300,000-gallon on-site water storage tank would be constructed to augment the required storage for fire flow. The tank would be approximately 32 feet high and 40 feet in diameter and would be accessed from the existing Combie Canal maintenance road to the proposed water tank. A new 10- or 12-inch mainline would be extended from the new tank to the developed area of the project site and new pumps would be required at the existing Timber Ridge tank/pump building. The water tank and transmission lines have been sized to provide a water volume 1,500-gallon-per-miniutem fire flow for four hours; this storage is calculated to ensure adequate water volume at the site and ensure that fire flows meet minimum California Fire Code requirements.

CCRC Operation:
As proposed, the modified project would be an age-restricted CCRC campus that would allow for individually owned residential parcels and condominiums and would be an Equity Model CCRC and would be limited to a maximum population of 415 age-restricted residents within 345 residential units. The Department of Social Services and the Department of Real Estate allow for the operation of an Equity Model CCRC, where there is no entry fee. The Model allows consumers to purchase a home and pay monthly fees. If long-term care is ever needed, in-home care is provided, when possible. Otherwise, the resident is moved to assisted living or memory care provided on-site. Residents pay only for services they need personally, as opposed to a sizeable entry-fee required.

Homeowners will receive, as part of their service package, a continuing care contract giving them priority access to care at the community's assisted living and memory care facilities. The applicant would apply for a Certificate of Authority to offer continuing care contracts from the California Department of Social Services, pursuant to California Health and Safety Code, Section 1770 et seq. As proposed, each member of the community would receive a continuing care contract in conjunction with the purchase of a single-family residence or condominium. Homeowners' purchase of a residence includes a membership in the Rincon del Rio Home Owners Association.

The applicant would also impose a declaration of covenants, conditions, and restrictions ("CC&Rs") prior to the issuance of a certificate of occupancy for the first residence, and with respect to occupancy, the CC&Rs would provide for the following:

1. Formation of a homeowners association which shall be responsible for enforcing all property use restrictions and maintenance obligations;

2. Age and occupancy restrictions that are feasible under all Federal and California laws and regulations, subject to approval by the California Department of Real Estate;

3. The homeowners association shall provide the County with a copy of each verification of occupancy report prepared pursuant to 24 CFR § 100.307.

Proposed Phasing Plan:
The modified project is proposed as a phased development to be constructed in 10 phases however, phases may be combined and/or modified based on site demands and market conditions. The first 2 phases of the

proposed development would include access roads, infrastructure improvements and some residential units. Phase 1 would include construction of the sewer and water system, primary emergency access roads, gatehouse, 14 single-family Cottage Units, and four 5-Plex single-ownership condominium units. Phases 3 through 10 would continue buildout of the project with the Group Housing Memory / Assisted Living Facility proposed in Phase 7 in order to allow for base campus population to be established.

The proposed phasing plan is detailed below on Table 3 and graphically in Appendix B.

Table 3
PROJECT PHASING

Project Phasing and Unit Count (1)	
PHASE 1: - Emergency Access Road Connection - Primary Access Road Improvements - Gatehouse - Sewer Lift Stations, Water Tank & Other Utility Connections - 14 Cottage Units - 4 5-Plex Condominiums (20 Units) - Garden	**PHASE 6:** •21 Cottage Units
PHASE 2: - 24 Bungalow Units	**PHASE 7:** - Village Service Center - Group House Memory Care - Pool / Fitness Center
PHASE 3: - 4 Attached Condominiums (56 Units) - (2) 5-Plex Condominiums (10 Units)	**PHASE 8:** - 3 Cottage Units - (6) 5-Plex Condominiums (30 Units)
PHASE 4: - (5) 5-Plex Condominiums (25 Units)	**PHASE 9:** - 9 Cottage Units - Pickle Ball / Tennis Court - Row Gardens / Farm - Auto / Tractor Repair Barn
PHASE 5: - 11 Cottage Units - (7) 5-Plex Condominiums (35 Units)	**PHASE 10:** - 20 Cottage Units - (5) 5-Plex Condominiums (25 Units)

(1): The proposed Phasing Plan is necessary flexible to accommodate changing on-site demands and market trends. The Planning Director may approve minor variations to the overall project phasing however all required infrastructure elements shall be installed prior to any occupancy occurs and a 70% occupancy rate within each phase shall be reached prior to the initiation of the next phase.

Development Agreement:
The proposed modified project would include a revised Development Agreement between the applicant and the County which would establish a 20-year timeline for the life of the Development Agreement. The Development Agreement would address the following major topic areas:

- Project Phasing and Occupancy Thresholds-requires at least a 70% occupancy of a phase before the next phase can begin construction;
- Population Caps-establishes a maximum population of 415 residents;
- Payment of Fire Service Fees;
- Emergency Access Road Gate- requires gate to be installed and monitored;
- Payment and timing of wastewater treatment and capacity fees; and,
- Addresses issues related to the potential conversion of the project from senior-living, age-restricted units to un-restricted rental or ownership units.

In addition to the primary topical subject addressed above, the Development Agreement would also establish provisions and agreements on the following procedural matters:

- The effect of changes to applicable laws and regulations;
- An annual review of the Development Agreement;
- An amendment process for the Development Agreement;
- Remedies in the event of default of the Development Agreement; and,
- Transfer and assignment of rights and interests in the property.

Relationship to Other Projects:
This Addendum evaluates the potential for the proposed modified project to result in new or substantially more severe significant impacts compared to the impacts disclosed in the Certified EIR. The environmental analysis provided in this Addendum describes the information that was considered in evaluating the questions contained in the Rincon del Rio California Environmental Quality Act (CEQA) Checklist. The information used in this evaluation includes the certified Rincon del Rio EIR, the proposed modified project description, updated Technical Reports, revised Site Plan, revised Tentative Final Map, revised Comprehensive Master Plan, revised project information, and site visits.

The proposed modified project would incorporate and implement all Mitigation Measures identified in the certified Rincon del Rio EIR. Specific Mitigation Measures relevant to a particular impact of the proposed modified project are cited in the same manner as in the EIR and the associated Mitigation Monitoring and Reporting Program adopted in conjunction with the Rincon del Rio project approvals. Furthermore, this Initial Study is a review the previous EIR and identifies impacts that were previously evaluated. As discussed throughout this Addendum, all impacts levels of significance have been incorporated into this Addendum from the certified Rincon del Rio EIR.

Adoption and Availability of Addendum:
In accordance with CEQA Guidelines Section 15164(c), an addendum to an EIR need not be circulated for public review but can be included in or attached to the certified EIR. The decision-making body shall consider the Addendum with the certified EIR prior to making a decision on the project (CEQA Guidelines Section 15164(d). Although not required, this Addendum is being circulated for a 45-day public review period as outlined in the Notice of Availability/Notice of Intent to Adopt.

Other Permits, Which May Be Necessary: Based on initial comments received, the following permits may be required from the designated agencies:

1. Building and Grading Permits - Nevada County Building Department (530) 265-1222
2. County Road Encroachment Permit - Nevada County Public Works Department (530) 264-2222
3. Annexation of project site to County Sanitation District #1 (Lake of the Pines), including securing of equivalent dwelling units to provide wastewater service to the project site – Nevada County Sanitation District No. 1
4. National Pollutant Discharge Elimination System (NPDES) Permit, Storm Water Construction General Permit, Water Quality Certification or Waiver, under Sections 401 and 402 of the Clean Water Act – Central Valley Regional Water Quality Control Board
5. Streambed Alteration Agreement (Section 1601 and 1603 of the Fish and Game Code) – California Department of Fish and Wildlife.
6. Approval of permits under Section 404 of the Clean Water Act – United States Army Corps of Engineers.
7. Provision of Water Service to the Project Site – Nevada Irrigation District

ENVIRONMENTAL ANALYSIS

Introduction

This Addendum evaluates the potential for the proposed modified project to result in new or substantially more severe significant impacts compared to the impacts disclosed in the certified EIR. The environmental analysis provided in this section describes the information that was considered in evaluating the questions contained in the Nevada County California Environmental Quality Act (CEQA) Checklist. The information used in this evaluation includes the certified Rincon del Rio EIR, the proposed modified project description, updated Technical Reports, revised Site Plan, revised Tentative Final Map, revised Comprehensive Master Plan, revised project information, and site visits.

The proposed modified project would incorporate and implement all mitigation measures identified in the certified Rincon del Rio EIR. Specific mitigation measures relevant to a particular impact of the proposed modified project are cited in the same manner as in the EIR and the associated Mitigation Measure Monitoring Program adopted in conjunction with the Rincon del Rio project approvals.

1. AESTHETICS

Existing Setting: Aesthetic values in Nevada County include the extraordinary scenic quality of its natural resources as well as the aggregate appearance of structures in the built environment. Protection of scenic values relies on land use strategies that include the establishment of open space, forest lands, conservation areas and agriculture zoning. General Plan Policy calls for promoting and providing for aesthetic design in new development, which reflects existing character.

The visual setting of the proposed modified project and its surrounding area is the same subject approximately 215-acre parcel as evaluated in the certified EIR. The subject 215-acre project site is primarily undeveloped and features varied topography, natural vegetation, and multiple surface water features. At elevations of approximately 1,300 feet above mean sea level along the southern portion of the site near the Bear River to approximately 1,700 feet above mean sea level in the eastern portion of the project site, the project site is relatively flat near the center with rolling hills to steep slopes. Site vegetation consists of moderately dense annual grasses and deciduous trees including black, live, and blue oaks. North-facing slopes support moderate to heavy underbrush and some evergreen trees such as ponderosa pine. Riparian vegetation such as tall green grasses, reeds, blackberries, trees, and other bushes delineate the unnamed tributary and pond. There are also small numerous rock outcrops located throughout the site. Depending on location and elevation, certain areas of the site feature expansive, unobstructed views of the surrounding rural area (Matuzak 2017; Acacia CE 2011; Lumos 2007).

Surrounding lands in the vicinity of the subject project site are the same as those described in the certified EIR. The nearest residences are three single-family residential dwelling units located less than 100 feet from the western property line of the project site along Connie Court Road, with additional nearby single family residential dwellings located within 100-200 feet of the north and east property lines. The area surrounding the project site is characterized by rural residential development and agricultural (grazing) land as well as undeveloped open space and the Bear River. Immediately west of the project site, south of Rincon Way, are three existing residences along Connie Court. West of the site, north of Rincon Way, are numerous more closely spaced residences along Rincon Way and Hidden Ranch Road. Beyond these immediate uses to the west is SR 49, a four-lane, north–south-oriented regional highway. Immediately south of the site is the Bear River. North of the site is also characterized as rural with numerous residences off of Hidden Ranch Road, Beaver Court, Pleasant Court, Starfire Court, and Rodeo Flat Road. East of the site is more rural open space and grazing land with scattered residences.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Aesthetics in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

1a: Have a substantial adverse effect on a scenic vista?

The EIR established that although there are no designated scenic vistas within the project area, depending on location and elevation, certain areas of the subject project site feature expansive, unobstructed views of the surrounding rural area. The EIR recognized that these views extend for many miles, and generally include natural vegetation and scattered residential development, and are considered an important component of the project areas visual character.

Similarly to the approved project, development of the proposed modified project would result in the phased construction of the Rincon del Rio project that would contain variety of residential and Village Center structures and associated infrastructure that would be located within self-contained Village environment with a similar variety of amenities and services as previously analyzed by the certified Rincon del Rio EIR. Development would include amending the Village Center area by relocating the five buildings in the Support Service Village to four smaller two-story buildings to be located along the main access road east of the gate house and would maintain the same Campus design use and service amenities and allow for relocation of some of the uses as shown on the revised site plans. As proposed, development of the modified project would include the following:

- Amend the Village Center area by relocating the five buildings in the Support Service Village Center to four smaller two-story buildings to be located along the main access road east of the gate house. The support uses would be located on the first floor and would be reduced from approximately 219,000 square feet to approximately 30,000 square feet and allow for twenty (20) single-ownership Independent Living two-bedroom single-ownership Village Loft residential units second story units.

- Relocate the 22-unit approximately 46,000-sqsuare-foot Group Home Memory Care / Assisted Living Facility from south of the Village Center to north of the Village Center.

- Reduce the size of the five apartment buildings and the 98 Independent Living Apartment units to allow for 56 attached Independent Living two-bedroom single-ownership condominium units in four 14-units buildings and 145 two-bedroom single-ownership condominium units in twenty-nine (29) 5-unit buildings. As proposed the 14-Plex and 5-Plex condominium buildings would be on common ownership parcels with the 201 condominium units being single-ownership airspace units.

- Change the type of the residential independent living units from 216 Cottages, Duplex's, 4-Plexe's, Cohousing and lodges to 78 Independent Living one and two-bedroom single and two-story Cottage Units and 24 Independent Living one-bedroom Bungalow units for a total of 102 units. The 102 Cottage and Bungalow units would be located on individually owned residential parcels.

- Relocate the tennis and pickle ball courts from near the gate house to the farm area, further located east of the orchard.

As shown on the revised site plan (Appendix B), development of the proposed modified project similar to that of the approved project as analyzed by the EIR would be limited to approximately 48 acres, with all development except for the proposed emergency access road, trails, approximately 300,000-gallon on-site water storage tank to augment the required storage for fire flow, water and sewer infrastructure, barbeque areas, and sewer lift station would be clustered within the northwest portion of the project site. Approximately 4 acres of the site would be used for agricultural uses (row crops and an orchard), with 163 acres remaining as undeveloped open space. As proposed, the clustered development site design of the modified project would be consistent with the Nevada County General Plan, which includes several policies that encourage the clustering of development as a method to reduce environmental impacts, including aesthetic concerns (Nevada County General Plan, Land Use Element, Policies 1.2.2, 1.3.3, 1.3.10, 1.5.5 and Nevada County General Plan Open Space Policy, 6.2). The concept of clustered development is to group, or "cluster," urban development together on a site while leaving large portions of the site, generally those containing important visual, biological, agricultural, or other natural resources, as open space. Clustering development allows for greater contiguous open space and preservation of existing conditions on a site than would occur if urban development were to be dispersed throughout a site and open space were parceled out to accommodate individual yards and/or other development. Therefore, because clustering preserves existing site conditions and contiguous open space to a greater extent that traditional urban development, and because clustering generally promotes development in less visually prominent areas, clustering allows for urban development to be placed on a project site while retaining the visual character of a less urbanized area.

In regards to the proposed project and the alteration of scenic vistas, the clustering of development on the northwestern portion of the project site would assist in retaining much of the existing views of natural vegetation and scattered residential development. Building heights in the developed portion of the project site would not exceed three stories or 45 feet. Furthermore, the only development proposed in the higher elevation portions of the site would be the emergency access road and the approximately 300,000-gallon water tank for fire suppression. As proposed, the modified project would provide for a similar clustered development within an approximately 48 acre area on the project site and as proposed, is not expected to block expansive views from higher elevations of the project site. Thus, for these reasons, the proposed modifications to the project would not result in a change to the finding in the certified EIR of less than significant relative to impacts to scenic vistas. Based on the foregoing, no new or revised mitigation measures are required.

1b: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

As analyzed by the EIR and as discussed within Section 3.1.1 of the Aesthetics Section in the certified EIR, the subject project site including the location of proposed off-site improvements along Rodeo Flat Road and Rincon Way are not located within the corridor of a state or local scenic highway. Therefore, for these reasons the proposed modifications to the project would not result in a change to finding in the certified EIR of no impact on these resources. Based on the foregoing, no new or revised mitigation measures are required.

1c: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

As discussed in the EIR, development of the proposed modified project would convert approximately 48 acres of the project site from moderately disturbed rural residential, open space, and grazing land to a mixed-use continuing care retirement community (CCRC) including numerous structures and associated infrastructure. In addition to the proposed development, construction of the proposed project would result in the removal of trees and vegetation as well as grading and land contouring. These activities would fundamentally alter the visual character of a small portion of the site. However, construction-related visual impacts would be temporary and would be addressed as the site develops. As the area surrounding the project site is characterized by rural residential development, open space, and grazing land, public viewpoints of the site are limited to portions of the site visible from surrounding roadways, including Rincon Way, Rodeo Flat Road and limited views of subject project site from Pheasant Court located north of the project site. For the most part, existing trees/vegetation and topography block views of the site from public roadways.

As discussed in the EIR, those traveling east on Rincon Way would not encounter views of the project site until reaching Connie Court, as Rincon Way is bordered on each side by trees and other vegetation. Views of the project site from the current terminus of Rincon Way and Connie Court consist mainly of views of trees interspersed with open space and some paths leading through the site. Views onto the project site from the residences along the western boundary of the site (located on Connie Court and the eastern end of Rincon Way) consist primarily of trees interspersed with open space and some paths as well; however, the existing residence and pond may also be visible although any views would be obstructed by trees. After construction of the proposed modified project, views of the subject project site and associated development would be visible to those traveling toward the project site along Rincon Way, as well as from existing single-family residences on Connie Court and on the eastern end of Rincon Way. As proposed, in viewing the modified project from Rincon Way and Connie Court, the proposed approximately 935-square-foot single-story gatehouse would be visible at the entrance to the project site. In addition, as proposed, views of the modified project including portions of the Village Center, including Buildings A & B, Pool / Fitness Center Building, Group House Memory Care / Assisted Living Facility and single and two-story cottages would be visible from public views along Connie Court. However, as shown on the submitted Preliminary Landscaping Plans, these public views would be screened through the planting of proposed landscaping along the western property line and throughout the project site. Furthermore, the existing single-family residence located north of Rincon Way along the western property line could have some views of the project site including views of the single and two-story cottages, however, these views would be limited through the planting of landscaping and retention of existing trees located on the project site.

In addition, there are several rural residences located along the northern boundary of the project site along Hidden Ranch Road, Pheasant Court, Starfire Court, and Beaver Court. The project site is visible only from those residences along Starfire Court, as well as from Starfire Court itself, due to the topography and vegetation of the area. Views of the site from Starfire Court consist of open space and some paths on the site. After implementation of the project, the access road, hilltop recreation area, gazebo, agricultural uses, and some cottages will be visible.

At the terminus of Rodeo Flat Road, existing trees and topography currently block views of the site; this would remain true after implementation of the project. However, those traveling on Rodeo Flat Road would have views of the secondary emergency access road and gate after project implementation. These views may also be visible from private residences located at the southern terminus of Rodeo Flat Road. However, the visibility of project features would be obscured by the trees and topography of the project site to the extent that the project would not alter the overall rural character of the project area.

As concluded by the EIR, development of the proposed modified project as a proposed CCRC would affect public views of the subject site, however, these views would be limited by the natural topography of the

project site or by the planting of landscaping along the northern and western property lines. Development of the project site as proposed, would be primarily clustered with the northwestern portion of the project site and would be located within the footprint of the previously approved project; with approximately 77 percent or 167 acres would remained undeveloped as discussed under Impact 3.1.1 in the EIR. Furthermore, as concluded by the EIR, clustering of the proposed development on the project site would retain much of the existing public views and would retain much of the existing visual character of the project site. In addition, the more intense residential and commercial uses associated with the project site would be located primarily at the center of the community (i.e., the Village Center) with lower-density housing and recreational uses providing visual transition toward the surrounding rural residences. Furthermore, the project proposes to preserve most of the natural features on the project site in order to maintain the rural character of the area as much as possible. The developed areas would be landscaped to incorporate areas of native vegetation and would utilize native and adaptive plant materials.

Elevations and visual simulations of the proposed modified projects Cottages, Bungalows, 5-Plex and 14-Plex Condominiums, Group House Memory Care / Assisted Living Facility, Village Center, Clubhouse, Pool Building, Community Barns and Gatehouse are shown in Appendix B of this Addendum. As included with the approved project, the proposed modified project would be designed for consistency with the Western Nevada County Design Guidelines, pursuant to Nevada County Land Use and Development Code, Section L-II 5.3. Development of the proposed structures would include similar architectural features such as earth tone colors, metal roofing, Hardi-Board Lap and Shingle Siding.

In addition, as approved, the proposed modified project would also result in the construction of off-site infrastructure, including improvements to Rincon Way and water service mainline and sewer force main along Rodeo Flat Road. Proposed improvements to Rincon Way could result in limited tree removal and additional paving within the existing 30-foot-wide public roadway and utility easement. While these improvements could slightly change existing views of Rincon Way, the overall visual character of the roadway and surrounding area would not be adversely affected. The water service mainline and sewer force main proposed within the existing Rodeo Flat Road Public Utility Easement (PUE) would be placed underground; therefore no visual impacts would occur.

Furthermore, as proposed and further evaluated in the EIR and this Addendum, the modified project would include a proposed Alternative B that would extend a 12-inch water supply pipeline and a sewer force main from the Lake of the Pines Wastewater Treatment Plant along Riata Way, through public utility easements along private parcels along Hidden Ranch Road and Pleasant Court to the subject project site. The project would be conditioned to require the obtaining of all necessary easements, right-of-way, permits, and permissions to install the infrastructure to facilitate capture and conveyance of water and sewage from the contributing structures to the Lake of the Pines Wastewater Treatment Facility. The County will not be held responsible for the implementation of Alternative B in any way given that Alternative A is feasible, however its evaluation is included within this Addendum. As with Alternative A above, the placement of the new infrastructure and extending existing pipelines would require trenching, earthmoving and other construction activities, however, as proposed the water service mainline and sewer force main would be placed underground within public utility easements on private parcels; therefore no visual impacts would occur.

As proposed, the modified project would provide for a similar clustered development within an approximately 48 acre area on the project site and would preserve the majority of the project site in its current condition by clustering development; within the north only the emergency access roads, trails, water tank, water tank access road, and sewer lift station would be constructed outside of the clustered development envelope. Both the water tank and sewer lift station would be screened by existing vegetation as shown on the site plan. Clustering of development and screening of the proposed water tank and lift station would reduce impacts to the visual character and views of the site. In addition, the project would be conditioned to require that it be consistent with the provisions of the Western Nevada County Design

Guidelines, with the final design plans being reviewed by the County to ensure compliance prior to the approval of any development permits. Therefore, while the modified project would fundamentally alter the visual character of a small portion of the site, the overall visual character of the site would not be degraded given that it would be construed within a similar footprint as the approved project. Thus, for these reasons, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant relative to impacts to public views of the project site. Based on the foregoing, no new or revised mitigation measures are required.

1d: Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Implementation of the proposed project would introduce a variety of building materials to the site. Glass, roofing, car windshields, etc., have the potential to reflect light and create glare visible for some distance from the site. However, as discussed under Impact 3.1.2 in the EIR, the proposed project would be reviewed for consistency with the Western Nevada County Design Guidelines prior to issuance of development permits. The guidelines require that new projects avoid bare metal, highly reflective surfaces (glass, metallic paint, etc.), illuminated roofing, and high contrast or brightly colored glazed tile. Compliance with the design guidelines would substantially reduce the potential for glare from the proposed project. While it is always possible that glare from reflected car windshields, building windows or other sources could occur, these impacts are considered transitory and based on environmental conditions (e.g., time of day, angle of observer) rather than as part of the design of the project.

As proposed, the modified project would also introduce new sources of light that currently do not exist on the project site. As shown on the submitted site lighting plan in Appendix B, project site lighting would include 89 pole lights, 71 of which would be 8 feet tall and 18 of which would be 12 feet tall, which would be an increase of one pole light from that of the approved project. In addition, the modified project would include 139 bollard-style lights which would be in increase of 91 lights from that of the approved project and 225 wall-mounted lights which would be an increase of 126 lights from that of the approved project. Individual cottage and bungalow residential units would also have porch entry lights with motion controllers similar to that of the approved project. As analyzed by the EIR, these additional light sources may affect adjacent areas with light trespass and could contribute to skyglow conditions in the project area. As discussed under Impact 3.1.2 of the EIR and above, existing single-family residences both north and west of the project site would have views of various components of the project. As proposed, project site lighting could be visible from existing residences along Connie Court, as shown on the submitted site lighting plan.

As proposed, the modified project would use low-intensity lighting along with the strategic placement of landscaping and requiring that all lighting be downcast and shielded would reduce nighttime lighting levels. Pursuant to Nevada County Land Use and Development Code, Section L-II 4.2.8 – Lighting, all lighting is required to be efficient, safe, and attractive outdoor lighting while minimizing nighttime light pollution and energy waste. In addition, the Land Use and Development code requires all outdoor light fixtures to be fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways. A photometric (lighting) plan has been prepared for the proposed modified project and is included in Appendix B of this Addendum. As shown, the proposed light fixtures would be meet the requirements of the International Dark-Sky Association, meaning that they would minimize glare, reduce light trespass, and would not pollute the night sky. In addition, perimeter landscaping and natural vegetation would also screen adjacent areas from light intrusion. The proposed modified project would be conditioned to require that all lighting shall be included in construction plans submitted and that they are consistent with Nevada County Land Use and Development Coe, Section L-II 4.2.8 and that all lighting shall comply with the International Dark Sky Association standards. Therefore, based on the above discussion and the revised lighting plan the proposed modified project would not result in a change to the finding in the certified EIR of less than

significant relative to impacts that would create a new source of substantial light or glare that would affect day or nighttime views. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR concluded that the impacts of the approved project would not combine with impacts of past, present and reasonably foreseeable projects to create a substantial adverse effect on Aesthetics of the project site and its surroundings. As described in Impact 3.1.2 in the EIR and above in this Addendum, development of the project site with the proposed modified project would have less than significant impacts associated with degrading the visual character and views of the project site as well as introducing new sources of light. Significant urban development in the surrounding area (cumulative setting) is not expected given that the area is designated by the Nevada County General Plan for rural residential development and agricultural (grazing) land. Furthermore, the County's General Plan, Chapter 18, Aesthetics, includes policies to protect aesthetic resources, as do the Land Use and Development Code and the Western Nevada County Design Guidelines. Any future projects in the cumulative setting would be designed consistent with these policies, and project-specific mitigation would reduce visual impacts on a project-by-project basis. Therefore, based on this discussion, the proposed modified project would not create new or substantially more adverse cumulative impacts to Aesthetics and visual resources than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

2. AGRICULTURAL/FORESTRY RESOURCES

Existing Setting: The environmental setting for Agricultural / Forestry Resources is the same as described in the certified EIR. The project site is not used for commercial agricultural purposes; however, the project site has been used for ranching in the past as evidenced by remnants of small ranch complex, including a livestock corral and loading chute, on the site. The site also contains segments of two Nevada Irrigation District irrigation canals. At elevations of approximately 1,300 feet above mean sea level along the southern portion of the site near the Bear River to approximately 1,700 feet above mean sea level in the eastern portion of the project site, the project site is relatively flat near the center with rolling hills to steep slopes. Site vegetation consists of moderately dense annual grasses and deciduous trees including black, live, and blue oaks. According to the updated Biological Report prepared for the revised project by Greg Matuzak, 2019 (Matuzak, 2019), the project area is dominated by Montane Hardwood and Montane Hardwood-Confier habitat types. Additionally, the project site includes Valley Foothill Riparian habitat as well as Fresh Emergent Wetlands, a large pond and the adjacent Bear River, which runs along the southern property line. The project site is not currently designated or zoned for Timberland Production Zone or other forestry-related uses.

Portions of the project site are covered with ponderosa pine, California black oak, and several kinds of oak-dominated woodlands. As discussed in below in the Biological Resources Section, and outlined within the certified EIR, the project site contains approximately 51.4 acres of Montane Hardwood-Conifer and approximately 106.4 acres of Montane Hardwood, both of which are characterized by a pronounced hardwood tree layer. Furthermore, there are approximately 39.9 acres of oak grove (with hardwood canopy coverage greater than 33 percent) occurring in 24 scattered large and small patches in all parts of the project site as shown in Comprehensive Master Plan, Site Plan and as indicated in the updated Matuzak Biological Report, the project site has approximately 1.24 acres of Landmark Oak Groves.

The project site, is designated as "Grazing Land" and "Other Land" by the Farmland Mapping and Monitoring Program of the California Department of Conservation as was updated by Ordinance No 2427 approved by the Board of Supervisors on January 24, 2017.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Agricultural / Forestry Resources in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

2a: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation's Division of Land Resource Protection, to non-agricultural use?

2e: Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

As discussed within impact 3.2.1 of the certified EIR, the approved project site, including the location of previously approved off-site street improvements along Rincon Way and infrastructure improvements Alternative A and proposed infrastructure improvements Alternative B are not designated by the Farmland Mapping and Monitoring Program as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. As was analyzed by the EIR, the project site previously contained approximately 135 acres of Grazing Land, 38 acres of Farmland of Local Importance, and 42 acres of Other Land. However, as discussed above in the existing setting of this section, on January 24, 2017, the Nevada County Board of Supervisors approved Ordinance No. 2427, which updated the definition of Farmlands of Local Importance, as contained within Nevada County Land Use and Development Code, Section L-II 4.3.4 – Agricultural Lands, Important. Thus, the updated definition includes:

> *Farmland that does not meet the criteria of Prime Farmland, Statewide Importance or Unique Farmland, zoned Residential Agricultural (RA), General Agricultural (AG), Agricultural Exclusive (AE), Forest (FR) or Timberland Production Zone (TPZ) and delineated by the following soil types: Ahwahnee sandy loam, 15 to 30% slopes (AdD); Argonaut gravelly loam, 2 to 15% slopes (ArC); Hoda sandy loam, 9 to 15% slopes (HnC); Sobrante loam, 15 to 30% slopes (SoD); or Trabuco loam, 5 to 15% slopes (TrC).*

The EIR established that the subject project soil characteristics consist of Boomer-Rock 5 to 30% slopes, Boomer-Rock Outcrop complex 30 to 50% slopes, Boomer Loam 5 to 15% slopes, Sobrante Loam 2 to 15% slopes and Chaix-Rock Outcrop complex 30 to 75% slopes, which are not included as part of the definition of Farmlands of Local Importance. Therefore, based on the revised definition of Farmlands of Local Importance and the updated mapping by the USDA Department of Conservation, the subject project site was remapped to now contain approximately 173 acres of Grazing Land, (135 acres of Grazing Land + 38 acres of Farmlands of Local Importance) and 42 acres of Other Land. As shown on the site plan (Appendix B) submitted for the proposed modified project, the proposed revised CCRC development would be located within a similar footprint as the approved project, and would develop a similar approximately 48 acres of the project site to be located within the northwest portion of the project site. Therefore, based on the revised mapping of Farmlands of Local Importance, the proposed modified project would not result in the conversion of these types of lands to urban uses.

As shown on the site plan, approximately 4 acres of the site designated as Grazing Land would be used for agricultural uses (row crops and an orchard), with these features being located north and south of the

proposed Emergency Access Road. As concluded by the EIR and as shown on the revised site plan, most of the 48 acres of development would be on land designated by the Farmland Mapping and Monitoring Program as Other Land, and the majority of the site would not be precluded from future agricultural or grazing use. This is consistent with Nevada County General Plan Policies 1.5.5 and 16.9, as well as with Nevada County Land Use and Development Code requirements that new residential development be clustered in order to reduce potential conflicts between agricultural operations and provide for a natural or man-made buffer between the residential development and adjacent agricultural uses.

Of the approximately 175 acres of Grazing Land located on the project site, and based on the site plan submitted with the proposed modified project, the project as proposed would covert approximately 21 acres of Grazing Land to urban uses, due to the remapping of the Farmlands of Local Importance previously located on the project site and within parcels surrounding the project site. Therefore, the proposed modified project would not directly convert more than 40 acres of Grazing Land to nonagricultural uses.

Therefore, the as proposed, the modified project would not convert agricultural land as defined by CEQA and Standards of Significance and would not directly convert more than 40 acres of Grazing Land. Thus, as concluded by the EIR, the proposed modified project would be consistent with the Nevada County Land Use and Development Code and General Plan policies intended to protect and preserve agricultural resources. Therefore, the proposed modifications to the project would not result in a change to the finding in the certified EIR of less than significant involving the conversion of any such category of farmland to a nonagricultural use. Based on the foregoing, no new or revised mitigation measures are required.

2b: Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract?

The California Land Conservation Act of 1965 (Williamson Act) enables counties and cities to designate agricultural preserves and offer preferential taxation based on a property's agricultural-use value rather than on its market value. As discussed within the EIR and as noted as part of Impact discussion 3.2.2, neither the subject project site nor any of the surrounding parcels are subject to a Williamson Act contract. As approved, the project included the development of a CCRC that would be limited to approximately 48 acres with all development except the emergency access road, trails, barbeque area, water storage tank and sewer lift stations to be clustered within the northwest portion of the project site. In addition, the EIR noted that approximately 4 acres of the subject project site would be used for agricultural uses (row crops and an orchard, with approximately 163 acres to remain as undeveloped open space. As proposed, the modified project would be developed with a CCRC that would be limited to approximately 48 acres with all development except the emergency access road, trails, barbeque area, water storage tank and sewer lift stations to be clustered within the northwest portion of the project site. As approved, the project site is zoned PD-CCRC which allows for ancillary uses that support the CCRC including gardens and recreational facilities. As proposed, the modified project would also include the same limited agricultural uses as part of the proposed development, such as raised-bed community gardens, and approximately 4 acres of row crops and an orchard. Therefore, the proposed modifications to the project would not result in a change to the finding in the certified EIR of less than significant relative to existing zoning for agricultural uses or a Williamson Act contract. Based on the foregoing, no new or revised mitigation measures are required.

2c: Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)), timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

2d: Result in the loss of forest land or conversion of forest land to non-forest use?

The EIR concluded that the subject project site does not contain any timberland (as defined by Public Resources Code Section 4526) and is not zoned for Timberland Production (as defined by Government

Code Section 51104(g). However, the EIR conduced that given that the project site supports a significant number of native trees, including 51.4 acres of Montane Hardwood-Conifer and 106.4 acres of Montane Hardwood and therefore meets the criteria for forestland pursuant to Public Resources Code Section 1220(g). As discussed in the Project Description and as shown on the submitted site plan, the proposed modified project would be limited to approximately 48 acres with all development except the proposed emergency access road, trails, barbeque areas, and water storage tank and sewer lift stations to be clustered within the northwest portion of the project site. However, as discussed with the Section 4e of the Biological Resources Section, implementation of Mitigation Measure MM 3.4.6 would reduce impacts to Landmark Oak Woodlands and Landmark Oak Groves by requiring that each phase of the proposed project shall demonstrate compliance with the Oak Resources Management Plan, prepared for the revised project. Thus, the implementation of Mitigation Measure MM 3.4.6 would be obligatory for the proposed modified project. The EIR determined, that with the implementation of Mitigation Measure MM 3.4.6 impacts related to forestland would be less than significant with mitigation. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR concluded that the impacts of the approved project will combine with impacts of past, present, and reasonably foreseeable projects would not create a substantial adverse effect on Agriculture and Forestry Resources and would not, therefore, result in significant and unavoidable cumulative impacts. As proposed, the modified project would be constructed within a similar footprint as the approved project, and would be limited to approximately 48 acres of the project site that would be located within the northwest portion subject project site. Furthermore, as concluded by the EIR and as modified by the updated CCRC proposed to be located within the northwest portion of the project site and therefore, based on the revised mapping of Farmlands of Local Importance, the proposed modified project would not result in the conversion of these types of lands to urban uses.

As shown on the site plan, approximately 4 acres of the site designated as Grazing Land would be used for agricultural uses (row crops and an orchard), with these features being located north and south of the proposed Emergency Access Road. As concluded by the EIR and as shown on the revised site plan, most of the 48 acres of development would be on land designated by the Farmland Mapping and Monitoring Program as Other Land, and the majority of the site would not be precluded from future agricultural or grazing use. This is consistent with Nevada County General Plan Policies 1.5.5 and 16.9, as well as with Nevada County Land Use and Development Code requirements that new residential development be clustered in order to reduce potential conflicts between agricultural operations and provide for a natural or man-made buffer between the residential development and adjacent agricultural uses.

Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Agricultural / Forestry Resources than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

3. AIR QUALITY

Existing Setting: The environmental setting for Air Quality is the same as described in the certified EIR. As such, the proposed modified project would be located on the same project site as the approved project which is located in the Mountain Counites Air Basin, which is within the jurisdiction of the Northern Sierra

Air Quality Management District and is also regulated by the U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), and the County of Nevada.

The overall air quality in Nevada County has improved over the past decade, largely due to vehicles becoming cleaner. State and Federal air quality standards have been established for specific "criteria" air pollutants including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. In addition, there are State standards for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride. State standards are called California Ambient Air Quality Standards (CAAQS) and federal standards are called National Ambient Air Quality Standards (NAAQS). NAAQS are composed of health-based primary standards and welfare-based secondary standards.

Western Nevada County is classified as a Serious Nonattainment Area for the 2008 ozone NAAQS and Moderate Nonattainment for the 2015 ozone NAAQS. It is also Nonattainment for the ozone CAAQS. The area is also Marginal Nonattainment for the 2008 ozone NAAQS and is Nonattainment for the ozone CAAQS. Most of western Nevada County's ozone is transported to the area by wind from the Sacramento area and, to a lesser extent, the San Francisco Bay Area. Ozone is created by the interaction of Nitrogen Oxides and Reactive Organic Gases (also known as Volatile Organic Compounds) in the presence of sunlight, especially when the temperature is high. Ozone is mainly a summertime problem, with the highest concentrations generally observed in July and August, especially in the late afternoon and evening hours.

Nevada County is also Nonattainment for the PM10 CAAQS, but Unclassified for the PM10 NAAQS due to lack of available recent data. The number after "PM" refers to maximum particle size in microns. PM10 is a mixture of dust, combustion particles (smoke) and aerosols, whereas PM2.5 is mostly smoke and aerosol particles. PM2.5 sources include woodstoves and fireplaces, vehicle engines, wildfires and open burning. PM10 sources include the PM2.5 plus dust, such as from surface disturbances, road sand, vehicle tires, and leaf blowers. Some pollen and mold spores are also included in PM10, but most are larger than 10 microns. All of Nevada County is Unclassifiable/Attainment for the PM2.5 NAAQS and Unclassified for the PM2.5 CAAQS (US Environmental Protection Agency, 2015).

Ultramafic rock and its altered form, serpentine rock (or serpentinite), both typically contain asbestos, a cancer-causing agent. Ultramafic rock and serpentine are likely to exist in several areas of western Nevada County; however, the area of the project site is not mapped as an area that is likely to contain natural occurrences of asbestos (California Department of Conservation, 2000).

Please see Section 8 of this Addendum for a discussion of project impacts related to Greenhouse Gas Emissions.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Air Quality in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

3a: Conflict with or obstruct implementation of the applicable air quality plan?

3b: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?

3c: Expose sensitive receptors to substantial pollutant concentrations?

3e: Generate substantial smoke ash or dust?

Nevada County's General Plan, Chapter 14 Air Quality Element, contains numerous policies to protect air quality in Nevada County. With the exception of General Plan Air Quality Element Policy 14.7A, which requires compliance with Northern Sierra Air Quality Management District Rule 226, the Nevada County General Plan Air Quality Element policies are intended to apply to development that generates new residents or new employees. By assessing air pollution and emissions associated with the proposed project and recommending mitigation measures based on Thresholds of Significance established by the Northern Sierra Air Quality Management District (NSAQMD), the project as proposed would comply with Northern Sierra Air Quality Management District regulations.

Nevada County is designated Nonattainment status for ozone and PM10. As a Nonattainment area, the NSAQMD is required to prepare a federally enforceable State Implementation Plan (SIP) for western Nevada County in accordance with the Clean Air Act. The SIP is an air quality attainment plan designed to reduce emissions of ozone precursors enough to re-attain the federal ozone standard by the earliest practicable date. The air quality attainment plan titled Reasonably Available Control Technology State Implementation Plan Revision for Western Nevada County 8-Hour Ozone Non-Attainment Area includes various pollution control strategies. Overall emissions of ozone precursors must be reduced in western Nevada County (consistent with Reasonable Further Progress requirements specified in the Clean Air Act) until attainment is reached. The proposed modified project would be a CCRC that would occupy approximately 48 acres of the project site that would be located within the northwest portion subject project site. The project would contain 323 living Independent Living Units and 22 Assisted Living Units for a total of 345 units, which is equivalent to the approved project number of units. This would result in similar emissions produced during the proposed modified projects construction and operation phases. As discussed in the EIR and as proposed by the modified project predicted short-term construction-generated emissions of ROG would exceed NSAQMD's Level C significance thresholds, though they would be mitigated to a less than significant level (see mitigation measures MM 3.3.1a through 3.3.1d). As discussed in the EIR and as proposed by the modified project's operation phases, estimated operational emissions of ROG, NOx and PM10 would not exceed the NSAQMD's Level C significance threshold of 137 lbs/day during either the summer or winter months. However, emissions of ROG, NOx, and PM10 are projected to exceed the NSAQMD's Level A significance. With implementation of mitigation measure MM 3.3.3, project-generated operational emissions would be reduced to a less than significant level. Adherence to these mitigation measures would ensure the project, by itself, does not surpass NSAQMD significance thresholds and therefore does not conflict with the goals of the SIP. Implementation of these mitigation measures would also be obligatory for the proposed modified project.

3d: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The occurrence and severity of odor impacts depends on numerous factors, including the nature, frequency, and intensity of the source, wind speed and direction, and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies. Projects with the potential to frequently expose members of the public to objectionable odors would be deemed to have a significant impact. Land uses commonly considered to be potential sources of odorous emissions include wastewater treatment plants, sanitary landfills, food processing facilities, chemical manufacturing plants, rendering plants, paint/coating operations, and agricultural feedlots and dairies.

As discussed in the EIR, no major sources of odors were identified in the vicinity of the project site that could potentially affect proposed on-site residential land uses. In addition, implementation of the proposed project would not result in the development or long-term operation of any on-site sources of odors. As a result, exposure of sensitive receptors to odorous emissions would be considered less than significant. For these reasons, the proposed modifications to the project do not result in a change to the conclusion in the certified EIR of less than significant impacts relative to the exposure of sensitive receptors to odorous emissions. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR concluded that the impacts of the approved project will combine with impacts of past, present, and reasonably foreseeable projects to create a substantial adverse effect on air quality during the construction period and would, therefore, result in significant and unavoidable cumulative impacts. The proposed modified project would allow the construction of a CCRC development of 345 units within a similar footprint as that of the approved project. Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Air Quality than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

4. BIOLOGICAL RESOURCES

Existing Setting: The certified EIR included a comprehensive analysis of special-status and sensitive species, local sensitive habitats including protected Landmark Oak Groves and Trees, vegetation communities, aquatic communities including wetlands and jurisdictional waters over the approved project site. In addition, in preparation of this Addendum two reconnaissance-level biological field surveys and required background research related to sensitive biological resources, including the identification of potential streams and wetlands, landmark oak trees, and landmark groves (landmark oak woodlands) were conducted of the approved project site on April 19 and April 29, 2019, by Greg Matuzak (Matuzak, 2019), a wildlife biologist and wetlands ecologist.

The subject project site features varied topography, including rolling hills and somewhat flatter terrain near the center of the property. Elevations within the site range from approximately 1,300 feet above msl along its southern portion near the Bear River to approximately 1,700 feet above msl at the site's southeastern corner at the peak of a steep hill. The Bear River flows east to west at the southern boundary of the project site. One main unnamed Bear River tributary, flowing from the northeast corner through the central portion of the project site, is dammed, creating a large pond on site. A smaller Bear River tributary also flows into the main tributary just north of the pond. Both tributaries support woody riparian and some herbaceous wetland plants. Smaller drainages are located throughout the project site. Three small areas of mixed riparian and herbaceous wetland vegetation, which are supported by springs located in rocky slopes, are found adjoining the Bear River in the southeastern part of the project site. Additionally, two sections of Nevada Irrigation District (NID) irrigation canals traverse the property: the Weeks Canal crosses the northwestern portion of the project site and the Magnolia Ditch crosses the eastern portion of the project site.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Biological Resources in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

4a: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

As disclosed in the certified EIR, a reconnaissance level survey of the project site was conducted on May 25, 2001, by a PMC biologist to assess habitat and current site conditions. As discussed within Section 3.4.1, of the certified EIR as part of the approved project, the project site had been previously surveyed by qualified Biologist Dr. Adrian Juncosa on December 20, 2008, February 21 and 28, 2009 as outline in the EcoSynthesis 2009 Biological Survey and 2009 EcoSynthesis Habitat Management Plan, and 2011 EcoSynthesis Supplemental Biological Inventory, prepared for the approved project.

In preparation of this Addendum, two additional reconnaissance-level biological field surveys and required background research related to sensitive biological resources, including the identification of potential streams and wetlands, landmark oak trees, and landmark groves (landmark oak woodlands) were conducted of the approved project site on April 19 and April 29, 2019, by Greg Matuzak, a wildlife biologist and wetlands ecologist. For this Addendum, reconnaissance level surveys were conducted across the existing project site, with a focused botanical survey being conducted on approximately 80 acres of the project site, based on the submitted site plan and to ensure coverage of the proposed project area of disturbance. As proposed, the modified project would result in the phased construction of CCRC which is that is clustered within the western approximately 48-acre portion of the approximately 215 acre project site. Development would include a campus design that includes a variety of large structures and associated water and sewer infrastructure including detached Cottages and Bungalows, 5-Plex and 14-Plex attached single-ownership condominium units, Group Home Memory Care/Assisted Living Facility and a mixed use Village Center with Loft Condominiums and commercial space. As shown on the revised site plan (Appendix B), development of the proposed modified project would be limited to approximately 48 acres, with all development except for the proposed emergency access road, trails, approximately 300,000-gallon on-site water storage tank to augment the required storage for fire flow, water and sewer infrastructure, barbeque areas, and sewer lift station would be clustered within the northwest portion of the project site.

The following discussion of special-status plants and wildlife summaries the results of the updated biological resources inventory prepared for the proposed modified project.

Special-Status Plants

Analysis of special-status plants in the EIR included Biological Resource Assessments and reconnaissance level surveys across the approved project site. Pursuant to the 2019, Matuzak Report, Special status species were considered based on a current review of the California Natural Diversity Data Base (CNDDB, 2019), United States Fish and Wildlife Service (USFWS, 2019) and the California Native Plant Society Electronic Inventory (2019) for special-status species with the potential to occur in the vicinity of the project area.

Analysis of special-status plants in the EIR included Biological Resource Assessments and reconnaissance level surveys across the approved project site, including the location of previously approved off-site street improvements along Rincon Way and infrastructure improvements Alternative A that would be located on Tiber Ridge Drive and Rodeo Flat Road and proposed infrastructure improvements included as Alternative B as identified within the proposed Comprehensive Masterplan and as evaluated within the Rincon del Rio Final Environmental Impact Report (October 2012), that would extend a 12-inch water supply pipeline and

a sewer force main from the Lake of the Pines Wastewater Treatment Plant along Riata Way through public utility easements along private parcels as well as public utility easements on private parcels along Hidden Ranch Road and Pleasant Court.

The EIR concluded that six special-status plant species have the potential to occur in the project site. Jepson's onion (Allium jepsonii; CNPS rank 1B.2) and oval-leaved viburnum (Viburnum ellipticum; CNPS rank 2.3) may occur in the upland areas of the project site. Brandegee's clarkia (Clarkia biloba ssp. brandegeeae; CNPS rank 1B.2) may occur in the upland areas of the project site, specifically in the rocky areas adjacent or upslope from the Bear River. Sierra blue grass (Poa sierra; CNPS rank 1B.3) may occur in the montane hardwood-conifer habitat of the project site. Brownish beaked-rush (Rhynchospora capitellata; CNPS rank 2.2) and finger rush (Juncus digitatus; CNPS rank 1B.1) may occur in the wetland or moist areas within the project site.

For this Addendum, reconnaissance level surveys were conducted across the existing approximately project site, with a focused botanical survey being conducted of approximately 80 acres based on the submitted site plan and to ensure coverage of the proposed project area of disturbance. Pursuant to the 2019, Matuzak Report, Special status species were considered based on a current review of the California Natural Diversity Data Base (CNDDB, 2019), United States Fish and Wildlife Service (USFWS, 2019) and the California Native Plant Society Electronic Inventory (2019) for special-status species with potential to occur in the vicinity of the project area. Pursuant to the updated biological survey (Matuzak, 2019) Report, the database searches revealed that Brandegee's Clarkia had been previously identified within three miles of the project site. However, it was not observed during the April 2019 focused botanical survey within the proposed modified development area of the project site. However, the report indicated that previously identified suitable habitat for this species was mapped along the Bear River, within the extreme southwestern portion of the project site. According to the Matuzak report, given that this species is most likely found on or near road cuts on north facing slopes, the likelihood of this species occurring within the areas under consideration for development within the proposed revised project area, is a very low probability of this species being impacted by the proposed Project. However, given this species has been previously identified as a special-status plant to be included in required pre-construction special-status plant surveys as identified in Mitigation Measure MM 3.4.1, direct impacts cold be avoided as part of the proposed modified project. Therefore, while the proposed modified project would have potentially significant impacts to special-status plant species as identified in the EIR if they are present on the project site, through the implementation of Mitigation Measure MM 3.4.1, these impacts would be reduced to less than significant, as concluded by the EIR. Based on the foregoing, no new or revised mitigation measures are required.

Special-Status Wildlife

Analysis of special-status wildlife in the EIR included Biological Resource Assessments and reconnaissance level surveys across the approved project site. Analysis of special-status plants in the EIR included Biological Resource Assessments and reconnaissance level surveys across the approved project site. Pursuant to the 2019, Matuzak Report, Special status species wildlife species were considered based on a current review of the California Natural Diversity Data Base (CNDDB, 2019), United States Fish and Wildlife Service (USFWS, 2019) including:

California Red-Legged Frog

As discussed in the EIR, California Red-Legged Frog is federally listed as threatened and a California species of special concern. Habitat for the California red-legged frog consists of aquatic breeding sites within a matrix of riparian and upland dispersal habitat. Breeding habitat for the species includes pools and backwaters within streams, creeks, ponds, marshes, springs, lagoons, and artificially impounded stock

ponds (USFWS 2002). California red-legged frogs are known to aestivate in upland habitat in rodent burrows, under rocks and logs, and in leaf litter in areas adjacent to aquatic habitat. California red-legged frogs are seldom found far from aquatic habitat during dry periods, but some individuals may disperse through upland habitats after the first fall rains. This species requires a permanent water source and is typically found along slow-moving streams, ponds, or marsh communities with emergent vegetation (USFWS 2002). The fresh emergent wetlands, pond, wet meadow, and main tributary (perennial creek) on the project site support suitable or marginal aquatic habitat for this species. The Bear River is not considered suitable habitat. Although the proposed project will not directly impact these aquatic features, California red-legged frogs use the surrounding upland habitat for dispersal. If present during construction activities, direct take of individuals may occur. In addition, indirect impacts such as increased human presence and/or changes in hydrology or water quality may occur with implementation of the proposed project. The appropriate measures for this species were included in the EIR as Mitigation Measures MM 3.4.2a, MM3.4.2b, MM3.4.2c, MM3.4.2d, and MM3.4.2e; implementation of these mitigation measures would be obligatory on the proposed modified project. Therefore, while the proposed modified project would have potentially significant impacts to *California Red-Legged Frog* as identified in the EIR if they are present on the project site, through the implementation of Mitigation Measures MM 3.4.2a, - MM3.4.2e, these impacts would be reduced to less than significant, as concluded by the EIR. Thus, based on the foregoing, no new or revised mitigation measures are required and no new impacts are anticipated as a result of the proposed project modifications.

Foothill Yellow-Legged Frog

As discussed in the EIR, Foothill Yellow-Legged Frogs inhabit partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. The species requires at least some cobble-sized substrate for egg laying. The species requires at least 15 weeks to attain metamorphosis. This species has not been identified within 3 miles of the Project area and according to the Matuzak, 2019 Report, suitable egg-laying substrate for this species (some cobble) is not present within the subject project site. However, the results of the 2011 survey conducted by PMC as concluded by the EIR found suitable habitat within the main seasonal tributary to the large pond within the Project site. Therefore, the large pond, wetlands, and drainages, in addition to the associated uplands within the project site, are considered suitable habitat for foothill yellow-legged frog. The Bear River is not considered suitable habitat. It is assumed that suitable habitat for this species is present given it was previously identified within the EIR for the subject project site for the species. Therefore, even though this species has not been identified within 3 miles of the project site, it is assumed that suitable habitat is located within the project site and therefore, the species was included within the impact assessment and mitigation measure for the species as identified within the 2012 EIR. The appropriate measures for this species were included in the EIR as Mitigation Measures MM 3.4.2a, MM3.4.2b, MM3.4.2c, MM3.4.2d, and MM3.4.2e; implementation of these mitigation measures would be obligatory on the proposed modified project. Therefore, while the proposed modified project would have potentially significant impacts to *Foothill Yellow-Legged Frog* as identified in the EIR if they are present on the project site, through the implementation of Mitigation Measures MM 3.4.2a, - MM3.4.2e, these impacts would be reduced to less than significant, as concluded by the EIR. Thus, based on the foregoing, no new or revised mitigation measures are required and no new impacts are anticipated as a result of the proposed project modifications.

Western Pond Turtle

As discussed in the EIR Western Pond Turtle is a California species of special concern. It prefers slow-water aquatic habitat with terrestrial and aquatic basking sites. Western pond turtles typically do not move more than a few meters from aquatic sites; however, movement into adjacent upland habitat does occur for egg-laying. Most turtles stay within 100 meters of stream channels, mainly moving during breeding and

egg-laying (CDFG 2002). Suitable habitat is present within the large pond as well as in some of the wetlands and drainages, in addition to the associated uplands on the project site. The Bear River does not represent suitable habitat for the species. Implementation of the modified project would result in temporary disturbance and permanent alteration of upland habitat near features that could support potential breeding habitat for the Western Pond Turtle. If the species is present, project implementation may result in the loss of western pond turtle nests or individuals. The appropriate measures for this species were included in the EIR as Mitigation Measure MM 3.4.3a; implementation of these mitigation measures would be obligatory on the proposed modified project. Therefore, while the proposed modified project would have potentially significant impacts to *Western Pond Turtle* as identified in the EIR if they are present on the project site, through the implementation of Mitigation Measure MM 3.4.3a, these impacts would be reduced to less than significant, as concluded by the EIR. Thus, based on the foregoing, no new or revised mitigation measures are required and no new impacts are anticipated as a result of the proposed project modifications.

Migratory Birds and Raptors

As discussed in the EIR, the modified project could result in loss of habitat that may be used as foraging or nesting habitat for migratory birds and raptors. Project construction activities may result in the loss of young or eggs of migratory birds or raptors such as the Yellow Warbler or Northern Harrier and California species of special concern due to direct removal of the nest or loss of foraging habitat (Matuzak, 2019). All native breeding birds (except game birds during the hunting season), regardless of their listing status, are protected under the Migratory Bird Treaty Act Construction activities could cause direct impacts to nesting raptors and migratory birds, if birds are actively nesting during construction activities. Nests may be located in trees, shrubs, or emergent vegetation, on the ground, in burrows, or on existing buildings or structures. Excessive noise, disturbance, and vibrations can cause nesting birds to abandon their nests. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting raptor or migratory bird species in the project vicinity. Potential nest abandonment and mortality to eggs and chicks, as well as stress from loss of foraging areas, would also be considered potentially significant impacts. If nesting migratory birds or raptors are present during project construction, the proposed project may cause direct mortality to raptors or migratory birds through removal of vegetation that contains active nests. If construction occurs during the non-nesting season, no impacts are expected; however, if construction activities were scheduled to occur during the nesting season, mitigation would be necessary to avoid potential impacts to migratory birds and their nests. The loss or disturbance of active nests or direct mortality is prohibited by the Migratory Bird Treaty Act and California Fish and Game Code Section 3503.5. The appropriate measures for Migratory Birds and Raptors were included in the EIR as Mitigation Measure MM 3.4.3b; implementation of these mitigation measures would be obligatory on the proposed modified project. Therefore, while the proposed modified project would have potentially significant impacts to *Migratory Birds and Raptors* as identified in the EIR if they are present on the project site, through the implementation of Mitigation Measure MM 3.4.3b, these impacts would be reduced to less than significant, as concluded by the EIR. Thus, based on the foregoing, no new or revised mitigation measures are required and no new impacts are anticipated as a result of the proposed project modifications.

Conclusion for Impact Discussion 4a:

As discussed above, various special-status wildlife species have the potential to occur on the subject project, though none were detected during surveys of the project area. The EIR identified the same species as part of the approved project and established that the applicable mitigation measures (MM 3.4.2a through MM 3.4.2e and MM 3.4.3a, MM 3.4.3b) would reduce all impacts to below a level of significance with mitigation. These mitigation measures involve construction worker education, preconstruction surveys, avoidance, buffering, and other steps which would minimize harm to such species. Implementation of these mitigation measures would also be obligatory for the proposed modified project. Because the proposed modified project would be located on the same project site and the previously approved project, and would

result in the phased construction of CCRC that is clustered within the western approximately 48-acre portion of the approximately 215 acre project site. In addition, development would include a similar campus design that includes a variety of large structures and associated water and sewer infrastructure including detached Cottages and Bungalows, 5-Plex and 14-Plex attached single-ownership condominium units, Group Home Memory Care/Assisted Living Facility and a mixed use Village Center with Loft Condominiums and commercial space. As proposed, the modified project would implement the mitigation measures previously determined in the EIR to be adequate to reduce impacts to below a level of significance, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less-than-significant impacts on special-status species. Based on the foregoing, no new or revised mitigation measures are required.

4b: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

As concluded by the EIR, the proposed modified project would result in the disturbance, degradation, and/or removal of wetlands, which are considered sensitive habitats by resource agencies and the Nevada County Land Use and Development Code, Section L-II 4.3.17.

Implementation of the proposed project would also impact the oak woodlands within the project site. As discussed in the EIR, Impact 3.4.6 addresses impacts to Landmark Oak Trees and Groves. As proposed the modified project would impact an approximate total of 39.9 acres of Landmark Oak Groves located on the project site as discussed in the Matuzak, 2019 report. Implementation of mitigation measure MM 3.4.6, as analyzed in the EIR would reduce impacts to Landmark Oak Groves.

Although valley foothill riparian habitat will not be directly impacted by the proposed project, it is likely that a portion of the Emergency Access road would be constructed within 100 feet of the main tributary and/or adjacent riparian area which leads to the pond in the center of the project site. Other project elements, such as the row crops and trails, will also be located closer than 100 feet from wetlands. This could result in indirect degradation of habitat values due to sedimentation and/or disturbance of wildlife habitat during construction or during project operation. The prevalence of slopes steeper than 30 percent and other constraints such as the location of the access point itself make it impossible to locate all project features more than 100 feet from all riparian and wetland areas. As previously noted, the Rincon del Rio Biological Inventory and Habitat Management Plan provides mitigation and protection measures that address wetland resources and landmark oak trees and groves. Mitigation Measure MM 3.4.7 from the Rincon del Rio Biological Inventory, in addition to Mitigation Measures MM 3.4.2e and MM 3.4.4, would reduce this impact to a less than significant level. Based on the foregoing, no new or revised mitigation measures are required.

4c: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

As discussed in the EIR, a formal wetland delineation had not been conducted for the project site, however, potentially jurisdictional features have been mapped on the project site. Thus, all wetland features mapped on the subject project site would be assumed to be considered jurisdictional by the United States Army Corps of Engineers, as concluded by the EIR.

As proposed, the modified project would impact approximately 0.051 acres of potentially jurisdictional "waters of the U.S." including wetlands as concluded by the Matuzak, 2019 biological report. The proposed development avoids any intrusions into wetland or riparian areas, except that it will require widening or

minor realignment of one or more roads which cross seasonal streams that are tributaries to the large pond and the Bear River to allow construction of the emergency access road. Replacement or extension of the culverted crossings may necessitate small amounts of fill, or excavation and backfill, of small areas of tributary waters of the U.S., possibly including adjacent wetlands. Total amounts of fill should be less than the 0.5-acre ceiling that applies to the nationwide permits applicable to culverted road crossings within a residential development. If the existing culverts are adequate and no fill is required to build a County-standard road over the tributary, then no mitigation would be required.

Authorization for such fill shall be secured from the United States Army Corps of Engineers (USACE) through the Clean Water Act (CWA) Section 404 permitting process prior to project implementation. If a CWA Section 404 permit were to be required from the USACE, a CWA Section 401 permit would be also required from the Regional Water Quality Control Board. If it is determined by a qualified wetland biologist and through consultation with the Regional Water Quality Control Board that features that qualify as waters of the State would be affected, the applicant would be required to obtain an authorization from the Regional Water Quality Control Board to fill/disturb these features prior to project implementation. Furthermore, construction-related impacts to water quality would be mitigated through a National Pollutant Discharge Elimination System (NPDES) permit.

In addition, Nevada County Land Use and Development Code Section L-II 4.3.17 requires the preparation of a management plan that avoids or minimizes impacts to water, wetland, and riparian resources for any project within 50 or 100 feet of such resources, depending on whether they are seasonal or perennial water features. Because the project would result in the loss of approximately 0.051 acre of to "waters of the U.S.," including wetlands, a Management Plan prepared by a qualified biologist that minimizes impacts to these aquatic features. Consistent with this requirement, the previously approved included a Habitat Management Plan (EcoSynthesis 2009). The Habitat Management Plan for the proposed modified project contained an assessment of potential project related impacts to the required the non-disturbance area related to seasonal (50-foot) and perennial (100-foot) aquatic resources. In addition, the Habitat Management Plan includes a detailed assessment of mitigation measures to implement in order to fully mitigate for the proposed modified project's potential impacts to such seasonal and perennial non-disturbance buffers and aquatic resources. The EIR determined, that with the implementation of Mitigation Measure MM 3.4.4 impacts related to wetlands and aquatic resources would be less than significant with mitigation. Based on the foregoing, no new or revised mitigation measures are required.

4d: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

4g: Introduce any factors (light, fencing, noise, human presence and/or domesticated animals) which could hinder the normal activities of wildlife?

As discussed in the EIR, operation of the proposed modified project would not result in the obstruction of movement of migratory birds or other wildlife species as they may utilize many of the existing habitats within the subject project site during migration. As shown on the site plan the Bear River within the project site may provide an east–west movement corridor for common and special-status wildlife species, including migratory birds and fish species. The majority of the project site is undeveloped and therefore provides open space for movement of wildlife in the region. The proposed modified project would be designed to cluster the development and maintain large continuous areas of open space similar to that of the approved project. The area of proposed development on the project site is clustered within the western portion of the project site adjacent to Rincon Way and Connie Court and would be located within approximately 48 acres of the approximately 215-acre project site. For the most part, a 100-foot buffer is maintained around the main tributary and the Bear River. Thus, given the retention of the open space within the project site, the

proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts relative to interference with wildlife corridors or nursery sites or introduce factors that could hinder the normal activities of wildlife. Based on the foregoing, no new or revised mitigation measures are required.

4e: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

As shown on the submitted site plan and similar to the approved project, not all individual Landmark Oak Trees would be avoided as part of the proposed modified project as there is no feasible design for the project area that would achieve complete avoidance of all Landmark Oak Trees. Also, in order to achieve the extremely desirable environmental goal of clustering all proposed development in the western part of the project site, it would be necessary to allow for minor amounts of grading and tree removal with the limits of some mapped locations of Landmark Oak Groves within the project site. The modified project will result in construction within the limits of some areas of mapped Landmark Oak Groves with a canopy cover greater than 33% as required by Nevada County Land Use and Development Code, Section L-II 4.3.15.

The estimated area of impact of the proposed project on Landmark Oak Groves would be approximately 1.24 acres of the total of 39.9 acres of Landmark Oak Groves that occur within the Project site (a total of 3.1% of landmark oak resources within the Project site). As proposed and discussed within the Comprehensive Master Plan and as shown on the overall site plan, it would not be possible to for the modified project design to avoid landmark groves or if avoidance would make it impossible to achieve a more important environmental protection goal or requirement (as in the case of clustering development in the western part of the project site rather than spreading it out and extending into the eastern part of the project site where more valuable habitat resources are located).

The proposed modified project would impact several landmark oak trees (native oak trees with a diameter of 36 inches or greater when measured at waist height, or approximately 4.5 feet above the ground). Within the northeastern section of the proposed development, a single landmark oak tree will most likely be removed due to the development of the emergency access road in the extreme north area of the project area. Within the northwestern section of the proposed development, up to seven (7) Landmark Oak Trees may need to be removed. Within the southwestern section of the proposed development, no mapped Landmark Oak Trees will be required to be removed or will impacted from site development given the mapped Landmark Oak Trees are located below the large pond where no development is proposed. Therefore, up to eight (8) Landmark Oak Trees may be removed as part of the proposed modifications to the project.

As analyzed by the EIR Mitigation Measure MM 3.4.6 developed as part of the approved project would require each phase of the project to comply of an Oak Resources Management Plan, prepared for the revised project and would allow for both direct and indirect impacts to Landmark Oak Trees and Landmark Oak Groves to be reduced to a less than significant level. Thus, appropriate measures for these impacts were included in the EIR as Mitigation Measures MM 3.4.6 and impacts would be reduced to less than significant and implementation of these mitigation measures would be obligatory on the proposed modified project.

4f: Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project site is not part of a Habitat Conservation Plan or any other adopted conservation plans; therefore, there project would have no impacts or conflicts with adopted conservation plans as disclosed by the EIR.

4h: For purposes of the EIR, the following criterion was also used in determining whether the proposed project would result in a significant impact associated with land use. Therefore, for purposes of this Addendum to the EIR, the below impact discussion is included:

Create hazards for project site residents as a result of interactions with poisonous or dangerous wildlife on the site?

The proposed modified project would include improved walking trails and soft surface trails throughout the project site as shown on Appendix B. Most rattlesnakes forage for prey in or near brushy or tall grass areas, rock outcrops, rodent burrows, around and under surface objects, and sometimes in the open. When inactive, most rattlesnakes seek cover in crevices of rocks, under surface objects, beneath dense vegetation, and in rodent burrows. Given that most of the trails wind through the undeveloped portions of the site, there is the potential for interactions between trail users and rattlesnakes.

While seldom fatal, rattlesnake bites are painful and can lead to severe medical trauma. Rattlesnake bites are not common — there are only about 800 rattlesnake bites reported annually in the United States and the majority of rattlesnake bites occur when people tease or play with their "pet" rattlesnakes. In the wild, rattlesnakes present little potential hazard as they are likely to move on to another area if left alone (UCIPM 2011). Therefore, if trail users on the project site were warned/educated to keep a safe distance from any rattlesnakes encountered on the trails, the potential for bites would be minimal.

The EIR applied Mitigation Measure MM 3.4.10 to the approved project, which require the project applicant to include visually prominent signage along trails on the project site warning trail users of rattlesnake hazards. Implementation of this mitigation measure would also be obligatory for the proposed modified project. The proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impact relative to the impacts of interactions with poisonous or dangerous wildlife on the site. Thus, appropriate measures for these impacts were included in the EIR as Mitigation Measure MM 3.4.10 and impacts would be reduced to less than significant and implementation of these mitigation measures would be obligatory on the proposed modified project. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR concluded that impacts of the approved project will combine with past, present, and reasonably foreseeable projects to create a cumulatively considerable impact due to construction and maintenance activities associated with direct loss or indirect disturbance of special-status plants that are known to grow or that could grow in the region. Impacts on special-status plants could result in a substantial reduction in local population size, lowered reproductive success, or habitat fragmentation. Proponents of specific projects in the region cannot guarantee that special-status plants can be avoided as part of future projects. In addition, the EIR concluded that implementation of the proposed project would result in a loss of habitat and contribute to biological resource impacts, including disturbance of special-status species. Anticipated development and urban expansion of the area is expected to further contribute to disturbance to special-status species, their habitat, and other sensitive biological habitats and is considered potentially cumulative significant for impacts to biological resources. However with the implementation of Mitigation Measures MM 3.4.1 through MM 3.4.7, would reduce the approved project's overall contribution to cumulative biological resource impacts resulting from completion of the project. Thus, given that the above Mitigation Measures, implementation of these mitigation measures would be obligatory on the proposed modified project. Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to biological resources than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

5. CULTURAL RESOURCES

Existing Setting: Project setting information for the proposed modified project, including information on the area's natural environment, history, ethnography, and regulatory environment, is the same as that for the approved project site, and is provided in the certified EIR.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Cultural Resources relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the Project:

5a: Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

As discussed in the EIR, three historic-era resources have been identified within the project site, including the remains of a ranch complex (P-29-2969, CA-NEV-1809H), the Magnolia Ditch (P-29-2970), and an unnamed ditch (P-29-2971). As proposed, the modified project would result in the phased construction of CCRC which is that is clustered within the western approximately 48-acre portion of the approximately 215 acre project site. Development would include a campus design that includes a variety of large structures and associated water and sewer infrastructure including detached Cottages and Bungalows, 5-Plex and 14-Plex attached single-ownership condominium units, Group Home Memory Care/Assisted Living Facility and a mixed use Village Center with Loft Condominiums and commercial space. As shown on the revised site plan (Appendix B), development of the proposed modified project would be limited to approximately 48 acres, with all development except for the proposed emergency access road, trails, approximately 300,000-gallon on-site water storage tank to augment the required storage for fire flow, water and sewer infrastructure, barbeque areas, and sewer lift station would be clustered within the northwest portion of the project site.

As such, project development would avoid the unnamed ditch (P-29-2971) entirely. However, the Ranch Complex (P-29-2969, CA-NEV-1809H) would be partially impacted by the proposed emergency access road and potentially by Phase 2 of the project, which would include 24 Bungalow Units. The Magnolia Ditch (P-29-2970), now part of the Combie Phase Canal, would be crossed by the emergency access road in the northeast corner of the project site. Even so, the Cultural Resource Assessment Update completed for the project site (CRM 2011) determined that these resources have no potential to yield additional information, are not associated with persons or events important to history, and are not considered eligible for listing on the California Register of Historical Resources (CRHR) nor are the resources considered eligible for National Register of Historic Places (NRHP) inclusion.

Thus, based on the above information and assessment that no known sites within the subject project site are eligible for listing on the CRHR, the project does not have the potential to cause a substantial average change on any resource that currently qualifies as a historical resource or that has been recommended eligible for listing on the CRHR. Thus, the EIR concluded that no impact would occur. Thus, based on the foregoing, no new or revised mitigation measures are required.

5b: *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

Three historic-era resources associated with ranching or irrigation, as well as a total of ten isolated occurrences of prehistoric/ethnohistoric basalt cores and historic-era materials, have been identified within the project site. As discussed under 5a above and as analyzed by the EIR, discussed under Impact 3.6.1, the development of the proposed modified project would avoid the unnamed ditch (P-29-2971) but would impact the Ranch Complex (P-29-2969, CA-NEV-1809H) and the Magnolia Ditch (P-29-2970), now part of the Combie Phase Canal similar to the approved project. Even so, these resources are not are eligible for listing on the CRHR and are not associated with persons or events important to history. However, considering the results of the literature search, local ethnographic settlement, and subsistence patterns, the prehistory and history of the area, the proposed modified project's proximity to the Bear River, and the patterns of local historic-era land use, the project site is considered highly sensitive for prehistoric, ethno historic, and historic-era cultural resources. Ethnographic settlements, prehistoric occupation sites, and isolated artifacts have been recorded in the vicinity of the project site, and historic-era activity in the vicinity is typically associated with mining, logging, irrigation, ranching, and associated infrastructure. Despite some past disturbance by historic-era and recent activities on the project site, there is a possibility of unanticipated and accidental archaeological discoveries during ground-disturbing project-related activities. These "inadvertent discoveries" can appear unexpectedly in construction trenches or in back dirt piles and, once discovered, they require special treatment.

While no aboveground CRHR-eligible sites have been identified within the proposed project site, underground excavations during construction activities of the proposed modified project could uncover finds requiring evaluation a qualified archaeologist. To minimum the potential for loss of undiscovered cultural resources, the EIR applied Mitigation Measures MM 3.6.2a and 3.6.2b to the approved project. These mitigation measures require a that any cultural resources inadvertently discovered during project construction activities would be protected consistent with the recommendations of a qualified archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology. The proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impact relative to the impacts related to archaeological resources. Implementation of these mitigation measures would be obligatory for the proposed modified project. Based on the foregoing, no new or revised mitigation measures are required.

5c: *Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

The EIR discussed that the pedestrian surface survey of the project site and its vicinity conducted in June 2011, and other previous research as mentioned under the Setting and Methodology sections above, did not identify any evidence of paleontological resources within the project site. Paleontological resources, however, have been identified in Nevada County, and the project site in its entirety has not been investigated by a professional paleontologist. Excavations could occur in association with development of the proposed project that could affect paleontological resources buried at deeper depths. Therefore, it is possible that project-related ground-disturbing activities could uncover previously unknown paleontological resources within project boundaries. Unanticipated and accidental paleontological discoveries during project implementation have the potential to affect significant paleontological resources.

The EIR applied Mitigation Measure MM 3.6.2 to the approved project to ensure that any paleontological resources inadvertently discovered during project construction activities would be protected consistent with the recommendations of a qualified paleontologist. The proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impact relative to the impacts related to archaeological resources. Implementation of these mitigation measures would be obligatory for the proposed modified project. Based on the foregoing, no new or revised mitigation measures are required.

5d: *Disturb any human remains, including those interred outside of formal cemeteries?*

As analyzed in the EIR although no human remains have been identified within the project site, implementation of the proposed project would include ground-disturbing construction activities that could result in the inadvertent disturbance of currently undiscovered human remains. Procedures of conduct following the discovery of human remains on non-federal lands are mandated by Health and Safety Code Section 7050.5, PRC Section 5097.98, and by CEQA in the California Code of Regulations (CCR) Section 15064.5(e). According to these provisions, should human remains be encountered, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The remains are required to be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. The Nevada County Coroner would be immediately notified and the coroner would then determine whether the remains are Native American. If the coroner determines the remains are Native American, the coroner has 24 hours to notify the NAHC, who will, in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. Further actions would be determined, in part, by the desires of the MLD, who has 24 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 24 hours, the owner is required, with appropriate dignity, to reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC. Any discovery of human remains within the project site would be subject to these procedural requirements, which would reduce impacts associated with the discovery/disturbance of human remains to a less than significant level. Thus, the EIR concluded that no impact would occur and based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR conclude that impacts of the approved project, along with other cumulative development in Nevada County, could contribute to the cumulative loss and/or disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features), and human remains. This contribution could be cumulatively considerable prior to mitigation. However with implementation of Mitigation Measures MM 3.6.2a and MM 3.6.2b, and adherence to Health and Safety Code Section 7050.5, PRC Section 5097.98, and CCR Section 15064.5(e), will ensure that any discoveries will be handled in accordance with state law and reduce the proposed project's contribution to these impacts to a less than cumulatively considerable level. Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Cultural Resources than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

6. ENERGY

Existing Setting: Project setting information for the proposed modified project, including information on the project site and surrounding area's energy requirements is the same as that for the approved project site and is provided in the certified EIR. The subject project site would be served by Pacific Gas and Electric Company from existing facilities along Rincon Way consisting of power lines. It is not anticipated that there would be more than one point of service for the project site. The subject project site would be serviced for individual propane tank systems, which are provided and serviced by existing private companies.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Energy in relation to the following questions as stated in the Nevada County CEQA Checklist:

6a: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during construction or operation?

As discussed in the EIR under Impact 3.13.8.3, implementation of the proposed project would increase demand for electrical and propone services and require the extension of existing infrastructure to serve the proposed modified project. As outlined in the EIR and as proposed as part of the modified project, Pacific Gas and Electric Company would serve the project with electrical needs from existing overhead power lines located along Rincon Way which would be extended into the project site along existing rights-of-way on Rincon Way and State Highway 49. As proposed, the modified project would be conditioned to require that the construction of the proposed project would be required to meet all current building standards including but not limited to the 2016 California Building Code, 2016 California Electrical Code, 2016 California Energy Code (Title 24) as well as the Nevada County Land Use and Development Code. As shown on the submitted site plans and floors plans, all buildings would be designed to be as energy efficient as possible and would include LED lighting, double pane aluminum 7windows with Low "E" glazing which are designed to maintain energy efficiency as well as other requirements as required by the 2016 California Energy Code. In addition, as evaluated within the EIR, the implementation of Mitigation Measure MM 3.5.1b would also ensure that Title 24 standards are exceeded through energy-efficient building measures. As with the previous approved project, the proposed modified project would conditioned to require that all construction would be required to meet all current building standards, as required by the California Building Code. Thus, for these reasons, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts regarding the potential impacts associated with the long-term operational impacts or during construction of the proposed modified project related to energy resources.

6b: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed modified project would not conflict with any state or local plans for renewable energy or energy efficiency. Building Permits would be required in order to construct the proposed project. As part of the Building Permit review, all equipment and structures would be required to meet energy standards identified in California Building Code. Thus, the proposed modifications to the project would not obstruct or prevent plans for renewable energy or efficiency.

Cumulative Impacts

The EIR concluded that the impacts of the approved project when combined with impacts of past, present, and reasonably foreseeable projects would have a less than cumulatively considerable contribution to impacts on energy resources during construction and operation of the proposed modified project. The proposed modified project would allow the construction of a CCRC development of 345 units within a similar footprint as that of the approved project. Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Energy than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

7. GEOLOGY / SOILS

Existing Setting: The Natural Resources Conservation Services (NRCS) has mapped three soil complexes within the subject parcel: Boomer-Rock Outcrop Complex 5 to 30 percent slopes (BrD) and 30 to 50 percent (BrE) slopes, Boomer Loam 5 to 15 percent slopes (BoC), Sobrante Loam 2 to 15 percent slopes (SoC) and Chaix-Rock Outcrop Complex 30 to 75 percent slopes (CkF). The proposed modified project would have the same setting related to Geology / Soils, including the same fault rupture, seismic ground shaking,

including the same liquefaction, unstable soils, landslides and expansive soils as the approved project. The setting is fully described in the EIR.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Geology / Soils in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

7a: Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury or death involving:

7i: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

7ii: Strong seismic ground shaking?

As discussed in the EIR under Impact 3.7.1 indicates that based on the setting, and pursuant to the Nevada County General Plan, Master Environmental Inventory, the subject project is not located with an Alquist-Priolo Special Earthquake Study Zone on or near the project site. However, as evaluated by the EIR and as required by General Plan Policy GH-10.2.1 and GH-10.2.2, the proposed modified project would be designed in accordance with the most current California Building Code Requirements that address structural seismic safety. The California Building Code includes design criteria for seismic loading and other geologic hazards, including loading that governs seizing of structural members and other required design criteria. Thus, for reasons, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts regarding the potential impacts with ground rupture of a known earthquake fault. Based on the foregoing, no new or revised mitigation measures are required.

7iii: Seismic-related ground failure including liquefaction?

7c: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The EIR concluded that based on a review of the soil conditions on the project site and the Geotechnical Feasibility Study (Lumos and Associates, 2007) and Geotechnical Review (Acacia CE, 2011) that a final design-level geotechnical report be prepared for each of the proposed structures as required by California Building Code. The EIR concluded that Liquefaction is generally determined by three factors: loose granular soils, groundwater, and strong ground motion. Liquefaction is most likely to occur in deposits of water-saturated alluvium in areas of considerable artificial fill. Based on review of the soil conditions on the project site, the potential for liquefaction in the majority of the proposed development envelope area of the project site is considered low. However, a portion of the project would be constructed near the existing pond, and it is possible that the site may experience strong ground motion. Based on these factors, the potential exists for seismically induced liquefaction to occur in the vicinity of the pond area. The proposed modified project would be constructed within a similar approximately 48-acre footprint as the approved project including the location of the emergency access road, sewer pump station, water storage tank for fire suppression and associated infrastructure. Thus, the Building Department as a standard practice require applicants to prepare a soils and geotechnical report to mitigate possible adverse impacts from excavation

and construction activities. Therefore, as was previously conditioned, the proposed modified project would be conditioned to require the submission of a final soils and geotechnical report prior to the issuance of Building Permits or Improvement Plans. For these reasons, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts regarding the potential for project-site residents and structures, including those in the vicinity of the pond, to experience loss, injury or death resulting from seismic-related ground failure. Based on the foregoing, no new or revised mitigation measures are required.

7iv: Landslides?

Landslide activity is a function of slope, soil type and depth, soil moisture, bedrock, and seismic activities. Landslides include a wide range of ground movement, such as rock falls, deep failure of slopes, and shallow debris flows (mudflows). As discussed in the Setting subsection of the EIR, the geologic substructure of Nevada County can be divided into three broad groups, of which the project site falls within Zone II, defined as an area of low landslide activity (Nevada County 1995, Figure 4.2-3). Further, elevations within the site range from approximately 1,300 feet above mean sea level (msl) near the Bear River to approximately 1,700 feet above msl on the eastern side of the site. Natural slopes consist of gently rolling hills, and soils on the project site are deep to very deep, well-drained soils with low to moderate soil expansion capability and low potential for liquefaction. Thus, for these reasons, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts regarding the potential impacts from the threat of landslides on the project site. Based on the foregoing, no new or revised mitigation measures are required.

7d: Be located on expansive soil creating substantial direct or indirect risks to life or property?

Expansive soils are those soils that shrink or swell depending on the level of moisture they absorb. Expansive soils typically contain clay minerals that determine the ability of the soil to absorb and retain moisture. When structures are located on expansive soils, foundations have the tendency to rise during the wet season and sink during the dry season. This movement can create new stresses on various sections of the foundation and connected utilities and can lead to structural failure and damage to infrastructure.

The EIR conclude that the approved project would be required to be compliant with California Building Code Section 1803.2 which would require additional site investigation, laboratory testing, and engineering analysis, including soil expansion potential in the form of a Geotechnical Report. As stated above, the soils of the project site possess low to moderate expansion potential (Acacia CE 2011; USDA-NRCS 2011). The native clays are capable of exerting moderate expansion pressures on building foundations, interior floor slabs, and exterior flatwork. Typical methods of addressing the potential for shrink/swell can include over excavating footings, adding lime to the soil, providing clean non-expansive fill, increasing the size and type of footing and providing for additional soil drainage in the vicinity of the structure. The Geotechnical Report required by Section 1803.2 of the California Building Code will be based on the type of construction anticipated and actual soils analysis at the point of construction may result in more refined methods of addressing this impact. As the impact potential is well known and the potential methods of addressing the issue part of standard construction techniques, with implementation Section 1803.2 of the California Building Code, the EIR concluded that impacts associated with expansive soils would be reduced to a level that is considered less than significant. Similarly, as required by Section 1803.2 of the California Building Code, the proposed modified project would also require the submission of a Geotechnical Report to ensure that the proposed project is compliant with the requirements of California Building Code.

Thus, the Nevada County Building Department as a standard practice require applicants to prepare a soils and geotechnical report to mitigate possible adverse impacts from excavation and construction activities. Therefore, as was previously conditioned, the proposed modified project would be conditioned to require

the submission of a final soils and geotechnical report prior to the issuance of Building Permits or Improvement Plans. For these reasons, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts regarding the potential for project-site residents and structures, including those in the vicinity of the pond, to experience loss, injury or death resulting from expansive soils. Based on the foregoing, no new or revised mitigation measures are required.

7e: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

As discussed in the EIR and as shown on the submitted site plans, the proposed modified project would connect to the existing sewer system operated by the Nevada County Sanitation District, No. 1, at the Lake of the Pines Wastewater Treatment Plant. Thus, for these reasons, the proposed modifications to the project do not result in a change in the finding in the certified EIR of no impact associated with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal system.

7f: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The EIR discussed that the pedestrian surface survey of the project site and its vicinity conducted in June 2011, and other previous research as mentioned under the Setting and Methodology sections above, did not identify any evidence of paleontological resources within the project site. Paleontological resources, however, have been identified in Nevada County, and the project site in its entirety has not been investigated by a professional paleontologist. Excavations could occur in association with development of the proposed project that could affect paleontological resources buried at deeper depths. Therefore, it is possible that project-related ground-disturbing activities could uncover previously unknown paleontological resources within project boundaries. Unanticipated and accidental paleontological discoveries during project implementation have the potential to affect significant paleontological resources.

The EIR applied Mitigation Measure MM 3.6.2 as discussed under Impact 3.6.3 of Section 3.6 of the certified EIR to the approved project to ensure that any paleontological resources inadvertently discovered during project construction activities would be protected consistent with the recommendations of a qualified paleontologist. The proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impact relative to the impacts related to archaeological resources. Based on the foregoing, no new or revised mitigation measures are required.

7g: Result in substantial grading on slopes over 30 percent?

Nevada County Land Use and Development, Section L-II 4.3.13 outlines the requirements for development within slopes that are in excess of 30 percent, subject to the approval of a Steep Slope Management Plan. As approved, the previously approved project included a Management Plan component which address the construction of the Emergency Access Roadway, as shown on the Tentative Final Map and for improvement of existing soft surface trails which may require improvement. As noted within the updated Steep Slope Management Plan, that disturbance within areas containing in excess of 30 percent slopes unavoidable since there is no other alternative that is feasible or available for the emergency access roadway as it is required to be constructed to meet Fire Standard Access Road standards. The Steep Slope Management Plan identifies that "all cuts/fills shall be graded to the natural varied contour of the surrounding terrain" and that "significant rock outcroppings shall be preserved. The Plan also calls for grading disturbance associated with trial reconstruction or maintenance shall be minimized in steep slope areas and will only be performed where necessary for long-term stability and/or safety." The Plan calls for use of Beast Management Practices (BMP's) for erosion and sediment control; preparation of a Storm Water Pollution Prevention Plan (SWPP); stockpiling of topsoil for reuse on the site; amending stockpiled topsoil and using the amended materials to facilitate the planting of native vegetation; and calls for the use of geo-fabrics, jutes

and other natural material to be used in conjunction with revegetation and soil stabilization activities. As with the previous approved project, the proposed modified project would be conditioned to require compliance with requirements of the Steep Slope Management Plan. The proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impact relative to the impacts related to slopes in excess of 30 percent would be less than significant.

7b: Result in substantial soil erosion or the loss of topsoil?

As concluded by the EIR, impacts associated with erosion and loss to topsoil (Standard of Significance 7b from the CEQA Checklist are discussed in Hydrology and Water Quality.

Cumulative Impacts

The impacts associated with fault rupture and strong seismic ground shaking, seismic-related ground failure, including liquefaction and unstable soils, landslides, and expansive soils are based on site-specific conditions. These inherent conditions are an end result of natural events that occur through vast periods of geologic time and are not based on cumulative development. With proper evaluation of these conditions, compliance with existing codes and standards, such as Section 1803.2 of the California Building Code, the proposed modified project's contribution to significant impacts related to the area's geology would be less than cumulatively considerable. Thus, based on the above discussion, the proposed modified project when combined with the impacts of past, present and reasonably foreseeable projects, would not create a substantial adverse effect related to Geology / Soils. For these reasons, the proposed modifications to the project do not create new or substantially more adverse cumulative impacts to Geology / Soils than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent possible by the incorporation of all feasible and applicable mitigation measures.

8. GREENHOUSE GAS EMISSIONS

Existing Setting: Greenhouse gases (GHGs) are those gases that trap heat in the atmosphere. GHGs are emitted by natural and industrial processes, and the accumulation of GHGs in the atmosphere regulates the earth's temperature. GHGs that are regulated by the State and/or EPA are carbon dioxide (CO2), methane (CH4), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF6) and nitrous oxide (NO2). CO2 emissions are largely from fossil fuel combustion. In California, approximately 43 percent of the CO2 emissions come from cars and trucks. Electricity generation is another important source of CO2 emissions. Agriculture is a major source of both methane and NO2, with additional methane coming primarily from landfills. Most HFC emissions come from refrigerants, solvents, propellant agents and industrial processes, and persist in the atmosphere for longer periods of time and have greater effects at lower concentrations compared to CO2. The adverse impacts of global warming include impacts to air quality, water supply, ecosystem balance, sea level rise (flooding), fire hazards, and an increase in health related problems.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act, was adopted in September 2006 and requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through regulations to reduce emissions from stationary sources and from vehicles. The California Air Resources Board (ARB) is the State agency responsible for developing rules and regulations to cap and reduce GHG emissions. In addition, the Governor signed Senate Bill 97 in 2007 directing the California Office of Planning and Research to develop guidelines for the analysis and mitigation of the effects of greenhouse gas emissions and mandating that GHG impacts be evaluated in CEQA documents. CEQA Guidelines Amendments for GHG Emissions were adopted by OPR on December 30, 2009. The Northern Sierra Air Quality Management District (NSAQMD) has prepared a guidance document, *Guidelines for Assessing Air Quality Impacts of Land Use Projects*. Therefore, in order to satisfy CEQA

requirements, projects should make a reasonable attempt to quantify, minimize and mitigate GHG emissions as feasible.

As such, the environmental and regulatory settings related to Greenhouse Gas Emissions provided in the certified EIR adequately describe the setting for the proposed modified project.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Greenhouse Gas Emissions in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

8a: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

8b: Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Proposed Modified CCRC Development

GHG emissions contribute, on a cumulative basis, to the significant and adverse environmental impacts of global climate change. No single land use project could generate enough GHG emissions to noticeably change the global average temperature (BAAQMD 2010a, p. 2-1: SMAQMD 2011, p. 6-1). The combination of GHG emissions from past, present, and future projects contributions substantially to the phenomenon of global climate change and its associated environmental impacts and as such is addressed only as a cumulative impact as was concluded by the EIR and as discussed in this Addendum. The proposed modified project would be a CCRC that would occupy approximately 48 acres of the project site that would be located within the northwest portion subject project site. The project would contain 323 living Independent Living Units and 22 Assisted Living Units for a total of 345 units, which is equivalent to the approved project number of units. This would result in similar emissions produced during the proposed modified projects construction and operation phases.

As evaluated in the EIR, the approved project would result in direct emissions of GHGs from construction and from operation. As approved, the project would be constructed in 10 phases would contribute yearly to overall GHG's based on the estimated construction timeframe of approximately six years and would be similar to the proposed modified project which is also proposed to be constructed over 10 phases. Given that the proposed modified project would also be constructed over 10 phases, based on the EIR, it is estimated that the amount of GHG's emitted would be similar to that of the approved project as well as the proposed modified project containing a similar number of residential living units.
As evaluated by the EIR and as stipulated by Mitigation Measure 3.1.1 in Section 3.3, Air Quality of the certified EIR, the applicant would be required to submit an Off-Road Construction Emission Reduction Plan to the NSAQMD for approval prior to groundbreaking. The plan is required to include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment and be updated and submitted monthly throughout the duration of the project. Mitigation measure MM 3.3.1a also mandates that the primary construction contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained, that idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes when not in use

(as required by California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations), and that all construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. In addition, the primary construction contractor is required to ensure that all equipment be checked by a certified mechanic and determined to be running in proper condition prior to operation and that utilization of existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators are employed. It is anticipated that these best management practices (BMPs) will substantially reduce construction-based impacts associated with the generation of GHG emissions.

In addition, the EIR also recommended Mitigation Measure MM 3.5.1a, which would require the submission of a Construction Recycling Plan with the requirement of recycling at least 50 percent of construction waste or demolition materials. This Mitigation Measure would also be required as part of the proposed modified project, thus ensuring a reduction in the generation of GHG emissions, similar to that of the approved project. The EIR concluded that the BMPs stipulated under mitigation Measure 3.3.1a in conjunction with Mitigation Measure MM 3.5.1a would reduce construction-based impacts to a less than cumulatively considerable impact. Given this discussion, the proposed modifications to the project would not result in a change to the finding of the certified EIR of less that cumulatively considerable impact relative to Greenhouse Gas Emissions for construction. Based on the foregoing, no new or revised mitigation measures are required.

Furthermore, as approved, the EIR recommended Mitigation Measures MM 3.5.1b through Mitigation Measure 3.5.1g which would ensure that the proposed approved project would be mitigated below the BAQMD significance threshold and reduce. As proposed, these Mitigation Measures would ensure that the project operational GHG emissions would be mitigated below the BAQMD significance threshold and reduce operational GHG impacts to less than cumulatively considerable meet or exceeds the California Green Building Code Tier 1 standards (Title 24, Part 11) at the time of Building Permit issuance. Also Mitigation Measure MM 3.5.1c would require the applicant to include a solar photovoltaic system that can generate at least 1 kW hour of energy per dwelling unit. Mitigation Measure MM 3.5.1d would require that required landscaping be maintained with the use of gas-powered landscaping equipment and MM 3.5.1e would require water conservation measures to each structure, MM 3.5.1f would require the applicant to provide a recycling and compost drop off-site for residences. Finally, MM 3.5.1g would require the applicant to purchase carbon credits to offset an additional 584 metric tons of greenhouse gas emissions. Only carbon offset credits that are verified and registered with the Climate Action Reserve may be used to offset project emissions. Therefore, based on the above required Mitigation Measures the proposed modified project would not exceed the BAQMD threshold of 4.6 metric tons of Co2e per service population per year as discussed within the certified EIR. Thus, as proposed, the modified project would also be required to implement these same Mitigation Measures to ensure that operational Greenhouse Gas Emissions are mitigated to below the BAQMD significance threshold as previously approved. Therefore, based on the foregoing, no new or revised mitigation measures are required.

9. HAZARDS/HAZARDOUS MATERIALS

Existing Setting: The proposed modified project has the same setting related to Hazards and Hazardous Materials as the approved project. The setting is fully described in the certified EIR.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Hazards / Hazardous Materials in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

9a: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The EIR concluded that the approved project would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The proposed modified project would also be a Continuing Care Retirement Community consisting of a variety of residential uses and related commercial and recreational uses. The proposed modified project would also result in a maximum of 415 residents in 345 attached and detached housing units on the project site. These residents could use materials classified as household hazardous waste, including common items such as paints, cleaners, motor oil, pesticides, batteries, lamps, televisions, and computer monitors. As it is illegal to dispose of household hazardous waste in the trash, down storm drains, or onto the ground, the proposed project could increase the amount of household hazardous waste being transported to the McCourtney Road Transfer Station located approximately 10 miles north of the project site. However, given that the limit of household hazardous waste per visit is 15 gallons or 125 pounds and that state law prohibits the transportation of more than 5 gallons or 50 pounds of hazardous waste without a hazardous materials transportation license, it is anticipated that the transport of additional household hazardous waste to and from the project site would be in relatively small amounts and would not result in significant hazards to the public or to the environment as disclosed by the EIR. The proposed modified project would also include construction and landscaping activities that would typical to a residential mixed-use project that could involve the limited transport, use and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants toxic solvents, pesticides, and herbicides. The use and handling of hazardous materials during construction activities would also be required to occur in accordance with applicable federal, state and local laws as discussed under the Regulatory Framework is Section 3.8 Hazardous Materials / Human Health in the certified EIR. In addition, as discussed under Impact 3.9.1 in Section 3.9, Hydrology and Water Quality, the proposed project would be required to develop and implement a storm water pollution prevention plan (SWPPP) listing best management practices (BMPs) that would be used to prevent or reduce the movement of sediment, nutrients, pesticides, and other pollutants from the construction site to surface water or groundwater. BMPs identified in the SWPPP would prevent spills associated with the use and handling of hazardous materials during construction activities from leaving the construction site and creating a significant hazard to the public or to the environment. For these reasons, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relative to the routine transport, use or disposal of hazardous materials. Based on the foregoing, no new or revised mitigation measures are required.

9b: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The EIR concluded that the approved project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials in to the environment. The proposed modified project would not result in an increased population on the project site (maximum of 415 residents in 345 housing units) from that of the approved project and thus could not increase exposure of the public to accidental or reasonably foreseeable releases of hazardous materials off-site as discussed in the certified EIR. However, there are no hazardous material

sites within 1 mile of the project site. Furthermore, the transport, storage, and use of hazardous materials by developers, contractors, business owners, and others would be required to be in compliance with local, state, and federal regulations designed to avoid hazardous waste releases. These regulations provide a comprehensive regulatory system for handling, using, and transporting hazardous materials in a manner that protects human health and the environment. As such, both accidental and reasonably foreseeable hazardous materials releases would be expected to occur infrequently and result in minimal hazard to the public or to the environment. As discussed above 9a and under Impact 3.8.1 in the certified EIR, the proposed modified project does not include land uses that would involve the routine transportation, use, and disposal of large amounts of hazardous materials. Therefore, the proposed modified project would not result in the accidental release of hazardous materials into the environment. For these reasons, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relative to the creation of hazards to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Based on the foregoing, no new or revised mitigation measures are required.

9c: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The subject project site is not located within one-quarter mile of an existing or proposed school. Therefore, for these reasons the proposed modified project would not change the finding in the certified EIR of not impact related to hazardous emissions or substances near a school.

9d: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?

The subject project site property is not within or adjacent to any hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, for these reasons the proposed modified project would not change the finding in the certified EIR of not impact related to the placement of the project on a hazardous waste site.

9e: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The subject project site is not located within airport land use plan nor is it located within two miles of a public airport or public use airport. Therefore, for these reasons the proposed modified project would not change the finding in the certified EIR of no impact related to people residing or working the vicinity of a public or private airport.

9f: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The EIR discussed that the Nevada County and Nevada Operational Area Emergency Operations Plan is considered to be the planning tool for emergency evacuation of threatened populations in Nevada County. The Nevada County General Plan identifies primary and secondary emergency evacuation routes in accordance with the Emergency Operations Plan.

Although specific evacuation plans are developed on-site and are dependent on the type of incident and the urgency of the impending threat, the County's General Plan generally identifies interstates, freeways, highways, and principal arterial routes as primary evacuation routes. Such routes provide the highest levels

of capacity and contiguity and serve as the primary means of egress during an evacuation from Nevada County. Routes designated on the General Plan Land Use Maps as minor arterial and major collector routes are considered secondary evacuation routes. These routes supplement the primary evacuation routes and provide egress from local neighborhoods and communities (Nevada County 1996, p. 10-3).

As proposed, the modified project would not result in an increased population from that of the approved project on the project site who would require evacuation in case of an emergency as the maximum population of residents would be 415 people which is consistent with the approved project. Consistent with the County's General Plan and the Emergency Operations Plan, primary evacuation from the project site would be provided via SR 49. In addition, the proposed project includes a secondary emergency-only access via a connection to Rodeo Flat Road, located at the northeast corner of the project site.

It should be noted that currently there is only one evacuation route out of the Ranchos/Combie Road corridor area, adjacent to the project site. As shown in Figure 3.8-2 on page 3.8-19, of the certified EIR, all emergency evacuation and response for the area is currently funneled to Combie Road. As analyzed by the EIR, implementation of the proposed modified project would provide an additional emergency-only roadway connection through Rodeo Flat Road that would offer a greater number of emergency access options for the evacuation of area residents and the mobility of fire suppression, emergency response, and law enforcement vehicles during an emergency. As such, implementation of the proposed modified project would improve implementation of the County's evacuation plans and the Emergency Operations Plan.

Furthermore, residents of the project site would be notified of incident- and threat-specific evacuation plans via door-to-door notification methods (including PA and High-Low systems on law enforcement vehicles); local media via radio and television (including activation of the Emergency Alert System for local media outlets); the Special Assistance for Emergencies system, which identifies persons requiring special assistance or unable to self-evacuate); and mass notification via landline and cellular telephone and e-mail (Nevada County 1996, p. 10-3).1 Also, considering that a portion of the proposed project residents would be residing in the assisted living facilities of the project, emergency evacuation of these residents would be coordinated under the County's Emergency Operations Plan to ensure efficient evacuation of residents.

Given that the proposed modified project would provide both primary and secondary emergency response/evacuation access consistent with the County's General Plan and Emergency Operations Plan, and would improve emergency access options in the project vicinity as well, the project would not impair or physically interfere with implementation of adopted emergency response/evacuation plans. For these reasons, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impact relative to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Based on the foregoing, no new or revised mitigation measures are required.

9g: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

As discussed in the setting of the Hazardous Materials / Human Health section of the certified EIR, the proposed modified project site would be located in the State Responsibility Areas and is primarily in a high Fire Hazard Severity Zone with the southeastern corner of the site in the very high Fire Hazard Severity Zone. Similar to the approved project, the proposed modified project would result in increased population (maximum of 415 residents in 345 housing units) on the project site and thus would increase exposure of people and structures to significant risk of loss, injury, or death involving wildland fires originating off-site and spreading to the project site. Unique project impacts associated with this hazard would include the additional handling time to accommodate persons living in assisted and nursing care conditions if required to evacuate during a wildland fire event.

As required by the approved project, the proposed modified project would be required to comply with the 2019 California Building Standards Code (Title 24 of the California Code of Regulations) and Defensible Space Requirements (Public Resources Code Sections 4290 and 4291), which establish minimum standards for materials and material assemblies to provide a reasonable level of exterior wildfire exposure protection for buildings in wildland-urban interface areas, the use of ignition-resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire, and the provision of defensible space around all structures. As discussed in the EIR and as would be required for the proposed modified project, all of the proposed structures would be required to meet the Wildland-Urban Interface Fire Area Building Standards. As an example, Part 2, Chapter 7a of the California Building Standards Code (Wildland-Urban Interface Fire Area Building Standards) requires exterior walls to be constructed of approved noncombustible or ignition-resistant material, with heavy timber, or log wall construction providing protection from the intrusion of flames and embers. In addition, where the roof profile allows a space between the roof covering and roof decking, the spaces are required to be constructed to prevent the intrusion of flames and embers or be fire-stopped with approved materials. Part 9, Chapter 47 of the California Building Standards Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, and fire safety during construction and demolition. Public Resources Code Section 4291 generally requires a defensible space clearance of 100 feet be maintained from each side and from the front and rear of structures. In addition, Section 4291 requires the owner of any new development to obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards and that upon completion of construction the owner obtain from the local building official a copy of the final inspection report demonstrating that the dwelling or structure was constructed in compliance with all applicable state and local building standards. The proposed modified project would be required to comply with the above and all other required standards of the 2019 California Building Standards Code.

In addition, the proposed project would be required to comply with all applicable Nevada County Code requirements intended to mitigate effects of wildland fire exposure within the SRAs. According to the Code, the requirements contained in Chapter XVI (Fire Safety Regulations), as well as Chapter II (Zoning Regulations), Chapter IV (Subdivision Regulations), Chapter VII (Street Addressing and Naming), and Chapter V (Buildings) and County adopted road standards collectively provide the necessary minimum wildfire protection standards to minimize public safety effects with the establishment of land uses and buildings within SRA lands within Nevada County. These requirements include standards for roads and private driveways to facilitate emergency service response to structural and wildland fires, which is addressed in part through the proposed secondary emergency-only access would be provided via a connection to Rodeo Flat Road, located to Rodeo Flat Road, located at the northeast corner of the project site. In addition, these regulations require all discretionary projects within the Very Wildland Fire Hazard Severity Zones to submit a Fire Protection Plan and Fuels Management Plan. While a very small portion of the southeastern corner of the site is located in the very high wildland Fire Hazard Severity Zone, no proposed development is located within this Zone. Thus, a required Fire Protection Plan or Fuels Management Plan would be not be required. However, Mitigation Measure MM 3.8.7 was included with the certified EIR that required the applicant to prepare an emergency evacuation plan for the project site. The plan shall address methods or notifying and evacuating all residents, guest, and employees in a safe manner in the event of an emergency, including but not limited to vanpooling, transport of residents under nursing care, and identification of an emergency meeting location.

As discussed in the EIR, compliance with the California Building Standards Code, the defensible space requirements included in the Public Resources Code, and all applicable Nevada County Code requirements would ensure that the proposed modified project would provide the necessary wildfire protection standards to minimize the safety effects of being located in the SRA. In fact, the Nevada County Code would require

the proposed modified project to incorporate defensible space design consistent with Public Resources Code Section 4291, which according to the NEU Unit Fire Plan is the single most effective method to protect personal and real property from wildland fires.

Therefore, as discussed above, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant with the adopted mitigation measures. For these reasons, the proposed modifications to project do not result in a change to the conclusion in the certified EIR of less than significant impacts relative to the addressing project impacts unique to evacuating the site population in a manner consistent with County and state regulations on managing exposure to wildland fire hazards.

Cumulative Impacts

The EIR concluded that the impacts of the approved project will combine with impacts of past, present, and reasonably foreseeable projects to create a substantial adverse effect on wildland fire hazard impacts. The proposed modified project would result in increased population (maximum of 415 residents in 345 housing units) on the project site and thus would increase exposure of people and structures to significant risk of loss, injury, or death involving wildland fires originating off-site and spreading to the project site. As concluded by the EIR, while all new development in areas of risk for wildland fire hazards would be required to comply with California Building Code Requirements including Public Resources Code and as discussed in detail under the regulatory framework in the EIR, and under 9g above. With the implementation of Mitigation Measure MM 3.8.7 and compliance with County and State regulations would address specific wildland fire hazards, it would not eliminate the increased cumulative hazard of locating additional population in the Higgins area that would be exposed to this hazard. Therefore, the proposed modified project would not create new or substantially more adverse impacts to wildland fire hazard impacts that those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

10. HYDROLOGY / WATER QUALITY

Existing Setting: The proposed modified project would be located on the same project site as the approved project and therefore has the same setting related to Hydrology / Water Quality, including the same hydrologic and flooding history, climate, surface and groundwater background, as soils, as the approved project. The setting is fully described in the certified EIR.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Hazards / Hazardous Materials in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

10a: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

10e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

As disused in the certified EIR, construction of the proposed project would introduce sediments and other contaminants typically associated with construction into storm water runoff, potentially resulting in the degradation of downstream surface water and groundwater quality. Storm water flowing over the project site during construction could carry various pollutants downstream such as sediment, nutrients, bacteria and viruses, oil and grease, heavy metals, organics, pesticides, gross pollutants, and miscellaneous waste. These pollutants could originate from soil disturbances, construction equipment, building materials, and workers. The proposed project has the potential to result in the generation of new dry weather runoff containing these pollutants and also has the potential to increase the concentration and/or total load of the pollutants in wet weather storm water runoff. Erosion potential and the possibility of water quality impacts are always present during construction and occur when protective vegetative cover is removed and soils are disturbed. In the case of the proposed project, it is primarily the grading and cut/fill associated with the site improvements, utilities, roadways, and building pads that could contribute to erosion and water quality degradation, including improvements to Rincon Way and water service mainline and sewer force main along Rodeo Flat Road and Alternative B water and sewer force main.

The EIR conclude that in addition to statewide regulations, the proposed project would be subject to the requirements of Nevada County Chapter V, Article 19 of the Nevada County Land Use and Development Code requiring a grading permit. As part of the grading permit, the applicant would be required to an erosion and sediment control plan that would be approved by the Nevada County Building Department prior to issuance of grading or improvement plans.

Additionally, construction activities greater than one acre in disturbance as well as operational activities require coverage under the General Permit for Storm Water Discharges Associated with Industrial Activities, consistent with Order No. 2014-0057-DWQ, issued by the State Water Resources Control Board to address storm water runoff. The permit will address earth disturbance, clearing, grading, grubbing, stockpiling, and excavation. The site must maintain the following erosion and sediment control best management practices:

- Implement effective wind erosion controls.
- Provide effective stabilization for inactive areas, finished slopes, and other erodible areas prior to a forecasted storm event.
- Maintain effective perimeter controls and stabilize all site entrances and exits to sufficiently control discharges of erodible materials from discharging or being tracked off the site.
- Divert run-on and storm water generated from within the facility away from all erodible materials.
- Implement and maintain any advanced best management practices necessary to reduce or prevent discharges of pollutants in its storm water discharge.

The Industrial General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) with the intent of keeping all products of erosion from moving off site into receiving waters. The SWPPP includes Best Management Practices (BMPs) to prevent construction pollutants from entering storm water runoff.

As proposed, the modified project would convert approximately 48 of the site's 215 acres from naturally vegetated open space to urban uses. This conversion would increase the impervious surface area of the site through the introduction of new and improved roads and driveways, parking areas, rooftops, and other surfaces. An increase in impervious surface area would substantially increase runoff potentially containing oil and grease, heavy metals, chemicals, and other urban pollutants. Runoff from the proposed landscape areas could also contribute pollutants from fertilizers and pesticides. The project proposes a drainage collection system consisting of both roadside ditches and underground drainage pipes. Runoff would 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 the site. Furthermore, consistent with the post-construction requirements of the SWRCB General Construction Permit, best management practices will be implemented and low impact development (LID) techniques will be utilized to minimize off-site drainage and water quality degradation. Potential BMPs to be implemented on the project site are described in detail in 10a above. Incorporation of LID techniques into the proposed development and implementation of appropriate BMPs post-construction would remove sediment and pollutants from site runoff and minimize impacts to downstream surface water and groundwater resources.

Therefore, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relative to the violation of any water quality standards of waste discharge requirements or otherwise substantially degrade surface or ground water quality. Based on the foregoing, no new or revised mitigation measures are required.

10b: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The EIR concluded that with development of the project, some of the pervious soils on the site will be replaced with impervious surfaces such as paving, roads and buildings. Proposed development associated with the project would be limited to 48 acres total, with all development except the proposed emergency access road, trails, barbeque areas, water tank, and sewer lift station to be clustered within the northwest portion of the site. Approximately 4 acres of the site would be used for agricultural uses (gardens), with the remaining 163 acres remaining as undeveloped open space. The addition of impervious surfaces would decrease the area available for water penetration, thereby reducing local groundwater recharge potential. However, all runoff from impervious surfaces would 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 the site. Therefore, because runoff would eventually be directed to areas with pervious surfaces such as natural swales, and because the area designated as open space would continue to provide for groundwater recharge, the potential reduction in groundwater recharge associated with the project is small. Furthermore, the project's domestic water demands will be met by surface water supplies provided by the Nevada Irrigation District (NID) rather than utilizing groundwater resources. Irrigation water demands have not been indicated as being supplied by groundwater.

Therefore, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relative to the violation of any water quality standards of waste discharge requirements or otherwise substantially degrade surface or groundwater supplies or interfere substantially with groundwater recharge. Based on the foregoing, no new or revised mitigation measures are required.

10c: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:

10ci: Result in substantial erosion or siltation on- or off-site;

10d: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

10f: Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

10g: Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

As described in the Setting subsection above, a portion of the project site along its southern boundary and adjacent to the Bear River is designated by FEMA as Zone A, indicating that this area is within a SFHA and has a 1 percent annual chance of flooding. However, as shown on Figure 2.0-5, a 100-foot setback is proposed along the site's southern boundary and no development would occur in this area. The remainder of the site is designated by FEMA as Zone C, indicating that this area is of minimal flood hazard but may experience ponding and local drainage problems. As described under Impact 3.9.4 above, the project includes the construction of a drainage system to manage drainage on the site and prevents any such ponding or drainage problems. Therefore, no people or structures would be exposed to risk of flooding and this impact would be less than significant. It should also be noted that the project would not place development within, or within 100 feet of, the 100-year floodplain. Therefore, the project is not required to prepare a Management Plan pursuant to the Nevada County Land Use and Development Code, Section L-II 4.3.10. Based on the foregoing, no new or revised mitigation measures are required.

10cii-iv:

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii: Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or

iv: Impeded or redirect flood flows?

As described above, the proposed project would convert approximately 48 of the site's 215 acres from naturally vegetated open space to urban uses. This conversion would substantially increase the impervious surface area of the site through the introduction of roads and driveways, parking areas, rooftops, and other surfaces. An increase in impervious surface area would substantially increase runoff.

The proposed drainage system for the modified project would consist primarily of open roadside ditches as well as underground drainage pipelines where greater capacity is required. These drainage facilities will direct runoff 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 the project site. The proposed project includes 11 storm water retention ponds as shown on the Preliminary Grading and Drainage Plan. The proposed drainage plan and associated drainage study will be reviewed by County staff to ensure that it has adequate capacity to manage anticipated storm water drainage on the site and to prevent any on- or off-site flooding. Furthermore, the proposed water quality treatment facilities and other erosion control measures to be implemented during and post-construction pursuant to the State's NPDES requirements (see Impacts 3.9.1 and 3.9.2 in the EIR) would minimize soil erosion and sedimentation. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR concluded that existing, approved, proposed, and reasonably foreseeable development in the Bear River watershed would alter drainage conditions, rates, volumes, and water quality, which could result in potential flooding and stormwater quality impacts within the overall watershed. However, as discussed in above in 10a -g, proposed project site design, including the proposed drainage system, water quality treatment facilities such as infiltration trenches and retention ponds, and a 100-foot setback along the site's southern boundary would reduce the project's contributions to cumulative runoff, water quality, and flooding impacts. Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Hydrology and Water Quality than those disclosed in the certified

Rincon del Rio EIR and would be mitigated to maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

11. LAND USE / PLANNING

Existing Setting: The proposed modified project would be located on the same project site as the approved project. As such, the regional and local land use and planning environmental and regulatory setting for the approved project, providing detail in the certified EIR, also applies to the proposed modified project.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Land Use / Planning in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

Would the project:

11a: Physically divide an established community?

As disclosed in the certified EIR, division of a community commonly occurs as a result of development of physical features that constitute a barrier to easy and frequent travel between two or more constituent parts of a community. For example, a large freeway structure with a few crossings could effectively split a community. The proposed modified project would construct a Continuing Care Retirement Community (CCRC) consisting of a variety of residential uses and related commercial and recreational uses. The proposed modified project would result in a maximum of 415 residents in 345 attached and detached housing units on the project site. There are currently no public roadways or other public travel corridors within the subject project site. Furthermore, the surrounding area is characterized by rural residential uses and grazing land and is not part of an established community. Therefore, similar to as disclosed in the certified EIR, the proposed modified project would not create a barrier to travel between or to parts of a community. For this reason, the EIR determined that the approved project would have no impact resulting from a conflict with physically dividing a community.

11b: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The EIR evaluated that the approved project would be consistent with the PD-CCRC (Planned Development (PD) – Continuing Care Retirement Community Combining District (CCRC) Zoning District and General Plan Land Use Designation. Similarly, upon approval of the proposed modified project including a combined application for a Use permit to amend the approved Comprehensive Master Plan to allow for a revision and relocation of the some of the previously approved campus uses and to allow for individual feet title ownership of the proposed independent living single-family residential attached and detached units that would be located within the project site. As proposed, the proposed modified project would be a Continuing Care Retirement Community (CCRC), known as Rincon del Rio, offering services and housing in an "aged restricted campus setting" designed to serve adults 55 years and older, who are seeking to downsize their living environment, but are still physically and socially active. Housing types would include 102 Independent Living detached Single-Family Residential Cottages and Bungalows on individually owned residential parcels, 201 Independent Living single-ownership attached 5-plex and 14-plex Condominium Units located on common ownership parcels, 20 Independent Living single-ownership Village Center Loft Condominium Units located within four mixed use buildings containing commercial

spaces on the first floor and residential units on the second floor. In addition, the project would contain a two-story 22 unit, approximately 46,000-square-foot Group Home Memory Care / Assisted Living Facility. The assisted living facility would contain 22 assisted living units (nursing care) with 88 beds and a Group Home Memory Care / Assisted Living Facility.

In addition, the proposed modified project would also be developed with 4 large common facilities and accessory buildings, totaling approximately 30,535 square feet. Development would include an approximately 935-sqaure-foot Gatehouse, two Community Barns total approximately 5,600 square feet (2,800 square feet each), an approximately 10,00-square-foot pool house and conversion of the existing approximately 14,000-square-foot single-family residence to a Clubhouse. In addition, the proposed modified project would also contain several minor accessory structures including an existing approximately 2,300-square foot wooden patio covered barbeque area located east of the Clubhouse and an approximately 594-square-foot restroom that would be located west of proposed Village Lofts Building C and D within the Village Center.

The modified project also includes the consideration of a Tentative Final Map to subdivided the parcel from four parcels into 102 single-family residential parcels ranging in size from 4,699 square feet to 8,391 square feet, 221 single-ownership condominium parcels ranging in size from 1,300 square feet to 1,500 square feet, and 23 common area ownership parcels ranging in size from 11,807 square feet to 130.42 acres for parking, landscaping, open space, Village Center, Group House / Memory Care and other common facilities.

The modified project is proposed as a phased development to be constructed in 10 phases however, combined and/or modified based on site demands and market conditions. The first 2 phases of the proposed development would include access roads, infrastructure improvements and some residential units. Phase 1 would include construction of the sewer and water system, primary emergency access roads, gatehouse, 14 single-family Cottage Units, and four 5-Plex single-ownership condominium units. Phases 3 through 10 would continue buildout of the project with the Group Housing Memory / Assisted Living Facility proposed in Phase 7 in order to allow for base campus population to be established.

As proposed, the modified project would allow for the construction of single-family residential cottage and bungalow units on individually owned parcels and single-ownership condominium units to allow for fee title to the unit and lot area. As proposed, these lots would be designed to provide a 20-foot front yard setback, a 5-foot side yard setback, and a 10-foot rear yard setback. The 20-foot front yard would allow for a 20-foot long driveway in the front of the garage door that would allow for tandem guest parking stall in front of each unit. The 5-foot side yard setback for each lot, would allow for the buildings within clusters to have a 10-foot separation between buildings while also maintaining the required 30-foot setback from property lines for residential structures and 50 feet for administrative, dining hall and related ancillary uses. While the lots and units would be privately owned, they would be governed by the Rincon del Rio Homeowners Association (HOA). Exterior building and front and side yard landscaping would be managed and maintained by the HOA. The project as modified, would provide a common site planning and landscaping design theme and high-quality maintenance and building presentation.

As proposed, the modified project would allow for the development of a Continuing Care Retirement Community on the project site, while allow for flexibility in design, including the clustering of uses to minimize adverse effects to the natural resources on the site. Pursuant to the requirements of Nevada County Land Use and Development Code, Section L-II 2.6.B.3, the subject project site is zoned PD (Planned Development Base District), which implements General Plan Land Use Policy 1.2.4.t, that provides for development where mixed uses are desirable. The District provides for the comprehensive planning of a site in advance of any development, taking into consideration clustering of intensive land uses and maximizing conservation of open space in a manner sensitive to site capabilities and constraints. The intent

of this District is to encourage innovative and creative design in the provision of a variety of mixed uses through a Comprehensive Master Plan, which allow for flexibility in site design including front yard, side yard and rear yard building setbacks and minimum parcel size. . This district is consistent with all General Plan designations provided the proposed land uses are consistent with those designations within which the project is located.

Thus, given the above discussion, the proposed modifications to the project would not result in a change to the finding in the certified EIR of less than significant impacts relative to conflicts with applicable land use plans, policies or regulations. Based on the foregoing, no new or revised mitigation measure are required.

Cumulative Impacts

The EIR concluded that, because the approved project would not physically divide an established community; conflict with local plans, policies, or regulations; or conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Planning program. Generally, land use conflicts are site-specific and do not result in cumulative impacts. Site-specific incompatibility issues are addressed and mitigated on a project-by-project basis through implementation of the County's General Plan policies, Zoning Regulations, and Design Guidelines, as well as through the environmental review process. Thus, the proposed modifications to the project would create new or more substantially more adverse cumulative impacts to Land Use and Planning than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

12. MINERAL RESOURCES

Existing Setting: The project area is not mapped as being within a significant Mineral Resource Zone (MRZ-2). This project site is located within the Rural Region that is generally developed with most of the uses ranging from rural residential to agriculture uses. As such, the mineral resources regulatory setting for the approved project, providing detail in the certified EIR, also applies to the proposed modified project.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Land Use / Planning in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

12a: Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

12b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

As concluded in the EIR the proposed modified project is not mapped within a known mineral resource area or MRZ and would not change existing land uses on the project site that would result in a loss of availability of a locally important mineral resource recovery site. Therefore, the proposed modified project would not result in a change to the finding in the certified EIR of no impact relative to Mineral Resources. Based on the foregoing, no new or revised mitigation measures are required.

13. NOISE

Existing Setting: The General Plan and the Nevada County Land Use and Development Code establishes maximum allowable noise levels for land use projects and encourages future sensitive land uses, including the creation of new residential parcels, to be located in areas where noise generation is limited. As described in the project description, the site is located in a rural portion of southern Nevada County and is characterized by rural residential development and agricultural (grazing) and undeveloped open space with the Bear River located along the southern property line.

The proposed modified project would be located on the same approximately 215 acre project site as the approved project as evaluated by the certified EIR. As such, the noise setting for the approved project, provided in detail in the certified EIR, also applies to the proposed modified project.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Noise in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

13a: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess standards established in the local General Plan or noise ordinance, or applicable standards of other agencies?

The certified Rincon del Rio EIR evaluated the approved project for temporary noise impacts related to construction as well as long term noise impacts related to operation of the proposed project as they would relate to the project and surrounding sensitive noise receptors. As noted in the EIR, noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are also considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

As disclosed in the in the certified EIR and based on the noise analysis prepared by Ambient Air Quality and Noise Consulting (Ambient, 2011) for the approved project, the proposed modified project would generate noise during construction that is typically associated with the operation of off-road equipment, including excavation equipment, material handlers, and portable generators. In addition, specialized equipment methods, such as rock coring and/or use of rock-breaking tools, may be required for removal of rock in some areas, however, this would be limited to drilling and placing expansive grout into fractures in the rock or use of hydraulic impact hammer excavator attachments to break the rock. If blasting is necessary, it would require the contractor to comply with any regulations related to the use of explosives.

Based on the Ambient, 2011 report noise levels associated with individual construction equipment can reach levels of up to approximately 90 dBA Lmax (FTA 2006). Noise from localized point sources, such as construction sites, typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given this noise attenuation rate and typical construction equipment noise levels and usage rates, combined noise levels associated with construction activities can reach levels of up to approximately 84 dBA Leq at 50 feet (USEPA 1971). Depending on the location and type of construction

activities conducted, construction-generated noise levels at the nearest existing offsite residential land uses, which are located west of the project site, could reach levels of up to approximately 72 dBA Leq, when construction activities occur near the western boundary of the project site.

As discussed, above, similar to the approved project, construction activities for the proposed modified project would result in temporary, low-level noise impacts at the nearest residences closest to the subject project site primarily associated with excavation and earthmoving equipment. Mitigation Measure MM 3.11.1 would limit construction activities (excluding activities that would result in a safety concern to the public or construction workers, would be limited to the hours of 7 AM and 7 PM, Monday through Saturday. In addition, the Mitigation Measure would also require that equipment be properly maintained and be equipped with noise-reduction intake and exhaust mufflers that would reduce levels by approximately 10dBA. Implementation of this mitigation measure would be obligatory for the proposed modified project.

As shown on the submitted site plan, the propose modified project would also include the construction and operation of stationary equipment and onsite activities that would result in increases in ambient noise levels that could exceed the required Nevada County Noise Limitations as established by the Nevada County General Plan and LUDC. As disclosed in the EIR and as shown on the submitted site, these would include proposed sewer lift stations (one proposed and one optional, if Alternative B route is implemented), two approximately 2,800-square-foot Community Barns, and associated mechanical building equipment for the residences and mixed-use structures. As required by the EIR, the implementation of Mitigation Measure MM 3.11.3 would be required for the proposed modified project, to ensure that it would comply with Nevada County noise standards. Thus, implementation of this mitigation measure would be obligatory for the proposed modified project.

As discussed above, the construction and operation of the proposed modified project would have similar impacts on the exposure of persons to noise levels in excess of the Nevada County Noise Standards. However, with the implementation of Mitigation Measures MM 3.11.1 and 3.11.3 these impacts would be less than significant, as concluded by the EIR, relative to conflicts with the adopted Nevada County Noise Standards. Based on the foregoing, no new or revised mitigation measures are required.

13b: Generation of excessive ground borne vibration or ground borne noise levels?

The EIR concluded that the construction of the approved project would not be projected to exceed applicable ground borne vibration criteria at nearby land uses given that the construction activities based on the project would not require the use of pile drivers. As proposed, the modified project it is anticipated that the modified project would also not require the use of pile drivers for construction. Therefore, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relative to the generation of excessive ground borne vibration or ground borne noise levels. Based on the foregoing, no new or revised mitigation measures are required.

13c: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The EIR concluded that the project site is not in the vicinity of a public or private airport; the closest airport to the project site is the Auburn Municipal Airport, located over 4 miles to the south. The project site is not located within two miles of a public airport or public use airport, nor would the implementation of the proposed modified project affect airport operations or result in increased exposure of noise-sensitive receptors to aircraft noise. As proposed, the modified project would be constructed within the same approximately 48-acre footprint as the approved project and would consist of 345 residential units with a mixed-use village center similar to that of the approved project.

Therefore, for these reasons, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts to the exposure of people residing or working in the project area to aircraft noise. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Noise. The proposed modified project would be constructed within the same approximately 48-acre footprint as the approved project and would consist of 345 residential units with a mixed-use village center similar to that of the approved project. Furthermore, the proposed modified project, while it would increase traffic and associated noise along Highway 49 and Rincon Way, the increase does not represent a significant impact related to traffic noise levels, as concluded by the certified EIR. For these reasons, the proposed modifications to the project do not create new or substantially more adverse cumulative impacts to noise levels that those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

14. POPULATION / HOUSING

Existing Setting: The proposed modified project has the same setting related to population and housing as the approved project. The setting is fully described in the certified EIR.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Population / Housing in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

14a: Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

As approved, the EIR disclosed that the previously approved Rincon del Rio project would provide for a total of 345 dwelling units and would be limited to a maximum population of 415 residents on the project site. As approved, the project included a mix of independent living, assisted living and nursing care within a campus setting featuring commercial and recreational uses, transportation, and a variety of other services. As proposed, the Use Permit and revised Comprehensive Master Plan, for the proposed modified project for the Rincon del Rio CCRC would offer a similar self-contained Village environment with a similar variety of amenities and services as previously analyzed by the certified Rincon del Rio EIR and would maintain the same Campus design use and service amenities and allow for relocation of some of the uses as outlined above and allow for individual fee title ownership of the residential attached and detached units and would include the following revisions as shown on the revised site plan (Appendix B) to be as follows:

- Amend the Village Center area by relocating the five buildings in the Support Service Village Center to four smaller two-story buildings to be located along the main access road east of the gate house. The support uses would be located on the first floor and would be reduced from approximately 219,000 square feet to approximately 30,000 square feet and allow for twenty (20) single-ownership Independent Living two-bedroom single-ownership Village Loft residential units second story units.

- Relocate the 22-unit approximately 46,000-sqsuare-foot Group Home Memory Care / Assisted Living Facility from south of the Village Center to north of the Village Center.

- Reduce the size of the five apartment buildings and the 98 Independent Living Apartment units to allow for 56 attached Independent Living two-bedroom single-ownership condominium units in four 14-units buildings and 145 two-bedroom single-ownership condominium units in twenty-nine (29) 5-unit buildings. As proposed the 14-Plex and 5-Plex condominium buildings would be on common ownership parcels with the 201 condominium units being single-ownership airspace units.

- Twenty-Four (24) Condominium Units that would be retained by the applicant as rental units that would be utilized as Independent Living Units whose ownership would remain with the applicant.

- Change the type of the residential independent living units from 216 Cottages, Duplex's, 4-Plexe's, Cohousing and lodges to 78 Independent Living one and two-bedroom single and two-story Cottage Units and 24 Independent Living one-bedroom Bungalow units for a total of 102 units. The 102 Cottage and Bungalow units would be located on individually owned residential parcels.

- Relocate the tennis and pickleball courts from near the gate house to the farm area, further located east of the orchard.

With the project modifications discussed above, the project continues to have the same number of residential units (345) as analyzed in the certified EIR. Thus, the expected population, based upon data for occupancy for CCRC and other age-restricted communities in California, would not change from what was contemplated in the certified EIR. Furthermore, as was previously condition, the proposed modified project would also be conditioned to limit the maximum of 415 age-restricted residents pursuant to the Project Description and the Development Agreement and would require the submission of annual report to the Nevada County Planning Department by January 31st of each year, certifying the number of residents on the site for the previous year. The applicant would also impose a declaration of covenants, conditions, and restrictions ("CC&Rs") prior to the issuance of a certificate of occupancy for the first residence, and with respect to occupancy, the CC&Rs would provide for the following:

1. Formation of a homeowners association which shall be responsible for enforcing all property use restrictions and maintenance obligations;

2. Age and occupancy restrictions that are feasible under all Federal and California laws and regulations, subject to approval by the California Department of Real Estate;

3. The homeowners association shall provide the County with a copy of each verification of occupancy report prepared pursuant to 24 CFR § 100.307.

The residents of the project will also enter into a membership agreement upon moving into the development. For these reasons, given that the proposed modified project would be limited to a maximum of 415 age-restricted residents and would also contain 345 residential units, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts relative to unplanned population growth.

14b: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The EIR analyzed that while the subject project site is currently developed with one existing approximately 14,000-square-foot single-family residence, it would be converted to serve as a Clubhouse for the proposed CCRC development. Similar to the previously approved project, the clubhouse would include common areas, pool, terrace, pool bar, exercise room, library, wine cellar, kitchen, theater, and bathrooms. In addition, the clubhouse would include a staff suite and four lodging suites that would serve as guest lodging for prospective residents. While the use of the existing home would be discontinued, the loss of a single housing unit will not affect housing overall in the region as supported by the certified EIR. For these reasons, the proposed modifications to the project do not result in a change to the finding in the certified EIR of less than significant impacts relative to displacement of substantial numbers of people or housing requiring the construction of housing elsewhere.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present and reasonably foreseeable projects, would not create a substantial adverse effect related to Population / Housing. The proposed modified project would allow for the construction of 345 dwelling units for age-restricted senior housing similar to that of the approved project. While ownership of the individual dwelling units would allow for individual fee title ownership of the proposed independent living single-family residential attached and detached units that would be located within the project site, the total population would be limited to a maximum population of 415 age-restricted residents. Furthermore, as was previously conditioned, the proposed modified project would also be conditioned to limit the maximum of 415 age-restricted residents pursuant to the Project Description and the Development Agreement and would require the submission of annual report to the Nevada County Planning Department by January 31st of each year, certifying the number of residents on the site for the previous year. For these reasons, the proposed modifications to the project do not create new or substantially more adverse cumulative impacts to Population / Housing than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

15. PUBLIC SERVICES

Existing Setting: The following public services are provided to this site:

The environmental setting for Public Services and Utilities is the same as described in the certified EIR. As such, the environmental and regulatory settings related to public services and utilities in the certified EIR adequately describes the setting for the proposed modified project.

Fire: The Higgins Fire Protection District (HFD) District provides fire protection services to this site.
Police: The Nevada County Sheriff provides law enforcement services.
Water: Public water would be provided to the site through the Nevada Irrigation District (NID).
Transit: Nevada County Transit Services would provide bus service to the project site.
Sewer: Public sewer would be provided to the site through the Nevada County Sanitation District No. 1

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Public Services in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

15a: Result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following the public services:

Fire Protection:

As was evaluated in the EIR, the approved project is located within the Higgins Fire Protection District and the District has indicated that they can serve the project. As proposed, the modified project would also provide for 345 dwelling units consisting of seventy-eight (78) Independent Living one and two-bedroom single-family cottages and twenty-four (24) Independent Living one-bedroom single-family bungalows on individually owned residential parcels. In addition, the proposed modified project would also contain 221 single-ownership condominiums contained within a mix of 5-plex, 14-plex and Village Loft buildings. In addition, the proposed project would also result in the need for approximately 43 employees, similar to that of the approved project. As previously approved, all development related to the buildout of the modified project would be required to meet the minimum standards of the California Fire Code and the requirements of the Nevada County Land Use and Development code for fire flow, access and fuel modification. As shown on the submitted site plan, the locations of proposed fire hydrants, hammerhead turnouts, and cul-de-sac turnarounds would be required to meet all required fire safe standards prior to building permit issuance and final occupancy approval.

The Higgins Fire Protection District (HFPD), as previously determined based on the approved project, would require fire flows at more than 1,000 gallons per minute. Fire flow requirements may be reduced by up to 75 percent by the HFPD if sprinklers are installed; however, the resulting fire flow is required to not be less than 1,500 gpm for residential buildings (California Fire Code, Section 903.3, and Appendix B). Although the HFPD has required the installation of fire sprinklers, fire alarms, and fire hydrants throughout the entire project, the impact would still be considered significant, as flows in excess of 1,000 gpm are not guaranteed and the project requires flows of at least 1,500 gpm. The HFPD has the ability to boost the pressure to 1,250 gpm with its engines; however, this still would not meet the fire flow requirements.

To off-set this impact, as previously required, an approximately 300,000-gallon on-site tank is proposed to augment the required storage for fire flow. A 10- or 12-inch mainline would be extended from the new tank. New pumps would be required at the existing Timber Ridge tank/pump building. The water tank is sized to provide a 1,500 gpm flow for four hours. This storage is calculated to ensure adequate water volume at the site. This tank would ensure that fire flows meet minimum California Fire Code requirements. Construction of the on-site storage tank and fire pump system has been addressed as part of the proposed project, and is subject to all relevant mitigation measures identified throughout certified EIR and would be further required based on this Addendum. These improvements would be constructed as part of the proposed project and would not result in greater impacts that those identified for the project construction in the relevant sections of the certified EIR and this Addendum. Thus, the proposed modifications to the project would not result in a change of to the finding in the certified EIR of less than significant impact. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Fire Protection. Implementing the proposed modified project would place demands on general governmental services and facilities provided by the County, which include, but are not limited to, fire services. All projects are assessed with development impact fees, which are used to off-set the cost of capital improvements needed to support new development. All projects are subject to review by the HFPD and the County's Fire Marshall to ensure

consistency with the Nevada County Fire Plan and California Fire Code requirements. Each project's impacts are evaluated and mitigation established a project-by-project basis. The proposed modified project would allow for the construction of 345 dwelling units for age-restricted senior housing similar to that of the approved project. While ownership of the individual dwelling units would allow for individual fee title ownership of the proposed independent living single-family residential attached and detached units that would be located within the project site, the total population would be limited to a maximum population of 415 age-restricted residents. For these reasons, the proposed modifications to the project do not create new or substantially more adverse cumulative impacts to Fire Protection than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

Police Protection:

As was evaluated by the EIR, the approved project would receive law enforcement services from the Nevada County Sheriff Office. As the proposed, the modified project would also be a CCRC development that would provide for 345 dwelling units consisting of seventy-eight (78) Independent Living one and two-bedroom single-family cottages and twenty-four (24) Independent Living one-bedroom single-family bungalows on individually owned residential parcels. In addition, the proposed modified project would also contain 221 single-ownership condominiums contained within a mix of 5-plex, 14-plex and Village Loft buildings. In addition, the proposed project would also result in the need for approximately 43 employees, similar to that of the approved project and would be limited to a maximum population of 415 age-restricted residents. Thus, the proposed modifications to the project would not result in a change in the finding in the certified EIR of less than significant impacts relative to Law Enforcement services. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Law Enforcement. The cumulative effect of the proposed project and development anticipated would increase service calls throughout Nevada County. The County will generate revenue for police services through property taxes on new development, property tax increment (existing and new development), sales tax and state and federal grant sources. The need for additional funding sources, equipment or personnel is evaluated as part of the CEQA process prior to the consideration of any new project, similar the evaluation of the proposed modified project in this Addendum. If the County determines that a future project requires additional Sheriff's services conditions of approval, mitigation measures and/or changes to County ordinances can be used to result in new services. At this time, and with the cumulative projects that were evaluated as part of the certified EIR, the cumulative service impacts associated with the proposed modified project are addressed through payment of the appropriate taxes. For these reasons, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Law Enforcement Services than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

Schools:

As proposed, the modified project would be age restricted with residents age 55 or older. Therefore, no students would be generated as a result of the residents living in the community. However, the proposed project could indirectly result in additional enrollment at NJUHSD and PRUSD schools because employees serving the development could move into the area and have school-age children. However, payment of school developer fees associated with the proposed modified project would more than cover any employees that could potentially bring a child into the local school districts. The payment of the school developer fees

would reduce the impact of the project on school facility needs to less than significant and would not result in any physical effects to the environment. Thus, the proposed modifications to the project would not result in a change in the finding in the certified EIR of less than significant impacts relative to Public Schools. Based on the foregoing, no new or revised mitigation measures are required

Cumulative Impacts

As was disclosed in the certified EIR, it is anticipated that there would be a slight increase in student population within both the Nevada Joint Union High School District and the Pleasant Ridge Union School District associated with the proposed modified project. Pursuant to the EIR, SB 50 enables school districts to levy developer impact fees on new residential, commercial, and industrial development. For these reasons, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Public Schools than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

16. RECREATION

Existing Setting: The project site is located within the Truckee Donner Park & Recreation District. No formal recreation facilities are located on or near the project site.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Recreation Public Services in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

16a: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

16b: Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

16c: Conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?

The proposed modified project proposes to provide over 4 miles of improved walking trails and soft surface trails throughout the project site as well as picnic areas and social gathering areas along the Bear River. As was disclosed in the EIR, the Bear River Park District has determined no new recreational facilities would be required and no deterioration of existing park facilities would occur as a result of the implementation of the proposed modified project.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Parks and Recreation. Due to the adult-oriented focus of the project, and the recreational facilities included in the project design, development of the proposed project would not incrementally increase the demand for parkland. Thus, for these reasons the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Parks and Recreation.

17. TRANSPORTATION

Existing Setting: The environmental setting for Transportation is the same as described in the certified EIR. As such, the environmental and regulatory settings related to public services and utilities in the certified EIR adequately describes the setting for the proposed modified project.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Transportation in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

17a: Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle or pedestrian facilities?

17b: Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Pursuant to the CEQA Guidelines Section 15064.3, consideration for evaluating a project's transportation impacts generally should be measured in Vehicle Miles Traveled as required by the updated CEQA Guidelines Appendix G. For purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributed to a project. In addition, pursuant to Section 15061.3(b)(1), the criteria for analyzing land use projects indicates that generally projects with one-half mile on existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, the section also goes on to say that if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles travel qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. In reviewing the proposed methodology for Vehicle Miles Traveled with the County of Nevada Department of Public Works, staff understands that the County does not yet have thresholds determined for measuring Vehicle Miles Traveled completely determined. Therefore, for purposes of the proposed modified project, this Addendum is going contain both a qualitative analysis for Vehicle Miles Traveled for constancy with the updated CEQA Guidelines Checklist and an addition analysis for Level of Service (LOS) as was evaluated by the certified EIR for the approved project.

Vehicle Miles Traveled

CEQA Guidelines note that the provisions of State Bill 743 are required beginning July 1, 2020. The guidelines also note that a lead agency may elect to require the provisions of this section earlier. Nevada County updated the CEQA Checklist on January 1, 2019 and requires new projects to be evaluated for VMT. As the County has not yet adopted quantitative standards to study VMT the County allows the assessment to be in the form of a Qualitative Analysis. Pursuant to CEQA Guidelines Section 15064.3(b)(3) if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively.

As proposed, the project is a combined application for a Use Permit to amend the approved Comprehensive Master Plan to allow for a revision and relocation of some of the previously approved campus uses and to allow for individual fee title ownership of the proposed independent living single-family residential attached and detached units that would be located within the project site. As proposed, the proposed modified project would be a Continuing Care Retirement Community (CCRC), known as Rincon del Rio, offering services and housing in an "aged restricted campus setting" designed to serve adults 55 years and older, who are seeking to downsize their living environment, but are still physically and socially active. Housing types would include Independent Living detached Single-Family Residential Cottages and Bungalows, Independent Living attached 5-plex and 14-plex Condominium Units, Independent Living Village Center Loft Condominium Units and a Group Home Memory Care / Assisted Living Facility. In addition to housing, the Rincon del Rio CCRC project would provide services that would include physical rehabilitation, food service, social and recreational activities, and cleaning and home maintenance services. Seniors who are independent may live in a single-family Cottage or Bungalow home, attached Condominium Unit, or and attached Village Loft Condominium Unit within a campus setting where the residents can rely on security and services designed to allow one to "age in place" and receive lifelong care. Nevada County's public transit system includes a fixed-route bus service provided by the Gold Country Stage transit service with one route, Route 5 which provides service between Nevada City, Grass Valley and the Auburn multi-modal center at the Amtrak train station. This southbound service runs between 6:00 a.m. 5:50 p.m. (Grass Valley Transit Center to Amtrak) with six runs Monday through Friday and from 7:00 a.m. to 6:50 p.m. Monday through Friday northbound. There are no flag-down stops along SR 49 due to safety issues and there is no weekend service.

VMT Reduction Alternatives that would be incorporated into the proposed modified project:

- Rincon del Rio Shuttle Service: As proposed, the project would include two para-transit vehicles, equipped to transport residents to business appointments, grocery and service needs, and recreation and special events. This service would be available on a daily basis.

- Ride-Share: Ride share activities would be encouraged by the Rincon del Rio Home Owners Association for both employees and Independent Living senior residents. Providing incentives for employees commuting to and from the subject site would also enhance ride-sharing activities. Similarly, providing residents the ability to combine trips with other residents without using the shuttle service would help to reduce single occupancy trips.

- Nevada County Transit Services – Gold Country Stage. As proposed, the modified project would be conditioned to require the construction of a Bus Stop, meeting ADA requirements and a cul-de-sac or other turnaround opportunity on each side of the gatehouse to allow the opportunity for ease of access between the project site and destinations.

Average Daily Trips / Level of Service

As disclosed by the EIR, the approved project would increase traffic on Rincon Way by an estimated 969 trip per day, based a Traffic Impact Analysis (TIA) prepared by KD Anderson, 2011. A comparative traffic study was prepared by KD Anderson and was updated through January 2020. Similar to the 2011 Traffic Impact Analysis, the ITE publication Trip Generation was used to project the anticipated traffic on site for the proposed modified project. Similar to the 2011 TIA the ITE publication Trip Generation was used to project the anticipated traffic on the site. The ITE Trip Generation publication is an industry-standard reference document that estimates the number of vehicle trips generated by a project based on historical

data for those uses. The 2011 study used the 8th Edition of Trip Generation; however, the most current version is the 10th Edition which was published in December 2017.

ITE Trip Generation defines a continuing care retirement community (CCRC) as "a land use that provides multiple elements of senior adult living. CCRCs combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult (detached), senior adult (attached), congregate care, assisted living, and skilled nursing care—aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational, and some limited, supporting retail facilities. CCRCs are usually self-contained villages."

However, it does not contain information for all types of land uses, and for many types of land uses, the rates are based on limited survey data and may not be statistically valid. At the time the 8th Edition was published limited data was available for CCRC's; thus, the average rates for daily, a.m. and p.m. peak hours were used. Additional data has been collected and is provided in the 10th Edition. The additional data includes fitted curve equations in addition to the average rates as more research has since been conducted. Trip Generation provides a methodology to determine when to consider application of average rates or when to use fitted curve equations. Fitted curve equations should be used when there are at least 20 data points for the land use and the correlation coefficient (R2), the measure of correlation between two variables; a coefficient of 1 indicates strong correlation while a coefficient of 0 indicates randomness. Additionally, the correlation coefficient should have a value of at least 0.75, the fitted curve falls between the data points and the standard deviation is more than 55% of the average rate.

The average rate, also known as the weighted average rate, is used when there are at least three, and preferably more than six data points, the R2 value for the fitted curve is less than 0.75 or a fitted curve equation is unavailable and the standard deviation for the average rate is less than 55% of the average rate. It is possible that all the criteria described above can be met, thereby allowing either method to be used that best represents the known data points at the value of the independent variable, i.e. the number of occupied units for this analysis. As part of the proposed modified project, for the TIA is was assumed that all of the proposed 345 attached and detached housing units on the subject project site would be occupied.

Evaluation / Findings

The 2011 traffic impact analysis for the Rincon Del Rio Continuing Care Retirement Community project estimated 969 daily trips, 62 a.m. peak hour trips and 100 p.m. peak hour trips would be generated by the project. The project is proposed to be revised with a change in the combination of housing options; the project will maintain 345 units on the site. The two methods described above were considered in analyzing the revised site. In selecting which method to use the criteria identified in Trip Generation was followed. Although the correlation coefficients are high using the fitted curve equation methodology (>0.95) it is recommended that the average rate methodology be used because of the number of data points that exist. As noted, ITE suggests that the fitted curve equations be used when 20 or more data points are present. However, there are less than 20 data points for daily, a.m. peak hour and p.m. peak hour time periods. For daily traffic only 9 data points exist while for both a.m. and p.m. peak hours there are 14 data points.

Comparing the 2011 trips to the updated average trip rate data, the project is expected to generate 863 daily trips, 52 a.m. peak hour trips and 69 p.m. peak hour trips. This is a net decline of 106 daily trips, 10 a.m. peak hour trips and 31 p.m. peak hour trips.

As compared with the certified EIR, the proposed modified project would increase traffic on Rincon Way by an estimated 863 trip per day. The current estimated volume of traffic on Rincon Way is 370 trips per day, as disclosed by the EIR. The total traffic on Rincon Way after implementation of the proposed modified

project would be approximately 1,233 Average Daily Trips (863 ADT + 370 ADT = 1,233 ADT). The increase in traffic of 863 trips per day would represent an increase of approximately 233 percent over existing conditions, which would be considered substantial. However, pursuant to the Nevada County General Plan, Rincon Way is a privately owned and maintained Local Road Local Road. As noted in the proposed modified Project Description and as discussed in the FEIR (Page 4.0-20) the project would improve Rincon Way to meet the Nevada County Local Class II roadway standards by providing two 10-foot vehicle travel lanes within the existing 30-foot wide public roadway and utility easement. As shown on the submitted Overall Circulation Plan (Appendix B), minor portions of the existing roadway alignment that lie outside the existing 30-foot easement would be realigned to fall within the existing easement. These improvements would ensure that the roadway could accommodate up to 2,000 ADT as required by the Nevada County General Plan and Land Use and Development Code Section, L-XVII 3.4 – Design Geometrics. Therefore, implementation of the modified proposed project would not exceed the capacity of Rincon Way. Furthermore, the project would be conditioned to require a Road Maintenance Agreement or PRD between the applicant and the County for the maintenance of Rincon Way between the subject project site and Highway 49 during construction and ongoing operation of the modified CCRC. Therefore, as concluded by the EIR, that while a change in the traffic flow would be noticeable to the surrounding properties in terms of cars per day, the roadway conditions would be improved to accommodate the increased volumes and total traffic, thus ensuring that the design expectations of the roadways would be consistent the requirements of the Nevada County Land Use and Development Code. Thus, as discussed above, these improvements would be constructed as part of the proposed project and would not result in greater impacts than those identified in the relevant sections of the certified EIR and this Addendum. Thus, the proposed modifications to the project would not result in a change of the finding in the certified EIR of less than significant impact. Based on the foregoing, no new or revised mitigation measures are required.

17c: Substantially increase hazards due to a geometric design feature (e.g., a sharp curve or dangerous intersection) or incompatible uses (e.g., farm equipment)?

17e: Result in an increase in traffic hazards to motor vehicles, bicyclists, or pedestrians, including short-term construction and long-term operational traffic?

The EIR disclosed that the approved project would take access from Rincon Way and that it would be improved to meet County roadway standards. As proposed, the modified project would also take access from Rincon Way and would include improvements that would be located within the existing 30-foot wide public roadway and utility easement, developed in accordance with County road standards. The 30-foot wide easement would include two 10-foot vehicle travel lanes. It should be noted that the approved project included a Petition for Exception for the Rincon Way easement as the existing 30-foot-wide road width does not meet the required 50-foot wide roadway standard for a Class 2 roadway. In addition, the proposed modified project would also a Petition for Exception for the interior primary access roads, and includes that the shall be constructed to Local Class 2 Standards, with an exception of allowing a reduction of the right-of-way width from 50 feet to 40 feet, and shoulder width from 4 feet to 2 feet when AC dike is used, as shown on the submitted overall circulation plan (Appendix B). The Petition for Exception would allow for a reduced shoulder width and would reduce overall sight grading throughout the subject project site.

As was further evaluated by the EIR and as previously analyzed by KD Anderson as part of the Traffic Impact Analysis, Rincon Way is not striped and could confuse drivers and recue the capacity of the intersection of Rincon Way and Connie Court. In addition, while the intersection of Rincon Way and Connie Court, meets sight distance standards, the proposed modified project would realign this intersection. Thus, the EIR included Mitigation Measures MM 3.14a, which would require the applicant to be responsible for the cost of restriping Rincon Way at Highway 49 to the project entrance gate. In addition Mitigation Measure MM 3.14b, would require that changes in roadway segments and intersection at Rincon Way and Connie Court would be required to meet the minimum 150-foot sight line distance standards as required by

the Caltrans Highway Design Manual. Thus, implementation of Mitigation Measures MM 3.14a and MM 3.14b would obligatory for the proposed modified project. For these reasons, the proposed modifications would not result in greater impacts than those identified in the relevant sections of the certified EIR and would be mitigated to the maximum extent practicable by the incorporation of all relevant sections of the certified EIR and this Addendum. Thus, the proposed modifications to the project would not result in a change of the finding in the certified EIR of less than significant impact. Based on the foregoing, no new or revised mitigation measures are required.

17d: Result in inadequate emergency access?

The EIR established that consistent with the Nevada County General Plan and Emergency Operations Plan, primary emergency access to the project site would be provided from Highway 49, accessed by Rincon Way. As noted in the EIR and this Addendum the approved project includes a Petition for Exception for Rincon Way as the existing 30-foot wide easement and road width does not meet the County's 50-foot easement standard and that the exception would not affect the ability of emergency vehicles to access the project site in the event of an emergency. In addition, the EIR established that the approved project would include a secondary emergency access road that would be connected to Rodeo Flat Road, located at the northeast corner of the project site. The approved project would extend a fire standard access road to Rodeo Flat Road, connecting Rodeo Flat Road with Rincon Way. As proposed, the modified project would also include these same facilities as shown on the submitted overall circulation plan (Appendix B), including a Petition for Exception for Rincon Way for the minimum roadway width of 50 feet to allow the construction of a Local Class 2 Roadway with two 10-foot travel lanes with 4-foot shoulders within the existing 30-foot road and public utility easement. Furthermore, as modified the project would also include the construction of secondary emergency access road that would be constructed to Fire Standard Access Road standards, with the exceptions provided in the Petition for Exceptions for grade.

Nevada County Land Use and Development Code Chapter XVI (Fire Safety Regulations) and Chapter XVII (Road Standards) include standards for roads and private driveways to facilitate emergency access for evacuation and service response to structural and wildland fires. The on-site fire standard access road would be constructed consistent with County standards. However, the proposed modified project includes a Petition for Exception to the 16 percent grade requirement because approximately 97.7 feet of Rodeo Flat Road has been surveyed at a 16.3 percent grade. Given that the roadway standard would be exceeded by less than half of a percentage point and that the portion of roadway exceeding the standard is relatively short in length (less than 100 feet), the use of Rodeo Flat Road as a secondary emergency access would be considered adequate to serve the proposed project. Furthermore, both the Nevada County Office of the Fire Marshal and the Higgins Fire Protection District have reviewed and does not oppose the proposed emergency vehicle access/requested exception because the roadway grade is an existing condition, the length of roadway exceeding the standard is limited, and the project design includes a number of fire safe features, including site design, the use of sprinklers and alarms, on-site water storage, and hydrants (Cal Fire Higgins Fire, 2019).
Furthermore, it should be noted that the project would be conditioned to require that the gate installed on the emergency access road at Rodeo Flat Road would be locked and will be controlled by Cal Fire and the Higgins Fire Protection District. The gate would be installed as soon as the emergency access road was constructed and would be constructed of heavy gauge steel. It would be accessible only by emergency and maintenance personnel through a redundant electronic power system and would contain a battery backup. It would be positioned so as to be visible from Rodeo Flat Road and would also be subject to Mitigation Measure MM 3.14.5 that would require the installation of visually prominent signage indicating that it is to be used for emergency vehicle access only. Thus, Mitigation Measure MM 3.14.5 would be obligatory for the proposed modified project. Because For these reasons, the proposed modifications would not result in greater impacts than those identified in the relevant sections of the certified EIR and would be mitigated to the maximum extent practicable by the incorporation of all relevant sections of the certified EIR and this

Addendum. Because the proposed modified project, as with the approved project would provide two options for emergency access and would generally improve emergency access to the project site as well as the surrounding neighborhood, the proposed modifications to the project would not result in a change of the finding in the certified EIR of less than significant impact. Furthermore, with the implementation of Mitigation Measure MM 3.14.5 these impacts would be less than significant, as concluded by the EIR, relative to impacts associated with emergency access. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The EIR concluded that the approved project would not combine with the impacts of past, present, and reasonably foreseeable projects to create a substantial adverse effect related to changes in the transportation system or project traffic generation. Therefore, the proposed modifications to the project do not create new or substantially more adverse cumulative impacts to transportation and traffic than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

18. TRIBAL CULTURAL RESOURCES

Existing Setting: Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G (Initial Study Checklist) of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. Tribal Cultural Resources include sites, features, and places with cultural or sacred value to California Native American Tribes. The Washoe Tribe, United Auburn Indian Community of the Auburn Rancheria (UAIC), and the Shingle Springs Band of Miwok Indians have contacted the County to request consultation on projects falling within their delineated ancestral lands. The subject project is proposed within UAIC lands. Project setting information for the proposed modified project, including information on the area's natural environment, history, ethnography, and regulatory environment, is the same as that for the approved project site, and is provided in the certified EIR.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in a new or substantially more adverse significant impacts to Tribal Cultural Resources relation to the following questions as stated in the Nevada County CEQA Checklist:

18a: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The project was determined to fall within the areas identified by the Tsi Akim Maidu, United Auburn Indian Community (UAIC) and the Shingle Springs Band of Miwok Indians as ancestral lands. An initial

distribution of the project application and the certified EIR along with the Cultural Resources Studies were sent to UAIC on March 21, 2019 and to the Shingle Springs Band of Miwok Indians on December 4, 2019. On August 13, 2019 a site visit with UAIC was held of the project site in which the proposed project was reviewed with a follow-up email sent to the Planning Department regarding the potential for the finding of isolated artifacts. As part of the previously approved project, and as discussed in the Certified EIR, the project site was surveyed for Cultural Resources and Mitigation Measures MM 3.6.2a, MM 3.6.2b and MM 3.6.3 incorporated into the proposed project. Based on the certified EIR, while the discovery of additional cultural resources has been determined to be potentially unlikely, MM 3.6.3 is included that would require construction to be halted in the event that there is a discovery of cultural resources, including historic, prehistoric, tribal, and paleontological resources. However, as discussed in Section 5, there is a chance that onsite grading could uncover cultural resources of importance to the UAIC. Thus, implementation of mitigation measure MM 3.6.3 would ensure work to halt if cultural resources are discovered and for local tribes to be notified. With this protection in place, impacts to Tribal Cultural Resources would be less than significant as disclosed within the certified EIR.

Cumulative Impacts

The EIR conclude that impacts of the approved project, along with other cumulative development in Nevada County, could contribute to the cumulative loss and/or disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features), human remains and Tribal Cultural Resources. This contribution could be cumulatively considerable prior to mitigation. However with implementation of Mitigation Measures MM 3.6.2a, MM 3.6.2b and MM 3.6.3 as well as adherence to Health and Safety Code Section 7050.5, PRC Section 5097.98, and CCR Section 15064.5(e), will ensure that any discoveries will be handled in accordance with state law and reduce the proposed project's contribution to these impacts to a less than cumulatively considerable level. Therefore, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Tribal Cultural Resources than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

19. UTILITIES / SERVICE SYSTEMS

Existing Setting: Electrical service is provided to this area by Pacific Gas & Electric Company and is currently available on the site. Natural gas is not available in this area, but the site will be served by one of several private propane companies that serve Western Nevada County. Public water is not available to this property, however, it is proposed to be extended into the project site as part of the proposed project. There are a number of wireless telephone services available in western Nevada County but with variable coverage depending upon the carrier. AT&T provides land line phone service to this area. The subject project site is currently served by an onsite septic system which provided wastewater services to the existing single-family residence. Wastewater services are not currently Sewage treatment and disposal would occur via an onsite system.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Utilities / Services Systems in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

19a: Require or result in the relocation or the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

19b: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Water Service

As was evaluated by the EIR, Nevada Irrigation District provides by potable and non-potable water through an existing system of treatment and distribution lines. The proposed modified project would consist of 345 residential units, approximately 30,000 square feet of retail, and approximately 30,545 square feet of common area project amenities. The proposed as proposed would also include 4 acres of agricultural uses. As disclosed in the EIR under Impact 3.13.4.1, NID had sufficient water supplies available to serve the proposed modified project from existing entitlements and resources. As approved, the project would be served by water by the Lake of the Pines Water Treatment Plant and would be considered as part of the proposed modified project. While implementation of the approved project would increase demand for water and require new conveyance systems and facilities, as shown on the proposed off-site infrastructure improvement plan (Appendix B). As disclosed in Impact 3.13.4.2 of the EIR, a mainline extension of an existing 8-inch waterline would be required from the northeast corner of the project site at Rodeo Flat Road and would be constructed as part of the proposed modified project. Any off-site construction would be located within the existing Rodeo Flat Road and Public Utility Easement. Proposed water lines within the proposed modified project are shown on the Preliminary Infrastructure Plan (Appendix B). In addition, as part of approved project and as part of the proposed modified project, an approximately 300,000-gallon on-site non-potable water tank is proposed to augment the required storage for fire flow. A 10- or 12-inch mainline would be extended from the new tank to the developed area of the project. The project will also need to install new water pumps in the existing Timber Ridge tank/pump building. Final location and alignment of the water lines would be subject to NID review and approval. The placement of the new infrastructure and extending existing pipelines would require trenching, earthmoving, and other construction activities. However, all new pipelines and water conveyance facilities would be constructed and located within existing roadways and rights-of-way to lessen potential environmental impacts.

Alternatively, as shown as proposed Alternative B and as identified within the Comprehensive Masterplan and on the off-site infrastructure improvement plan (Appendix B) and as was evaluated as part of the certified EIR (FEIR, October 12) the proposed modified project would be connected to water service through the extension of a 12-inch water supply pipeline and sewer force main south a distance of approximately 8,300 feet from the Lake of the Pines Wastewater Treatment Plant along Riata Way, through public utility easements along private parcels along Hidden Ranch Road and Pleasant Court to the subject project site. The project would be conditioned to require the obtaining of all necessary easements, right-of-way, permits, and permissions to install the infrastructure to facilitate capture and conveyance of water and sewage from the contributing structures to the Lake of the Pines Wastewater Treatment Facility. The County will not be held responsible for the implementation of Alternative B in any way given that Alternative A is feasible. As with Alternative A above, the placement of the new infrastructure and extending existing pipelines would require trenching, earthmoving and other construction activities.

As disclosed in the EIR, while adequate water would be available to serve the project, there is no timing and enforcement mechanism currently in place that would ensure the timing related to the design and construction of the proposed modified project's water distribution system. However, with the implementation of Mitigation Measure MM 3.13.4.2, these impacts would be less than significant, as concluded by the EIR, relative to conflicts with the project's impacts to water supply from existing

entitlements and conveyance facilities. Based on the foregoing, no new or revised mitigation measures are required.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Water Supply. As was disclosed in the certified EIR, the proposed project, in combination with other proposed and approved projects in the area, would result in a cumulative demand for water supply that is consistent with the projections in the 2010 UWMP and the facilities already constructed by NID. Water supply, delivery, and fire flows must be demonstrated on a project-by-project basis. As indicated in the certified EIR on Table 3.13.4-3, NID has sufficient raw water to meet anticipated demands through 2035 in average precipitation years. A 50 percent reduction in NID's overall supply (which is more severe than a hypothetical three-year worst-case scenario), does not necessitate mandatory rationing of urban customers as urban demands are anticipated to remain a small portion of the district's overall demands. It should be noted that NID has established a Drought Contingency Plan, which would apply to any and all NID customers depending on the severity of conditions. For these reasons, the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Water Supplies than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

Wastewater Service

As was evaluated by the EIR, Nevada County Sanitation District #1 provides wastewater collection and treatment facilities in ten separate geographical zones within Nevada County and would provide wastewater service to the project site. The proposed modified project would consist of 345 residential units, approximately 30,000 square feet of retail, and approximately 30,545 square feet of common area project amenities. As discussed in the EIR under Impact 3.13.5.1, the approved project was anticipated to generate approximately 280 equivalent dwelling units (EDU) worth of wastewater. However, as proposed, the modified project would generate approximately 253.68 equivalent dwelling units worth of wastewater, pursuant to the Department of Public Works, 2019. The design value per EDU in Lake of the Pines Zone 2 is 204 gallons per day for average dry weather flow. Therefore, the proposed project is estimated to generate approximately 51,750.72 gallons of wastewater per day for average dry weather flow. The specific EDU calculations will be completed at the time of building permit application. The proposed modified project's 280 EDU wastewater demand would require 3.3 cassettes at the LOP WWTP, but the minimum installation is two cassettes per basin so eight cassettes would be required.

The LOP WWTP currently serves approximately 2,810 connected, standby and committed EDUs. Including the proposed project's 253.68 EDUs, there is a potential for an additional 590 EDUs for planned future projects. The WWTP is currently designed to handle 2,707 EDUs but can be expanded up to 4,700 EDUs with the purchase of additional cassettes. The LOP WWTP has been designed to accommodate such modifications, and expansion has been planned for at the WWTP. However, this expansion does not have a funding mechanism in place. Therefore, as required by the EIR, Mitigation Measure MM 3.13.5.1 would require that prior to recordation of the Final Map, the applicant shall fund the project's fair share of additional membranes at the Lake of the Pines Wastewater Treatment Plant. This Mitigation Measure would be obligatory for the proposed modified project.

As disclosed in the EIR under Impact 3.13.5.2, and based on the revised Comprehensive Master Plan for the proposed modified project, up to an estimated 253.68 EDU's would need to be acquired for the capacity needs of the proposed modified project with the final EDU calculations being made at Building Permit submittal. The project as approved and as proposed to be modified would construct an on-site gravity

wastewater system, directed to a lift station. The lift station will pump wastewater 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-flow down Timber Ridge Road and eventually terminate at an existing manhole located on Riata Way near the Lake of the Pines WWTP. All off-site construction of the sewer main will be located within existing PUEs and/or road prism. The proposed wastewater system is shown on Appendix B of the submitted site plans.

Alternatively, as shown as proposed Alternative B and as identified within the Comprehensive Masterplan and on the off-site infrastructure improvement plan (Appendix B) the proposed modified project would be connected to wastewater service through the extension of sewer force main south a distance of approximately 8,300 feet from the Lake of the Pines Wastewater Treatment Plant along Riata Way, through public utility easements along private parcels along Hidden Ranch Road and Pleasant Court to the subject project site. The project would be conditioned to require the obtaining of all necessary easements, right-of-way, permits, and permissions to install the infrastructure to facilitate capture and conveyance of water and sewage from the contributing structures to the Lake of the Pines Wastewater Treatment Facility. The County will not be held responsible for the implementation of Alternative B in any way given that Alternative A is feasible. As with Alternative A above, the placement of the new infrastructure and extending existing pipelines would require trenching, earthmoving and other construction activities.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Wastewater. As was disclosed in the certified EIR, although implementation of the proposed project in combination with area and regional growth would increase the overall demand for wastewater collection and treatment services, the necessary infrastructure to accommodate the proposed project and future planned development could be extended and wastewater services could be provided by the wastewater treatment plant. Individual projects are required to identify interim wastewater service and disposal, such as septic tanks. The Nevada County General Plan EIR analyzed wastewater flows associated with development of the project site as Planned Development, Estate. The wastewater flow rates for the Planned Development Estate designation are below the flow rates for a Continuing Care Retirement Community designation. As a result, the EDUs anticipated for the project site under the General Plan are less than the EDUs necessary to serve the proposed project with continuing care retirement community (CCRC) uses. However, implementation of mitigation measure MM 3.13.3.1 would ensure that the project's fair share has been paid to accommodate any required plant expansion. Thus, for these reasons the proposed modifications to the project would not create new or substantially more adverse cumulative impacts to Wastewater conveyance.

19c: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste goals?

19d: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The EIR concluded that the approved project would require the project to participate in the recycling program offered through the County's franchised waste collection company's green waste collection program or equivalent method including: provide adequate space for waste and recycling containers; undertake a program of reuse of waste materials generated at the project; and during construction of the project, all recyclable materials would be diverted and recycled. Further, the project would be required to comply with federal, state, and local regulations relating to the disposal of solid waste. The project would also need to participate in the County's recycling efforts to assist the County in complying with AB 939. Mitigation Measure MM 3.13.6.1 would require that the applicant to comply with this requirement. Thus,

implementation of Mitigation Measure MM 3.13.6.1 would be obligatory for the proposed modified project. Because the proposed modified project would be a similar CCRC project and would provide mixed retail and commercial facilities, the proposed modifications to the project would not result in a change to the finding in the certified EIR of less than significant impacts relating to Solid Waste regulations.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Solid Waste. As was disclosed in the certified EIR, the proposed project would increase the amount of waste that was anticipated to be generated in the General Plan, the project will participate in recycling programs that are available and contracted on a project-by-project basis, which will further reduce waste. As described above, the remaining life of the Ostrom Road Landfill in Yuba County is projected to be 55 years at a maximum daily throughput of 3,000 tons. The project's 2,580 pounds per day would not substantially affect the daily waste stream of the landfill. Ostrom Road Landfill is anticipated to have adequate capacity for cumulative levels of development. Thus, implementation of mitigation measure MM 3.13.6.1 would ensure that the project's waste stream would not substantially affect the daily limit and would be in compliance with AB939. The proposed modifications to the project would not result in a change to the finding in the certified EIR of less than significant impact relative to Solid Waste regulations.

20. WILDFIRE

Existing Setting: The environmental setting for Wildfire is the same as described in the certified EIR. As such, the environmental and regulatory settings related to wildfire in the certified EIR adequately describes the setting for the proposed modified project.

Project Impacts

As in the certified Rincon del Rio EIR analysis, this Addendum evaluates the potential for the proposed project to result in new or substantially more adverse significant impacts to Wildfire in relation to the following questions as stated in the Nevada County CEQA Checklist:

Impact Discussion:

20a: Substantially impair an adopted emergency response plan or emergency evacuation plan?

20b: Due to slope, prevailing winds, or other factor, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from wildfire or the uncontrollable spread of wildfire?

20c: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Safety Element of the Nevada County General Plan addresses wildfire hazards in Nevada County and has several policies to improve fire safety. The Safety Element discusses the importance of ingress and egress by roadways, as well as maintaining the Nevada County Defensible Space Standards as described in Policy FP10.11.2. The Element also recognizes the importance of Public Resources Code 4290 and 4291 which are known as the State Responsible Area Fire Safe Regulations. Nevada County has also adopted a Local Hazard Mitigation Plan (LHMP) that was updated in August 2017. Objective 3.6 of the LHMP is to improve communities' capabilities to prevent/mitigate hazards by increasing the use of technologies. Goal

4 of the LHMP is to reduce fire severity and intensity, with Objective 4.4 to promote the implementation of fuel management on private and public lands.

The project site is located within southern Nevada County and is accessed by Highway 49 via Rincon Way. Pursuant to Policy EP-10-1.6 of the Safety Element, transportation routes that are designated on the General Plan Land Use Maps as Interstates, freeways, highways, and other principal arterial routes shall be considered primary evacuation routes on a countywide basis. Such routes provide the highest levels of capacity and contiguity and serve as the primary means for egress from the County. As proposed, the subject project site is accessed Rincon Way and also proposes an emergency secondary access road connection to Rodeo Flat Road which would serve as the secondary emergency access egress route in the event of a wildfire based on the above Policy. The County Office of Emergency Services does not publish emergency evacuation plans because it is not know which direction a wildfire may travel in. All proposed improvements would require Building Permits and conformance with Chapter 5 of the Nevada County Land Use and Development Code for building and grading standards. Pursuant to Nevada County Land Use and Development Code Section L-II 4.3.18, the project would be require the submission and approval of a Fire Protection Plan by the Nevada County Fire Marshal. The Fire Protection Plan would include an evacuation plan, a fuels management plan, identification of emergency water supplies, and other fire protection measures. Mitigation Measure MM 3.8.7 would require the applicant to comply with this requirement. Thus, the implementation of Mitigation Measure MM 3.8.7 would be obligatory for the proposed modified project. Because the proposed modified project would be a similar CCRC project and would provide mixed retail and commercial facilities, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relating to the spread of wildfire and fire risks.

20d: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The proposed modified project would require Building Permits for the grading and site improvements, which would require compliance with the Nevada County grading standards outlined in Land Use and Development Code Section V, Article 13. The building permits would require grading and erosion control plans for the soil disturbance, and a drainage analysis to ensure no additional runoff leaves the project site. As part of the project improvements and site inspections by the Building Department, soil compaction testing would be required for the grading at the site for the proposed building and associated improvements. Furthermore, the project area is not in an area that is mapped with high landslide activity (U.S. Geological Service, 1970). As shown on the submitted site plans, there is a 100-year flood hazard area along the Bear River, which was also identified in the certified EIR. However, the project has been designed to avoid this flood hazard zone and does not propose the construction of any improvements within the required 100-foot setback from the edge of the floodplain, as required by LUDC Section L-II 4.3.10. With the soil compaction testing, erosion control measures, and due to the area not having high landslide activity, and the avoidance of waterways in the project area. Because the proposed modified project would be a similar CCRC project and would provide mixed retail and commercial facilities, the proposed modified project would not result in a change to the finding in the certified EIR of less than significant impacts relating to flooding, landslides, runoff, and post-fire slope instability.

Cumulative Impacts

The impacts of the approved project, when combined with the impacts of past, present, and reasonably foreseeable projects, would not create a substantial adverse effect related to Fire Protection. Implementing the proposed modified project would place demands on general governmental services and facilities provided by the County, which include, but are not limited to, fire services. All projects are assessed with development impact fees, which are used to off-set the cost of capital improvements needed to support new

development. All projects are subject to review by the HFPD and the County's Fire Marshall to ensure consistency with the Nevada County Fire Plan and California Fire Code requirements. Each project's impacts are evaluated and mitigation established a project-by-project basis. The proposed modified project would allow for the construction of 345 dwelling units for age-restricted senior housing similar to that of the approved project. While ownership of the individual dwelling units would allow for individual fee title ownership of the proposed independent living single-family residential attached and detached units that would be located within the project site, the total population would be limited to a maximum population of 415 age-restricted residents. For these reasons, the proposed modifications to the project do not create new or substantially more adverse cumulative impacts to Fire Protection than those disclosed in the certified Rincon del Rio EIR and would be mitigated to the maximum extent practicable by the incorporation of all feasible and applicable mitigation measures.

APPENDIX A – REFERENCE SOURCES

California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387, Appendix G, State CEQA Guidelines. Continuing Care Retirement Community

County of Nevada, *Nevada County Zoning Regulations*, adopted July 2000, and as amended.

County of Nevada, *Nevada County General Plan: Volume 1: Goals, Objectives, Policies, and Implementation Measures*. 1995, and as amended. Prepared with the assistance of Harland Bartholomew & Associates, Inc. (Sacramento, CA). Nevada County, CA.

County of Nevada, Community Development Agency, Planning Department. January 2012. *Rincon del Rio Continuing Care Retirement Community, Draft Environmental Impact Report.* SCH# 2011052030. Nevada City, CA. Available at: https://www.mynevadacounty.com/1144/Rincon-Del-Rio.

County of Nevada, Community Development Agency, Planning Department. October 2012. *Rincon del Rio Continuing Care Retirement Community, Final Environmental Impact Report.* SCH# 2011052030. Nevada City, CA. Available at: https://www.mynevadacounty.com/1144/Rincon-Del-Rio.

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KD Anderson & Associates, August 2019, *Qualitative VMT Assessment – Rincon del Rio Project.* Available at: https://www.mynevadacounty.com/1144/Rincon-Del-Rio.

KD Anderson & Associates, April 2019, *Trip Generation Qualitative Assessment – Rincon del Rio ualitative VMT Assessment – Rincon del Rio Project.* Available at: https://www.mynevadacounty.com/1144/Rincon-Del-Rio.

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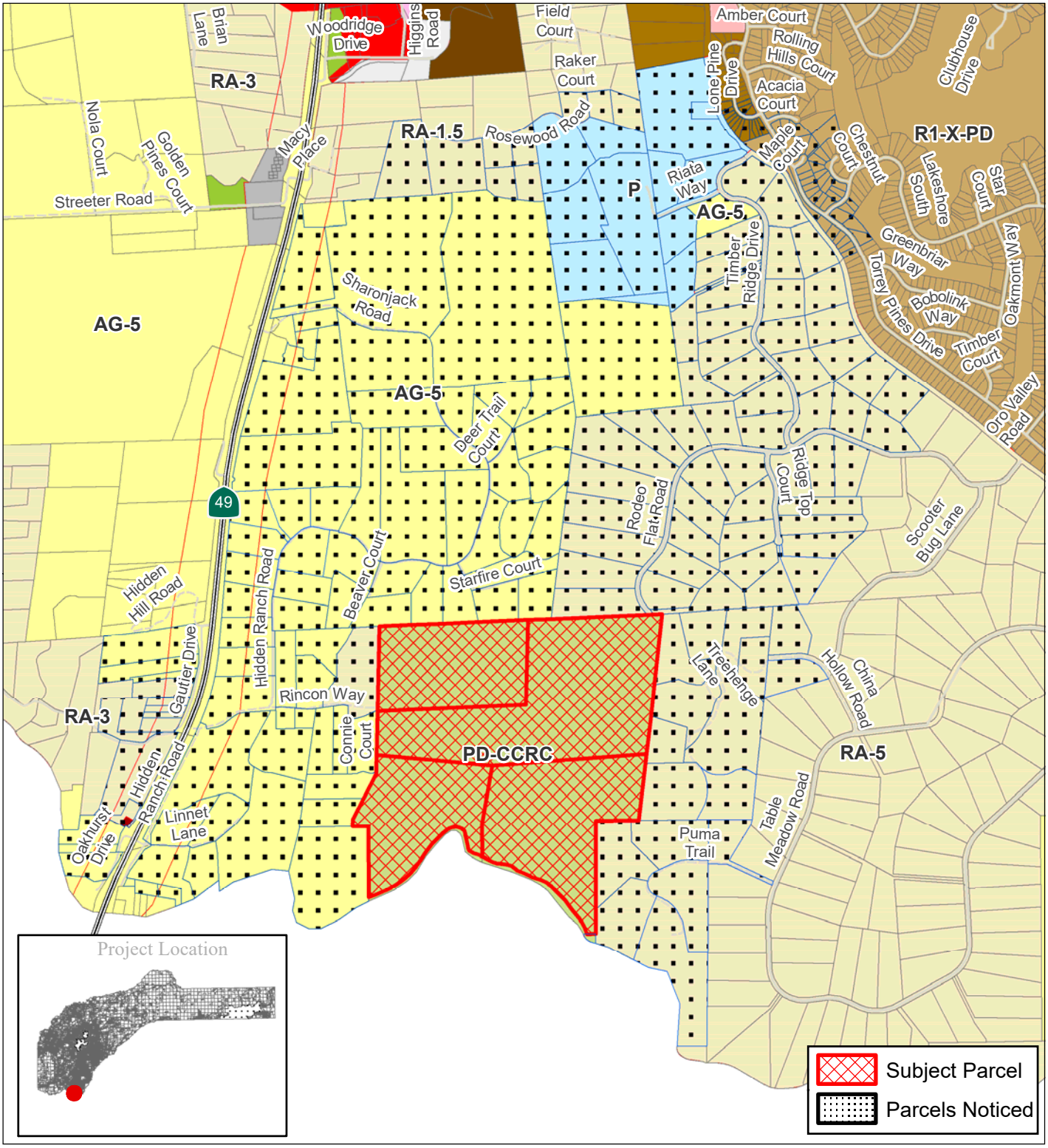
Matuzak Greg, May 2019, *Updated Biological Resources Inventory for the Rincon del Rio Senior Living Project.* Available at: https://www.mynevadacounty.com/1144/Rincon-Del-Rio.

APPENDIX B – SITE PLANS

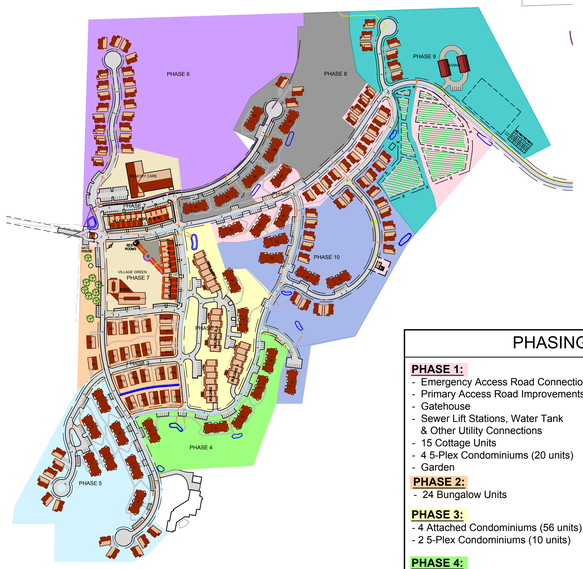
Rincon del Rio Project Continuing Care Retirement Community
PLN19-0024; TFM19-0008; CUP19-0010; MGT20-0001; PFX19-0003; MIS20-0001; EIS19-0010
Assessor's Parcel Numbers: 057-130-013; 057-240-017; 057-240-018; 057-240-019
Address: 10412, 10420 Rincon Way and 24885 Connie Court
Zoning, Noticed Parcels & Vicinity Map



Every reasonable effort has been made to assure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. The County of Nevada assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Before making decisions using the information provided on this map, contact the Nevada County Public Counter staff to confirm the validity of the data provided.

OVERALL SITE PLAN

RINCON DEL RIO SENIOR LIVING



PHASING EXHIBIT

SCALE: 1" = 250'

PHASING & UNIT COUNT

PHASE 1:
- Emergency Access Road Connection
- Primary Access Road Improvements
- Gatehouse
- Sewer Lift Stations, Water Tank & Other Utility Connections
- 15 Cottage Units
- 4 5-Plex Condominiums (20 units)
- Garden

PHASE 2:
- 24 Bungalow Units

PHASE 3:
- 4 Attached Condominiums (56 units)
- 2 5-Plex Condominiums (10 units)

PHASE 4:
- 5 5-Plex Condominiums (25 units)

PHASE 5:
- 11 Cottage Units
- 7 5-Plex Condominiums (35 units)

PHASE 6:
- 21 Cottage Units

PHASE 7:
- Village Service Center
- Group House Memory Care
- Pool/ Fitness Center

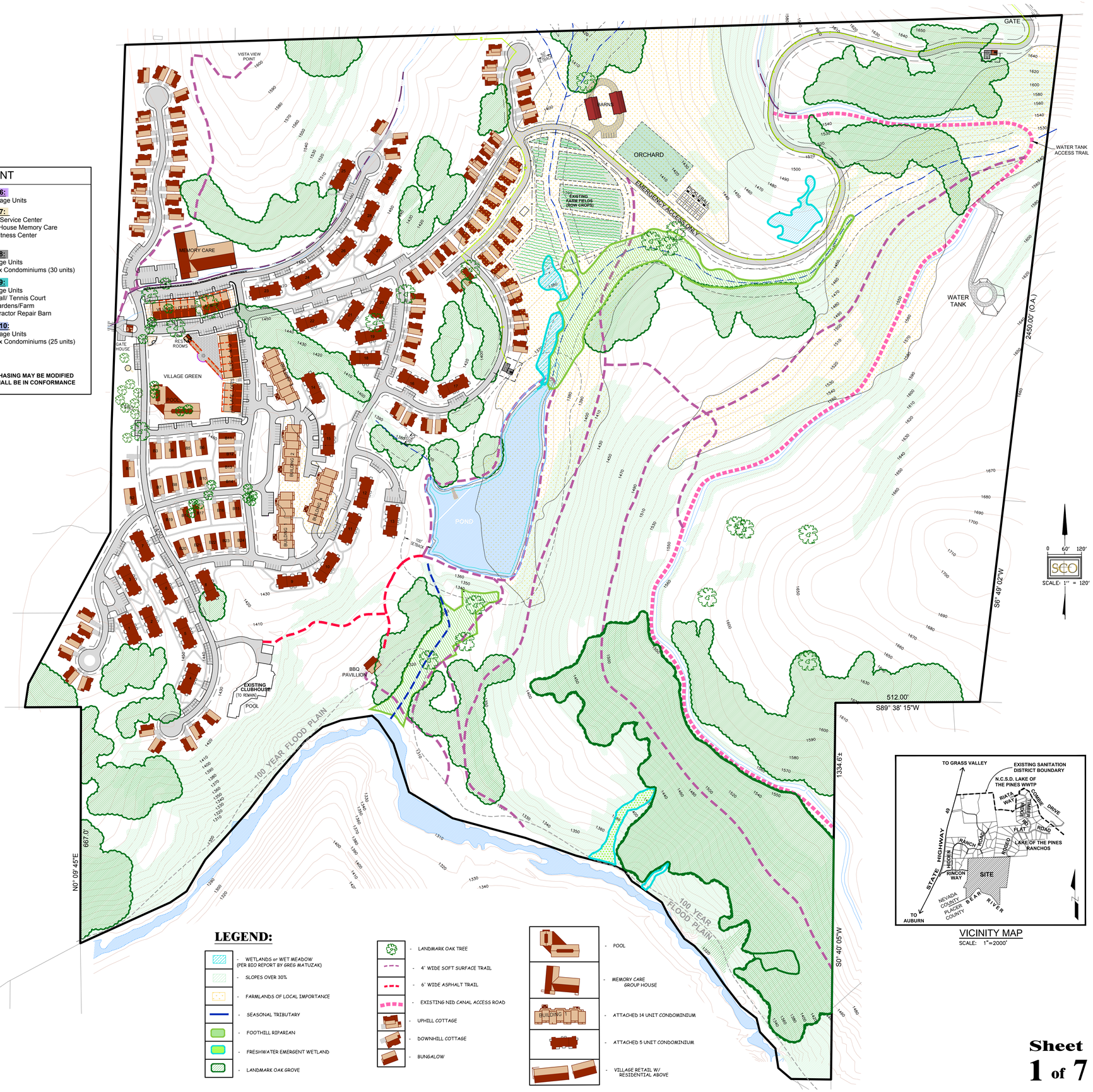
PHASE 8:
- 3 Cottage Units
- 6 5-Plex Condominiums (30 units)

PHASE 9:
- 7 Cottage Units
- Pickleball/ Tennis Court
- Row Gardens/Farm
- Auto/ Tractor Repair Barn

PHASE 10:
- 21 Cottage Units
- 5 5-Plex Condominiums (25 units)

PHASING NOTE:

1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES, BUT SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT.



VICINITY MAP

SCALE: 1"=2000'

LEGEND:

- WETLANDS or WET MEADOW (PER BIO REPORT BY GREG MATUZAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
- FOOTHILL RIPARIAN
- FRESHWATER EMERGENT WETLAND
- LANDMARK OAK GROVE
- LANDMARK OAK TREE
- 4' WIDE SOFT SURFACE TRAIL
- 6' WIDE ASPHALT TRAIL
- EXISTING NID CANAL ACCESS ROAD
- UPHILL COTTAGE
- DOWNHILL COTTAGE
- BUNGALOW
- POOL
- MEMORY CARE GROUP HOUSE
- ATTACHED 14 UNIT CONDOMINIUM
- ATTACHED 5 UNIT CONDOMINIUM
- VILLAGE RETAIL W/ RESIDENTIAL ABOVE

Rincon del Rio Proposed Project Revisions

Building Type	No. of Buildings	No. of Units	Unit Size	Building Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1785-2600 sf	Varies	78 Resident 78 Guest
Bungalows	24	24	1750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1300	28,000	56 Resident 24 Guest
Subtotals	**135**	**303**	–	–	**528**
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	**1**	**22**	–	–	**44**
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
Subtotals	**4**	**20**	–	–	**127**
Common Area Support Services					
Clubhouse (Existing Building)	1			14,000	8
Pool Building/Classroom/ Gathering	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	**5**	–	–	–	**32**
Totals	**145**	**345**			**731**

SCO Planning, Engineering & Surveying
140 Litton Drive, Suite 240
Grass Valley, CA 95945
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www.scopeinc.net

PROJECT INFORMATION:

OWNER / APPLICANT:
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P.O. BOX 6626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

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ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000; 057-240-019-000; 057-130-013-000

LAND AREA:
215± AC

ZONING / GENERAL PLAN:
CCRC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

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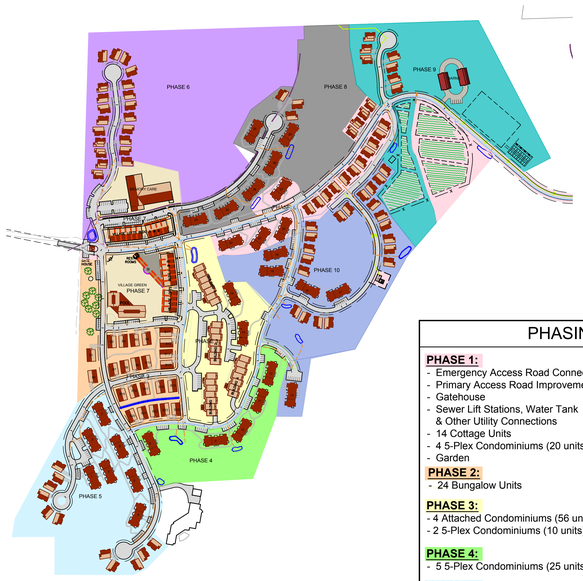
OVERALL SITE PLAN with AERIAL PHOTO

RINCON DEL RIO SENIOR LIVING



0 60' 120'

SCALE: 1" = 120'

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SCALE: 1" = 250'

PHASING & UNIT COUNT

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Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	**1**	**22**	–	–	**44**
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums		20	1,500		20 Residential 7 Guest
Subtotals	**4**	**20**	–	–	**127**
Common Area Support Services					
Clubhouse (Existing Building)	1			14,000	8
Pool Building/Classroom/ Gathering	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	**5**	–	–	–	**32**
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PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

LEGEND:

- WETLANDS or WET MEADOW (PER BIO REPORT BY GREG MATUZAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
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- FRESHWATER EMERGENT WETLAND
- LANDMARK OAK GROVE
- LANDMARK OAK TREE
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- ATTACHED 14 UNIT CONDOMINIUM
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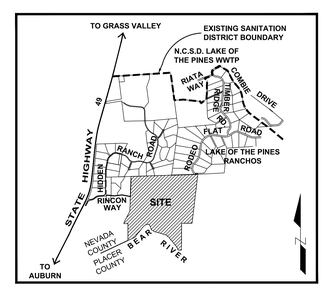

VICINITY MAP

SCALE: 1"=2000'

Sheet 2 of 7

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COMPREHENSIVE MASTER PLAN

RINCON DEL RIO SENIOR LIVING

LEGEND:

- WETLANDS or WET MEADOW (PER BIO REPORT BY GREG MATUZAK)
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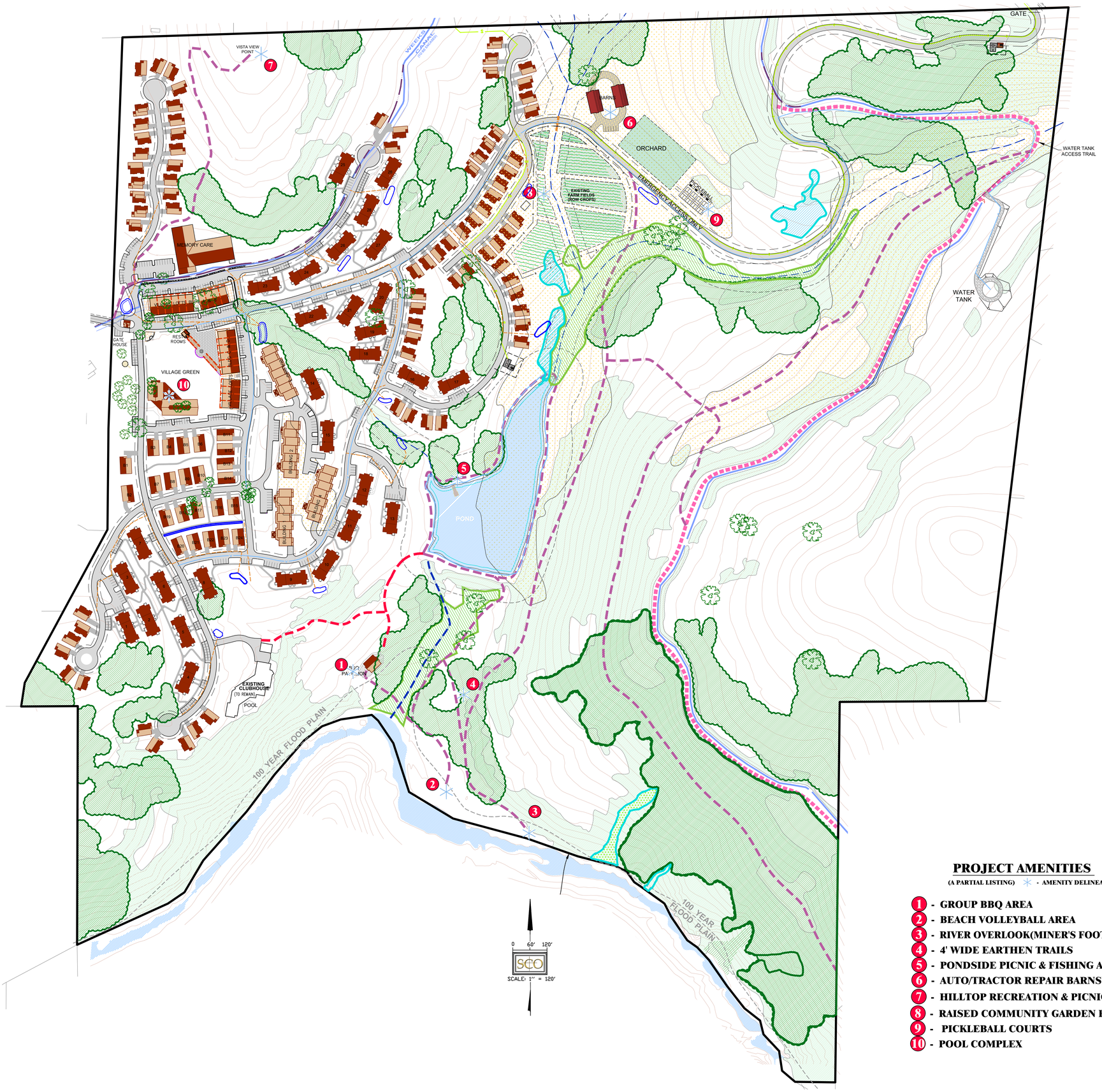

PROJECT AMENITIES

(A PARTIAL LISTING) ✳ - AMENITY DELINEATOR

1. GROUP BBQ AREA
2. BEACH VOLLEYBALL AREA
3. RIVER OVERLOOK(MINER'S FOOT BRIDGE)
4. 4' WIDE EARTHEN TRAILS
5. PONDSIDE PICNIC & FISHING AREA
6. AUTO/TRACTOR REPAIR BARNS
7. HILLTOP RECREATION & PICNIC SITE
8. RAISED COMMUNITY GARDEN BEDS
9. PICKLEBALL COURTS
10. POOL COMPLEX

DATE SIGNED:_____

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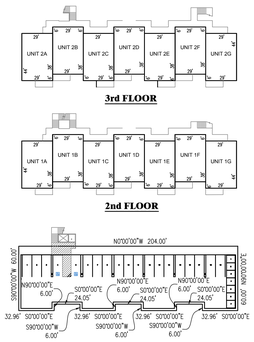
TENTATIVE MAP

RINCON DEL RIO SENIOR LIVING

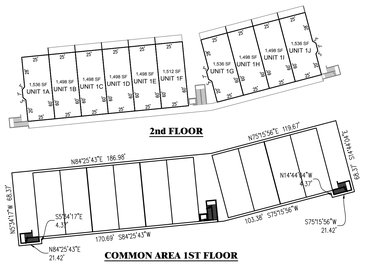
Impervious Comparison			
Nov 2011 Submittal	roadways, driveways, and roofs	868,629	sq ft
Sept 2019 Submittal	roadways, driveways, and roofs	948,243	sq ft

Difference +8.8%



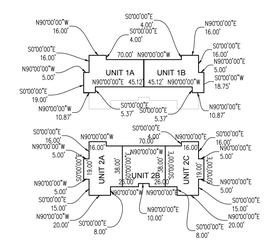
14 UNIT CONDOMINIUM (TYP)

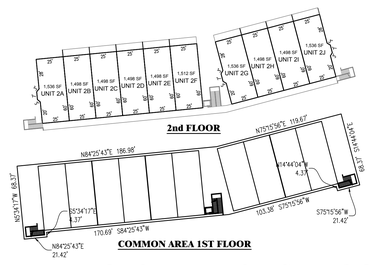
SCALE: 1"=50'



VILLAGE CENTER LOFTS BLDG A & B

SCALE: 1"=50'



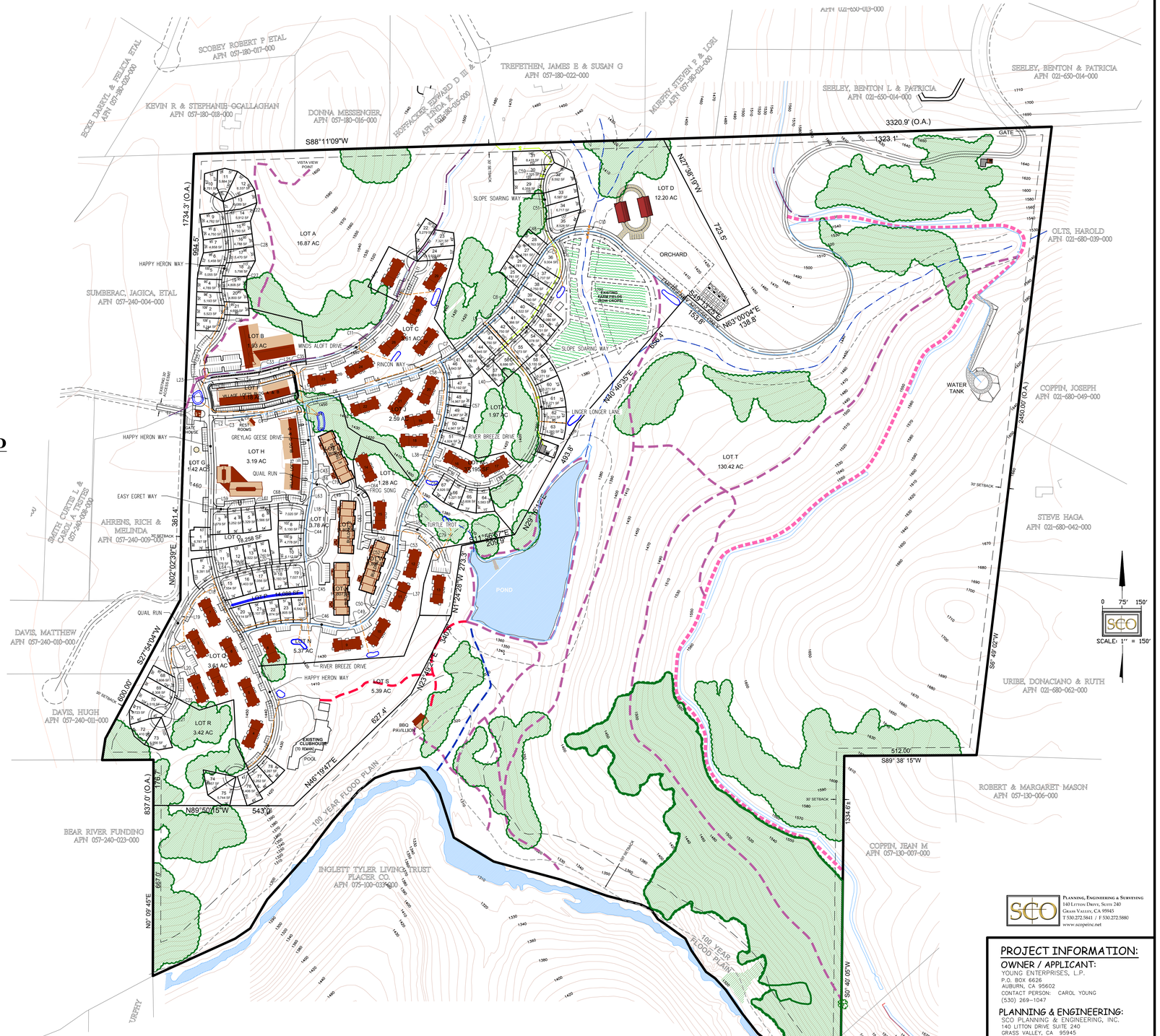


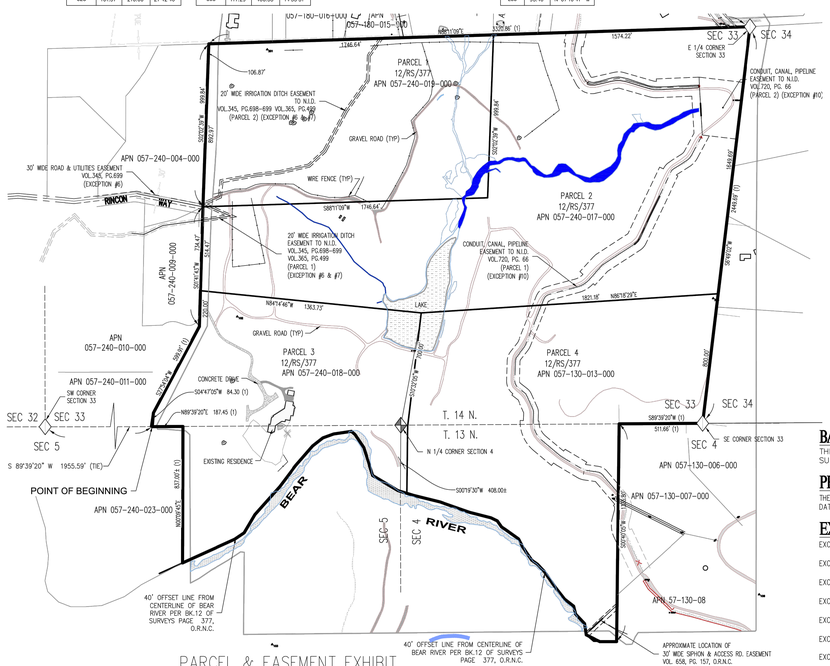
VILLAGE CENTER LOFTS BLDG C & D

SCALE: 1"=50'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	59.16'	400.00'	8°28'27"
C4	79.96'	500.00'	9°09'47"
C5	20.86'	205.00'	5°49'50"
C6	144.44'	1095.00'	7°33'28"
C7	290.07'	650.00'	25°34'08"
C8	77.07'	300.00'	14°43'11"
C9	70.79'	200.00'	20°16'49"
C10	288.96'	200.00'	82°46'47"
C11	503.53'	460.00'	62°43'05"
C12	38.70'	565.00'	3°55'29"
C14	281.44'	650.00'	24°48'28"
C17	36.82'	700.00'	3°00'51"
C18	152.36'	241.12'	36°12'17"
C19	61.95'	40.00'	88°43'49"
C20	123.05'	150.00'	47°00'01"
C21	76.48'	65.00'	67°24'58"
C22	159.82'	150.00'	61°02'44"
C23	1.04'	793.38'	0°04'30"
C24	126.46'	261.24'	27°44'09"
C25	169.63'	135.00'	71°59'37"
C26	187.68'	175.00'	61°26'55"
C27	128.70'	210.00'	35°06'01"
C28	101.57'	210.00'	27°42'46"
C29	81.57'	793.38'	5°53'26"
C31	53.14'	210.00'	14°29'53"
C32	47.94'	230.00'	11°56'34"
C33	91.42'	500.00'	10°28'35"
C34	334.38'	230.00'	83°17'56"
C35	50.30'	500.00'	5°45'52"
C36	77.06'	300.00'	14°43'00"
C37	170.44'	150.00'	65°06'06"
C43	220.95'	670.00'	18°53'42"
C44	221.50'	728.00'	17°25'59"
C45	176.00'	2650.61'	3°48'16"
C46	34.11'	210.00'	9°18'28"
C49	175.94'	150.00'	67°12'12"
C50	34.08'	150.00'	13°01'06"
C52	79.31'	210.00'	21°38'21"
C53	29.05'	475.00'	3°30'16"
C54	160.96'	475.00'	19°24'54"
C55	92.78'	475.00'	11°11'29"
C56	43.46'	175.08'	14°13'14"
C57	257.34'	700.00'	21°03'47"
C58	69.56'	135.00'	29°29'44"
C61	168.02'	135.00'	71°18'30"
C63	117.29'	460.53'	14°35'31"
C64	97.21'	60.00'	92°49'44"
C67	24.56'	190.00'	7°24'19"
C68	57.40'	190.00'	17°18'30"
C69	161.03'	830.00'	11°06'59"
C70	161.03'	830.00'	11°06'59"
C79	196.25'	170.00'	66°08'38"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	109.19'	N 78°36'52" W
L2	34.13'	S 87°13'01" E
L3	81.47'	N 84°18'33" E
L4	151.48'	N 75°08'44" E
L5	211.12'	N 73°25'07" E
L6	150.00'	N 47°50'56" E
L7	206.72'	N 33°07'46" E
L8	499.58'	S 49°13'25" E
L16	35.43'	N 85°23'05" W
L18	186.51'	N 03°09'46" E
L19	124.72'	S 28°23'12" W
L20	43.17'	S 18°36'49" E
L21	25.60'	S 42°25'36" W
L22	150.71'	N 07°09'50" W
L23	10.61'	S 69°55'54" W
L24	111.10'	S 84°25'47" W
L25	53.60'	S 73°57'12" W
L27	43.98'	N 70°34'17" E
L28	190.43'	N 23°23'25" W
L30	50.14'	S 68°46'31" E
L33	142.31'	N 09°35'13" W
L34	87.51'	N 09°35'13" W
L35	93.46'	N 07°16'41" W
L37	152.26'	S 23°17'55" W
L38	93.98'	N 21°26'38" E
L39	24.67'	N 60°50'23" E
L41	23.51'	N 29°06'39" W
L47	8.70'	S 38°07'45" E
L48	138.64'	S 33°07'48" W
L49	61.99'	S 80°56'03" W
L50	58.66'	N 08°21'18" E
L59	50.23'	S 89°57'23" E
L61	203.13'	N 83°38'18" E
L63	40.32'	S 79°03'12" E
L64	93.34'	N 74°27'46" E
L67	92.33'	N 85°34'45" E
L81	37.03'	N 77°46'52" W





PARCEL & EASEMENT EXHIBIT

SCALE: NTS

BASIS OF BEARINGS:

THE MERIDIAN FOR THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 12 OF SURVEYS AT PAGE 377, O.R.N.C.

PRELIMINARY TITLE REPORT:

THE ALTA/CLTA PRELIMINARY TITLE REPORT USED FOR THIS SURVEY AND PLAT WAS PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 2903-5251095, DATED JULY 28, 2016.

EXCEPTION NOTES:

EXCEPTION #6 – 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 345, PG. 698, O.R.N.C.) – PLOTTED, SEE MAP.

EXCEPTION #7 – 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 345, PG. 699, O.R.N.C.) – PLOTTED, SEE MAP.

EXCEPTION #8 – 20' WIDE IRRIGATION DITCH EASEMENT (VOL. 365, PG. 699, O.R.N.C.) – PLOTTED, SEE MAP.

EXCEPTION #9 – N.I.D. SIPHON AND ACCESS ROAD EASEMENT (VOL. 658, PG. 157, O.R.N.C.) – PLOTTED APPROXIMATE TO MATCH EX. IMPROVEMENTS. SEE MAP.

EXCEPTION #10 – N.I.D. CONDUIT, CANAL, PIPELINE EASEMENT (VOL. 720, PG. 66, O.R.N.C.) – PLOTTED, SEE MAP.

EXCEPTION #11 – P.G.&E., PAC BELL EASEMENT (DOC. 87-12175) – PLOTTED SEE MAP.

EXCEPTION #12 – RIGHT OF ENTRY AND MONITORING AGREEMENT EXISTS PER DOC. 2002-0017038, O.R.N.C.

EXCEPTION #13 – NOTICE OF CONSENT TO USE LAND – AFFECTS PARCELS 1-4, BK.

TENTATIVE MAP

SCALE: 1" =150'

OPEN SPACE LOTS	
LOT A	16.87 AC
LOT B	1.93 AC
LOT C	3.61 AC
LOT D	12.20 AC
LOT E	(not used)
LOT F	1.18 AC
LOT G	1.42 AC
LOT H	3.19 AC
LOT I	3.78 AC
LOT J	2.59 AC
LOT K	1.97 AC
LOT L	1.28 AC
LOT M	37,195 SF
LOT N	5.37 AC
LOT O	18,259 SF
LOT P	14,088 SF
LOT Q	3.61 AC
LOT R	3.42 AC
LOT S	5.39 AC
LOT T	130.42 AC
LOT U	11,807 SF
LOT V	11,807 SF
LOT W	11,807 SF
LOT X	11,807 SF

UNIT COUNT	
BUNGALOWS	24
COTTAGES	78
5-PLEX'S	145
14 UNIT CONDOS	56
LOFTS	20
MEMORY CARE UNITS	22
TOTAL	345

* SEE PHASING EXHIBIT ON PAGE 1 FOR UNIT COUNT IN EACH PHASE.

DATE SIGNED:_____

Sheet 4 of 7

SCO PLANNING, ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net

PROJECT INFORMATION:

OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD, P.L.S. OR DALE CREIGHTON, A.I.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000; 057-240-019-000; 057-130-013-000

LAND AREA:
215± AC

ZONING / GENERAL PLAN:
CORC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

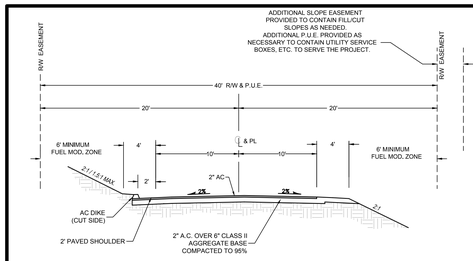
TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

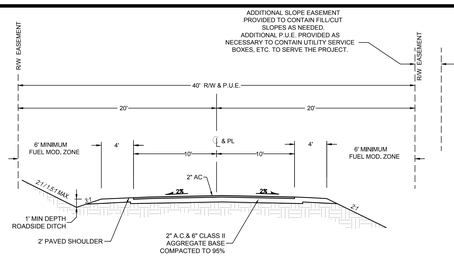
OVERALL CIRCULATION PLAN

RINCON DEL RIO SENIOR LIVING

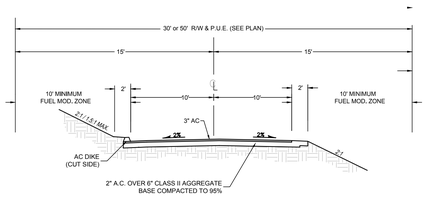
BEING A PORTION OF THE SOUTH 1/2 SECTION 33, TOWNSHIP 14 NORTH, RANGE 8 EAST AND THE NORTH 1/2 SECTION 4, TOWNSHIP 13 NORTH, RANGE 8 EAST, M.D.B. & M. WITHIN NEVADA COUNTY, CALIFORNIA
JULY, 2019



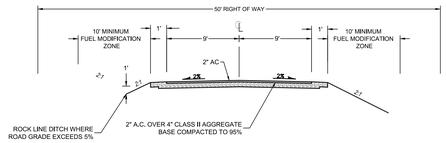
TYPICAL CAMPUS ROAD SECTION **A**
N.T.S.



OPTIONAL TYP. CAMPUS ROAD SECTION **A2**
(WHERE TOPOGRAPHY ALLOWS)
N.T.S.



TYPICAL RINCON ROAD SECTION **B**
N.T.S.



TYPICAL EMERGENCY ACCESS ROAD SECTION **ER**
N.T.S.

EASEMENTS / RIGHT OF WAY:

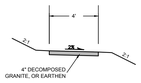
(A) - "HIDDEN RANCH ROAD" PER HIDDEN MEADOW RANCH (FINAL MAP NO. 76-9) RECORDED IN BK. 6 SUBD., PG. 15, O.R.N.C.. ROADWAY WAS OFFERED FOR DEDICATION. ROADWAY ACCEPTANCE WAS "DEFERRED", BUT A "PUE" WAS ACCEPTED ACROSS THE 50' ROADWAY ALONG WITH 10' WIDE PUE ON EACH SIDE OF THE RIGHT OF WAY.

(B) - 30' WIDE ROAD & UTILITY EASEMENT PER 940/173, 319/38, 376/42, O.R.N.C.

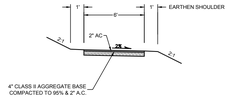
(C) - "RODEO FLAT RD., TIMBER RIDGE DR., RIDGE TOP CT. AND RIATA WAY" PER LAKE OF THE PINES RANCHOS, RECORDED IN BK 3 OF SUBDIVISIONS, PAGE 40, O.R.N.C.. ROADWAYS AND P.U.E.'S WITHIN ROADWAY RIGHT OF WAYS ALONG WITH PUES 10' ADJACENT TO ROADWAYS, 5' ADJACENT TO SIDE AND REAR PROPERTY LINES HAVE BEEN OFFERED FOR DEDICATION AND ACCEPTED.

RINCON WAY NOTE:

PORTIONS OF RINCON WAY THAT CURRENTLY FALL OUTSIDE THE EXISTING 30' WIDE EASEMENT WILL BE RELOCATED/RECONSTRUCTED TO FALL WITHIN THE EXISTING EASEMENT, OR ADDITIONAL EASEMENTS WILL BE ACQUIRED TO CONTAIN THE ROADWAY WHERE IT CURRENTLY EXISTS (TYPICAL). THE TYPICAL CAMPUS ROAD SECTION "A" IS PROPOSED.



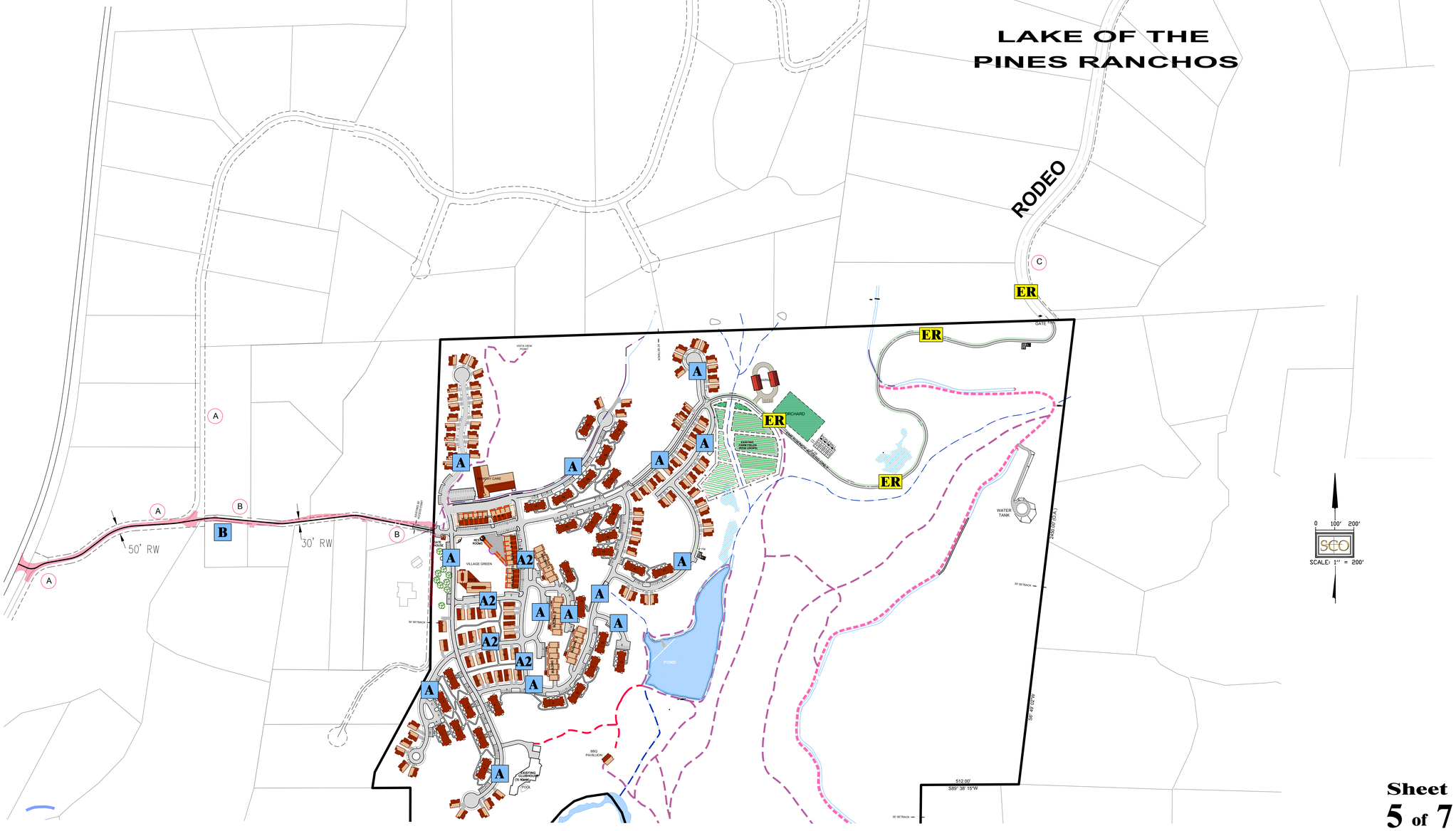
4' WIDE EARTHEN TRAIL
N.T.S.



6' WIDE ASPHALT TRAIL
N.T.S.

LEGEND:

- EXISTING 4' WIDE EARTHEN TRAIL
- 6' WIDE ASPHALT TRAIL
- EXISTING RINCON WAY ROADWAY SECTION



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140 Litton Drive, Suite 240
Grass Valley, CA 95945
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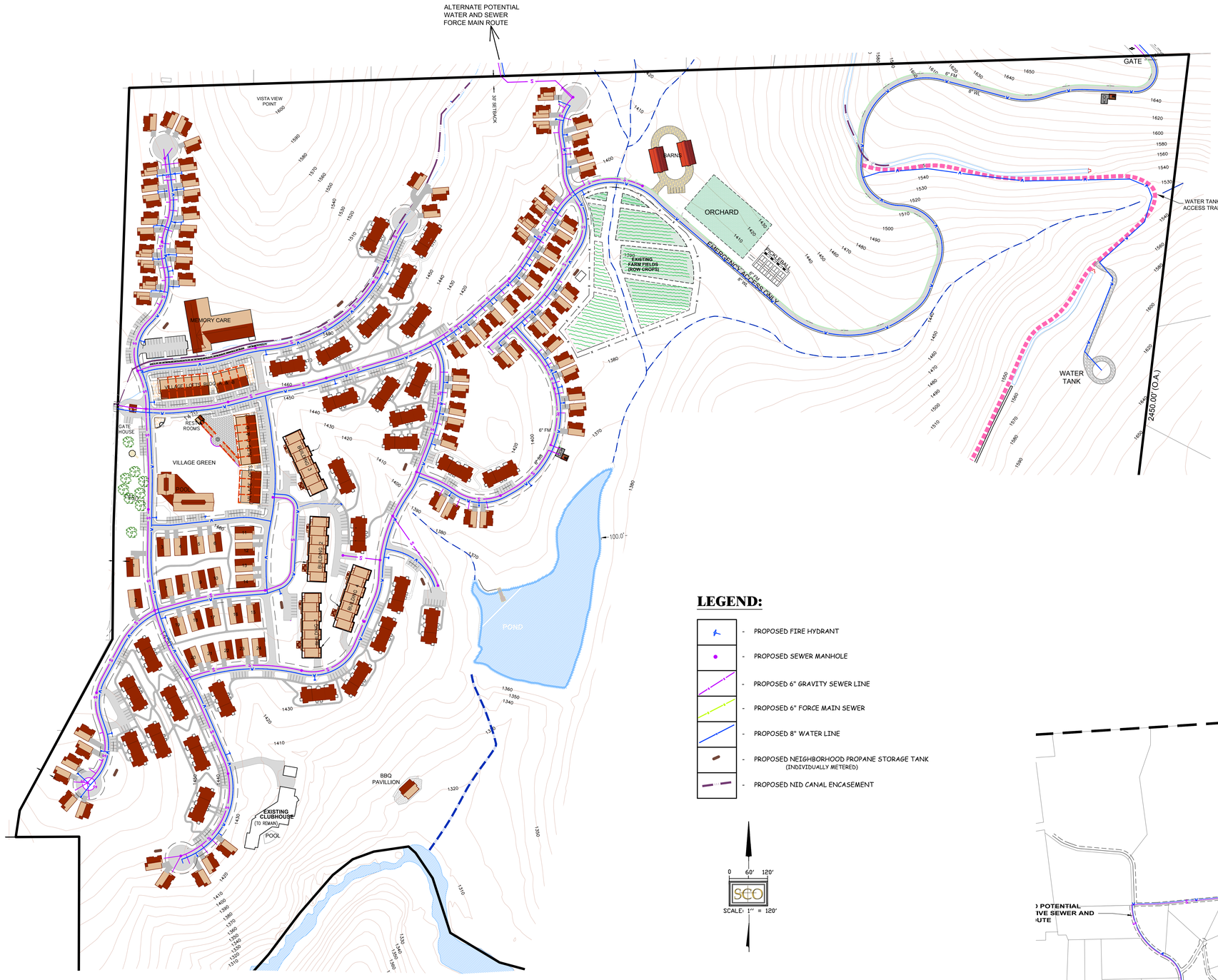
www.scopeinc.net

OVERALL INFRASTRUCTURE PLAN

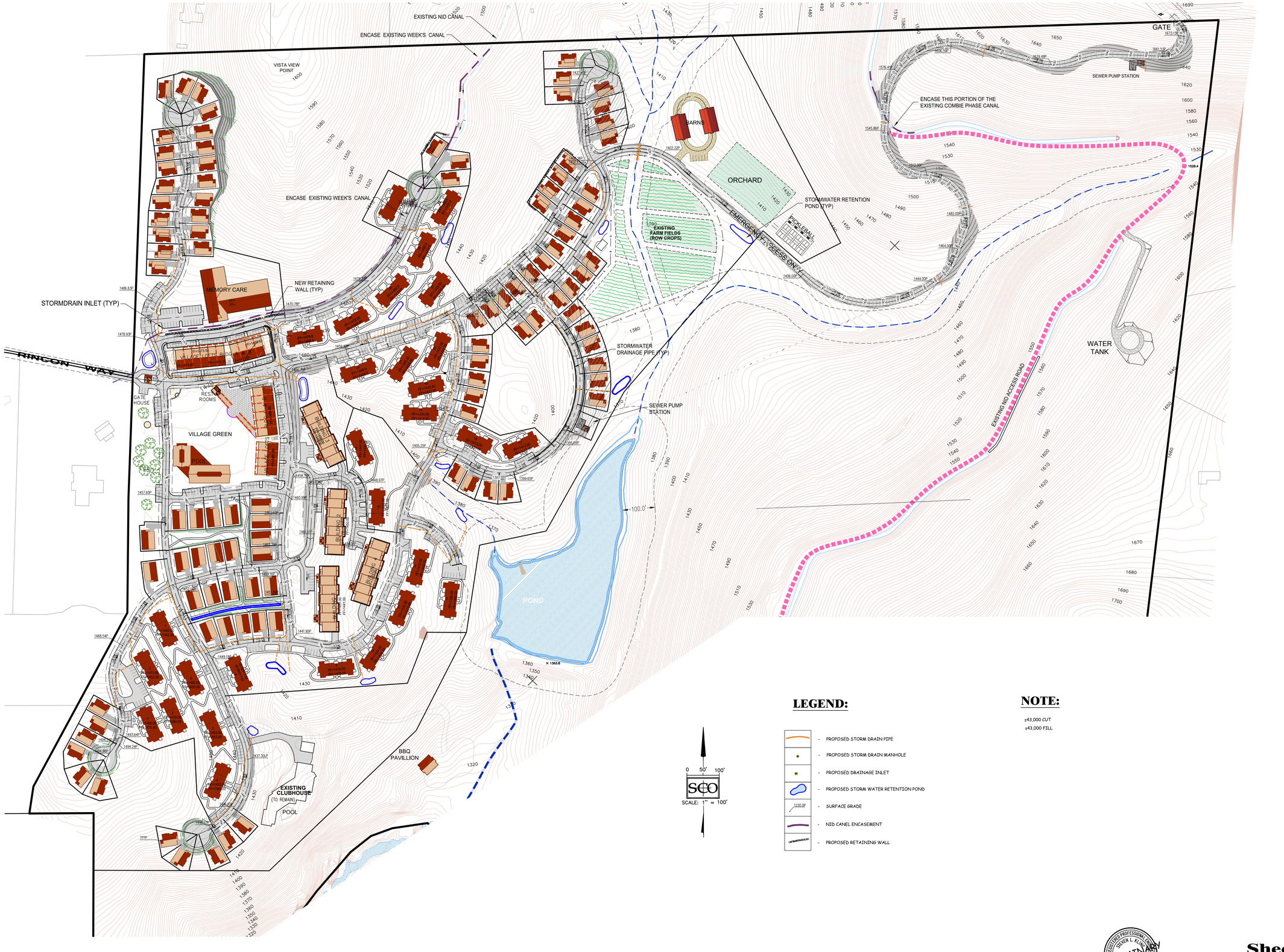
RINCON DEL RIO SENIOR LIVING


ALTERNATE POTENTIAL WATER AND SEWER FORCE MAIN ROUTE
VISTA VIEW POINT
1600
35' SETBACK
BARNS
ORCHARD
EXISTING FARM FIELDS (ROW CROPS)
EMERGENCY ACCESS ONLY
6" FM
8" WL
GATE
WATER TANK ACCESS TRAIL
WATER TANK
2450.00' (O.A.)
MEMORY CARE
VILLAGE LOCATED BLDG
RESTAURANT
RESTAURANT
RESTAURANT

PREMLIMINARY GRADING AND DRAINAGE PLAN

RINCON DEL RIO SENIOR LIVING

BEING A PORTION OF THE SOUTH 1/2 SECTION 33, TOWNSHIP 14 NORTH, RANGE 8 EAST AND THE NORTH 1/2 SECTION 4, TOWNSHIP 13 NORTH, RANGE 8 EAST, M.D.B. & M. WITHIN NEVADA COUNTY, CALIFORNIA
SEPTEMBER, 2019



PROJECT INFORMATION:

OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

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(530) 272-5841
CONTACT PERSON: MARTIN WOOD, P.L.S. OR DALE CREIGHTON, A.I.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000; 057-240-019-000; 057-130-013-000

LAND AREA:
215± AC

ZONING / GENERAL PLAN:
CCRC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

0 50' 100'
SCALE: 1" = 100'

LEGEND:

- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED DRAINAGE INLET
- PROPOSED STORM WATER RETENTION POND
- SURFACE GRADE
- NID CANEL ENCASEMENT
- PROPOSED RETAINING WALL

NOTE:

±43,000 CUT
±43,000 FILL

PLANNING, ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net

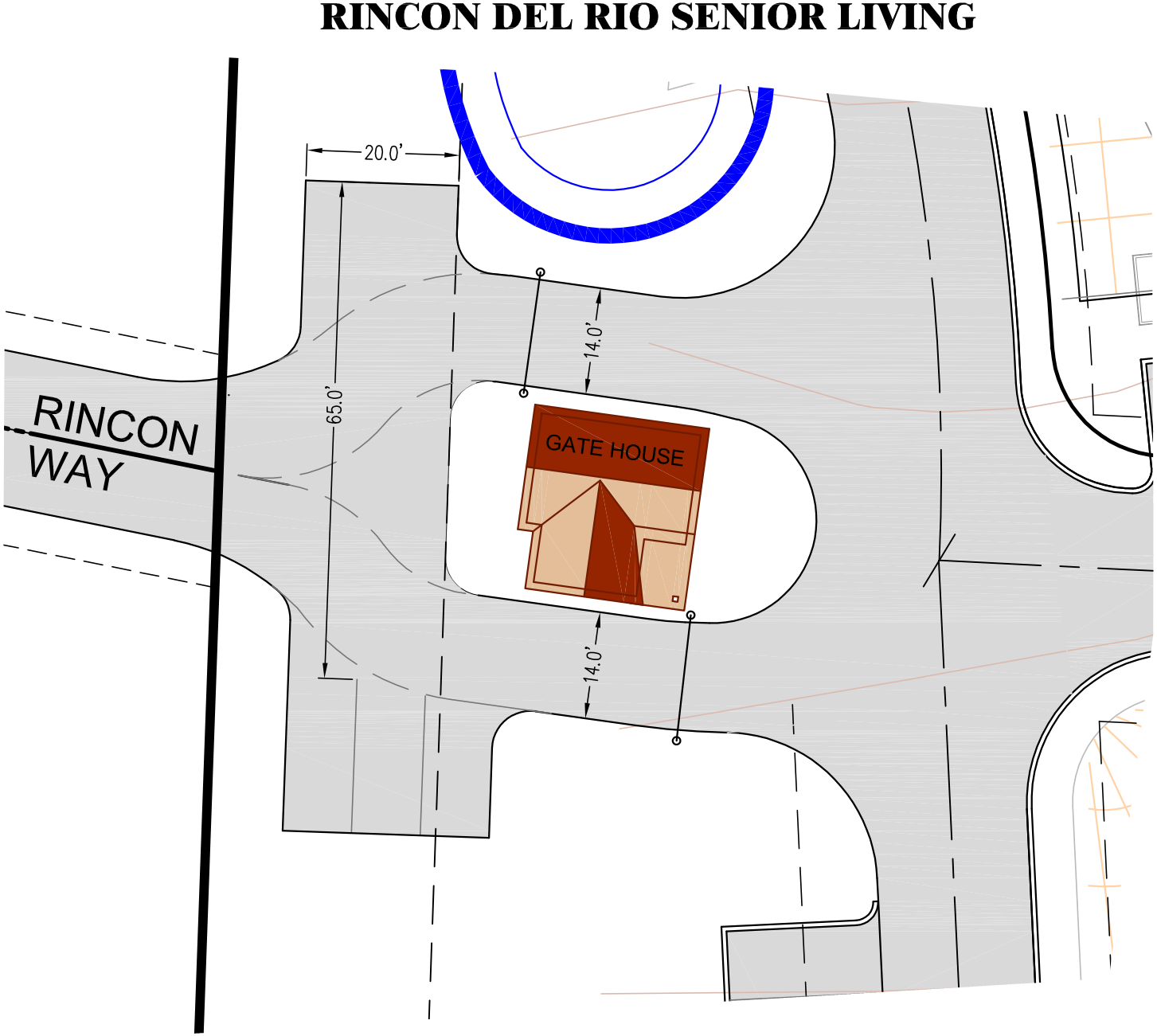
REGISTERED PROFESSIONAL ENGINEER STEVEN L. KLING PRELIMINARY CIVIL STATE OF CALIFORNIA

DATE SIGNED:_____

Sheet 7 of 7

GATE HOUSE TURN-A-ROUND EXHIBIT

RINCON DEL RIO SENIOR LIVING



0 10' 20'

SCALE: 1" = 20'

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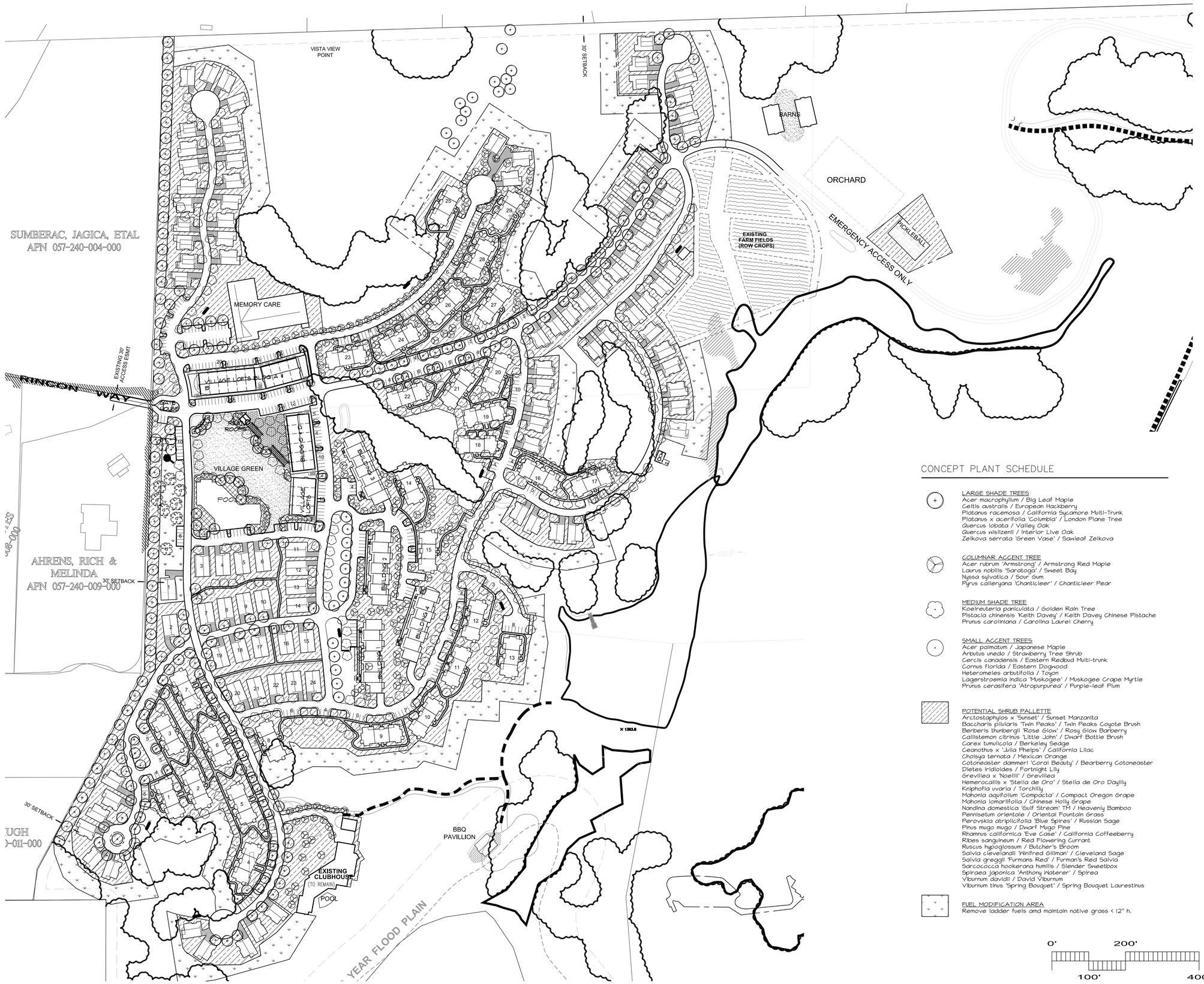

CONCEPT PLANT SCHEDULE

LARGE SHADE TREES
Acer macrophyllum / Big Leaf Maple
Celtis australis / European Hackberry
Platanus racemosa / California Sycamore Multi-Trunk
Platanus x acerifolia 'Columbia' / London Plane Tree
Quercus lobata / Valley Oak
Quercus wislizenii / Interior Live Oak
Zelkova serrata 'Green Vase' / Sawleaf Zelkova

COLUMNAR ACCENT TREE
Acer rubrum 'Armstrong' / Armstrong Red Maple
Laurus nobilis 'Saratoga' / Sweet Bay
Nyssa sylvatica / Sour Gum
Pyrus calleryana 'Chanticleer' / Chanticleer Pear

MEDIUM SHADE TREE
Koelreuteria paniculata / Golden Rain Tree
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache
Prunus carolinlana / Carolina Laurel Cherry

SMALL ACCENT TREES
Acer palmatum / Japanese Maple
Arbutus unedo / Strawberry Tree Shrub
Cercis canadensis / Eastern Redbud Multi-trunk
Cornus florida / Eastern Dogwood
Heteromeles arbutifolia / Toyon
Lagerstroemia indica 'Muskogee' / Muskogee Crape Myrtle
Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum

POTENTIAL SHRUB PALLETTE
Arctostaphylos x 'Sunset' / Sunset Manzanita
Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush
Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry
Callistemon citrinus 'Little John' / Dwarf Bottle Brush
Carex tumulicola / Berkeley Sedge
Ceanothus x 'Julia Phelps' / California Lilac
Cholsya ternata / Mexican Orange
Cotoneaster dammeri 'Coral Beauty' / Bearberry Cotoneaster
Dietes iridioides / Fortnight Lily
Grevillea x 'Noelii' / Grevillea
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
Kniphofia uvaria / Torchlily
Mahonia aquifolium 'Compacta' / Compact Oregon Grape
Mahonia lomariifolia / Chinese Holly Grape
Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
Pennisetum orientale / Oriental Fountain Grass
Perovskia atriplicifolia 'Blue Spires' / Russian Sage
Pinus mugo mugo / Dwarf Mugo Pine
Rhamnus californica 'Eve Case' / California Coffeeberry
Ribes sanguineum / Red Flowering Currant
Ruscus hypoglossum / Butcher's Broom
Salvia clevelandii 'Winifred Gillman' / Cleveland Sage
Salvia greggii 'Furmans Red' / Furman's Red Salvia
Sarcococca hookeriana humilis / Slender Sweetbox
Spiraea japonica 'Anthony Waterer' / Spirea
Viburnum davidii / David Viburnum
Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurestinus

FUEL MODIFICATION AREA
Remove ladder fuels amd maintain native grass < 12" h.

0' 200' 100' 400'
SCALE: 1"=100'
NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

RINCON DEL RIO SENIOR LIVING

PRELIMINARY LANDSCAPE DEVELOPMENT PLANS

NEVADA COUNTY, CALIFORNIA

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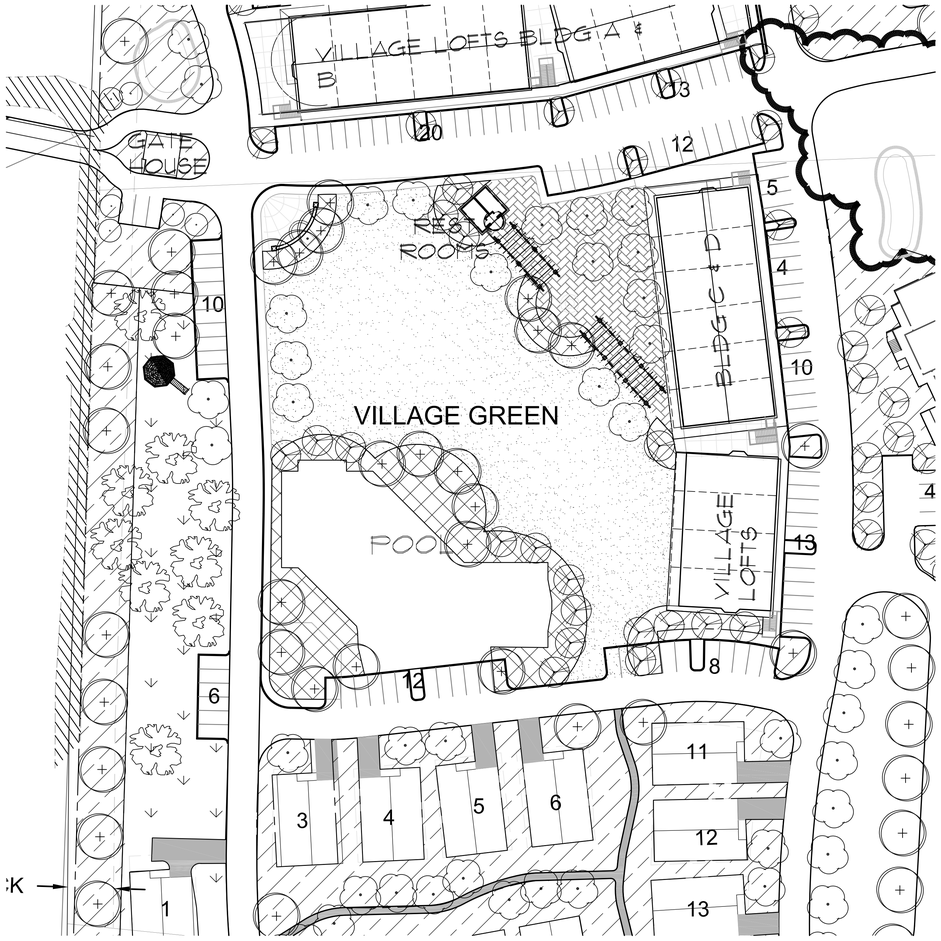
Sheet Title
PRELIMINARY PLANTING PLAN

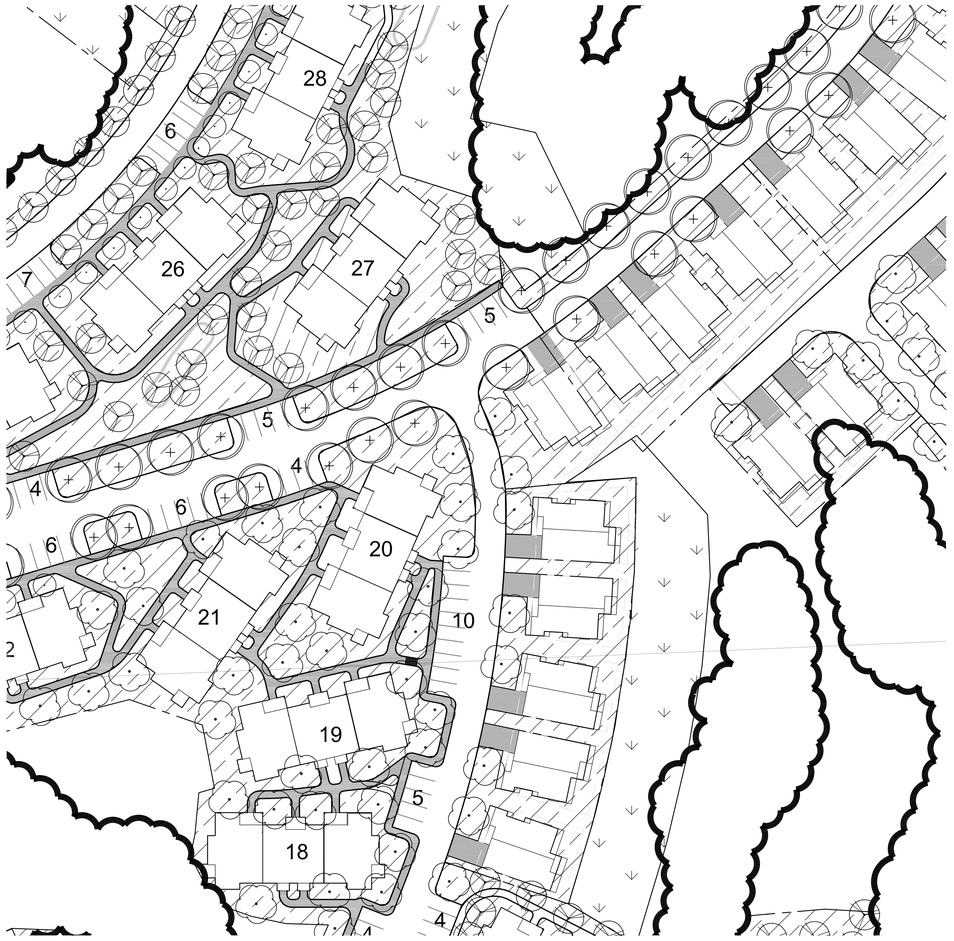
Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA
No. 4057
12/20
Renewal Date
STATE OF CALIFORNIA

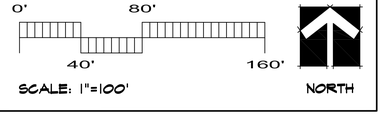
No.	Date	Revision
△		
△		
△		
△		
△		

Project Mgr.:	JMA	*Sheet No.:*
Drawn By:	CJM	L1.1
Scale:	1"=100'-0"	
Date:	10/2/19	
File Name:	RD-DD	*of* 2 *sheets*

Drawing Division: Jeff - Dropbox (YAMASAKI)\2019\Rincon Del Rio - 1.1.2019\Plan Set - Dec 2019\ 12:42:4 PM by Cameron McGinty







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RINCON DEL RIO
SENIOR LIVING
PRELIMINARY LANDSCAPE DEVELOPMENT PLANS
NEVADA COUNTY, CALIFORNIA

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
LANDSCAPE ENLARGEMENTS

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Project Mgr.:	JMA	Sheet No.:	
Drawn By:	CJM		L1.2
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1	A.P.N. 057-180-029	THOMAS O'CALLAGHAN, TRUSTEE
2	A.P.N. 057-180-020	DARRYL & FELICIA ECKE
3	A.P.N. 057-180-018	KEVIN & STEPHANIE O'CALLAGHAN
4	A.P.N. 057-180-017	ROBERT SCOBY, ETAL
5	A.P.N. 057-180-016	DONNA MESSANGER, TRUSTEE
6	A.P.N. 057-180-015	EDWARD & LINDA HOFFACKER, TRUSTEE
7	A.P.N. 057-180-022	JAMES & SUSAN TREFETHEN, TRUSTEE
8	A.P.N. 057-180-021	STEPHAN & LORI MURPHY, TRUSTEE
9	A.P.N. 057-180-013	ZACHARY & DONNA MICKEL, ETAL
10	A.P.N. 057-180-010	WILLIAM & KAREN ABBOTT
11	A.P.N. 057-230-012	CHRISTOPHER & LAUREL VIAN
12	A.P.N. 057-230-010	MARK & PAMELA VIAN
13	A.P.N. 057-230-009	DAVID VIAN
14	A.P.N. 057-180-001	TERRY & SHERRY WARREN, TRUSTEE
15	A.P.N. 057-180-004	PEGGY PASTORE, ETAL
16	A.P.N. 057-180-002	DON & CAROL VIAN
17	A.P.N. 057-180-003	DON & ANN FAMILY, LLC
18	A.P.N. 057-180-005	NANCY WEST, ETAL
19	A.P.N. 057-180-008	FERGUS & MARGARET JOHNSON, TRUSTEE
20	A.P.N. 057-180-007	SEAN & HALLIE MURRAY
21	A.P.N. 057-180-011	LESLEY HERON
22	A.P.N. 057-180-012	ELFRIEDE PRESTEL, TRUSTEE, ETAL
23	A.P.N. 057-160-021	MARK & PAMELA VIAN, ETAL
24	A.P.N. 057-160-019	JOHN & SHARON ESKELSON, TRUSTEE
25	A.P.N. 057-160-020	ESTATE OF ELFREIDA BRANCH, TRUSTEE
26	A.P.N. 057-160-023	MERLA ETHRIDGE, TRUSTEE
27	A.P.N. 057-160-017	NEVADA CO SANITATION DIST #1
28	A.P.N. 057-160-016	NEVADA CO SANITATION DIST #1
30	A.P.N. 057-170-012	JOSEPH & KRISTIN CASSAR
31	A.P.N. 057-170-011	KIRK & BARBARA SPAULDING
32	A.P.N. 057-240-001	TERRELL & KIM THOMPSON
33	A.P.N. 057-170-010	IRENE MCLAUGHLIN, TRUSTEE
34	A.P.N. 057-170-009	ADRIAN & NANCY NEVERVE, TRUSTEE
35	A.P.N. 057-170-008	SHAWNE & LESONIA LEIMER
36	A.P.N. 057-170-007	RICK & SHERRY MOURA
37	A.P.N. 057-170-006	ROGER & SUSAN RYPMA, TRUSTEE
38	A.P.N. 057-170-005	DAVID & SUSAN RITTER, TRUSTEE
39	A.P.N. 057-170-014	CARLOS & ELAINE CHAMBERLAIN
40	A.P.N. 057-170-015	CHRISTOPHER & ANGELLA RUSSELL, TRUSTEE
41	A.P.N. 057-170-003	PETER GUILBERT, ETAL
42	A.P.N. 057-170-004	TRENT TAYLOR, TRUSTEE, ETAL
43	A.P.N. 057-230-008	ELIZABETH VIAN
44	A.P.N. 057-230-011	CHRISTOPHER VIAN, ETAL

- PROPOSED WATER MAIN WITH FIRE HYDRANTS AND SEWER FORCE MAIN ALIGNMENT.

0 800'

SCALE: 1" = 800'

OPTIONAL INFRASTRUCTURE ALIGNMENT

SEPTEMBER, 2019 SCALE: 1"=800'

SCO PLANNING ENGINEERING & SURVEYING

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COMPREHENSIVE MASTER PLAN

Rincon del Rio

February 2020









Prepared by:

SCO
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COMPREHENSIVE MASTER PLAN
Rincon del Rio ~ CCRC
APNs 057-130-013 & 057-240-017, -018, and -019

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 057-240-017, -018, -019 and 057-130-013). The vast majority of the property is currently undeveloped. There is an existing single-family residential structure, detached garage, and River Barbecue Pavilion 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. The project is also in the Lake of the Pines Zone of the County Sanitation District #1 and sewer service is available to the site

The project will be constructed in 10 phases. The first 2 phases will include access roads, infrastructure improvement, and some residential units. Phase One will include construction of the sewer and water system, primary and emergency access roads, gatehouse, 14 cottage units and four 5-plex condominium units. The remaining phases include the buildout of the project as shown on the Phasing Exhibit Plan on the Tentative Map with the Group Housing Memory/Assisted Living facility proposed in Phase 7 in order to allow for base campus population to be established.

The clustered design and layout of the project efficiently utilizes the proposed campus streets and utilities infrastructure while maximizing the open space and natural areas. The smaller residential units (bungalows and cottages) utilize a 10 feet front and rear setback and 5 feet side yard setback to property lines. While the units minimize the size of yards and landscaping maintenance with a neighborhood feel for onsite residents, the traditional 30 feet setback to structures from the development boundary and adjacent land uses is retained.

The property has a General Plan Land Use Designation of Planned Development – Continuing Care Retirement Community (PD-CCRC) and Zoning Designation of Planned Development – Continuing Care Retirement Community (PD-CCRC).

The Rincon del Rio Project has been designed as a clustered Continuing Care Retirement Community (CCRC) "campus" which meets the intent of the Planned Development – Continuing Care Retirement Community (PD-CCRC) General Plan and Zoning Designations on the property. The project is designed to minimize impacts to the site's resources by preserving a large area of open space and clustering the development, which will limit the construction

disturbance area to an envelope of approximately 40 acres located on the western half of the site. This allows for more than 170 acres (80%), more or less, of open space.

This Continuing Care Retirement Communities (CCRC's) offer services and housing in an "aged restricted campus setting" that includes independent living, memory/assisted living options, physical rehabilitation, food service, social activities, and cleaning and home maintenance services. Seniors who are independent may live in a single-family cottage or bungalow home, attached condominium unit, or village loft design within a campus setting where the residents can rely on security and services designed to allow one to "age in place". 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 fee title to the residential unit selected.

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.

Rincon del Rio is designed to serve a senior population of 415 people within 345 living units consisting of the following:

- Independent Living (Detached) Cottages and Bungalows
- Independent Living 5-plex Condominium Units
- Independent living Condominium Apartment Units
- Independent Living Village Center Loft Condominium Units
- Group Home Memory/Assisted Living facility

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

CCRC Operation

The CCRC Campus allows for individually owned residential parcels and condominiums. The uses and membership offers are consistent with Section L-II 2.7.12 – Continuing Care Retirement Combining District of the Land Use and Development Code Zoning Regulations. The Project is an Equity Model CCRC, and land uses proposed are identical to those proposed in the existing CUP approval.

The Department of Social Services and the Department of Real Estate allow for an approval of Equity Model CCRCs, where there is no entry fee. The Model allows consumers to purchase a home and pay monthly fees. If long-term care is ever needed, in-home care is provided, when possible. Otherwise, the resident is moved to assisted living or memory care provided on-site. Residents pay only for services they need personally, as opposed to a sizeable entry-fee required to defray the costs of those who entered suspecting they would be taking advantage of the fixed monthly rate.

Pursuant to Section L-II 2.17(B) of the Land Use and Development Code Zoning Regulations the Project will provide the following:

- Independent Living Units
- Assisted Living Units
- Physical Rehabilitation
- Memory Impairment Housing
- Ancillary uses supporting the primary CCRC use and providing service to CCRC residents, employees, and guests, including dining facilities, convenience retail, gift shops, service commercial, laundry facilities, arts and crafts buildings, gardens, indoor and outdoor recreational facilities, and maintenance facilities.

The Project also continues to meet the standards of Section L-II 2.17(D) of the Land Use and Development Code Zoning Regulations. The Equity Model CCRC community to be age restricted and meets the parcel size and density requirements, and clustering and setbacks, as well as the building standards and requirements for amenities.

The Project is subject to the existing Development Agreement, and so meets the requirement of Section L-II 2.17(E) of the Land Use and Development Code Zoning Regulations.

The Project must obtain approvals from the Department of Social Services and the Department of Real Estate. Construction and implementation of the Project are contingent upon these State approvals and licenses. Accordingly, the Project is compliant with Section L-II 2.17(F) of the Land Use and Development Code Zoning Regulations.

The Equity Model CCRC is specifically recognized in the statutes. (See, H&S Code §1771(e)(6), 1788(a)(25), 1788.2(d)(2).) The statutes also anticipate that CCRCs may be constructed in phases. (See 1771(b)(10), 1779(a)(3), and 1782(a).)
Homeowners will receive, as part of their service package, a continuing care contract giving them priority access to care at the community's assisted living and memory care facilities. The sponsor, or its lessee, will apply to the California Department of Social Services for a Certificate of Authority to offer continuing care contracts under Health & Safety Code sections 1770 et seq. Note that H&S Code §1787(b) requires that all continuing care contract forms be approved by the Department of Social Services prior to use, and the sponsor/lessee will comply with all reporting and other requirements for continuing care providers.

From the very first phase of the Project, each member of the community will receive a continuing care contract in conjunction with the purchase of a home. Thus, the Project will be overseen by the State throughout every phase and throughout its operations.

The Project will be regulated and licensed by the Department of Real Estate. The Department of Real Estate must approve the sale of units in a Planned Unit Development with separate lots to be sold to homeowners, and Service Areas to be retained by the Sponsor or the lessee.
The application process with the Department of Real Estate begins with the application for a Preliminary Public Report, also known as a Pink Report, which will allow a developer to

advertise and take reservation deposit monies for the sale or lease of lots, parcels or units within the subdivision. Reservation deposits taken by a developer under a Preliminary Public Report are fully refundable. Additionally, a developer may obtain a Conditional Public Report, also called a Yellow Report, in order to enter into a binding contract with a buyer and open escrow prior to the issuance of the final public report, subject to the completion of specified conditions. The final Public Report, also called a White Report, authorizes a developer to sell or lease lots, parcels, or units within a subdivision. A copy of the Rincon del Rio Pink Report is attached.

Homeowners' purchase of a residence includes a membership in the HOA. The HOA will have a group membership in the Reserve. Reserve membership includes, for each HOA member, a continuing care contract allowing priority access to the Reserve's care facilities. The community's assisted living services and memory care facilities will be licensed and regulated by the Department of Social Services.

If a homeowner sells their unit, it will be required by all HOA governing documents that it only be sold to a qualified buyer who meets the age and other restrictions and requirements of the community. Any new owner will receive a continuing care contract upon purchasing a home in the community

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. The Project access will come from Rincon Way. Rincon Way will be widened to two 10-foot lanes and resurfaced within the existing 30-foot deeded easement. A 20-foot emergency access road will be constructed from the project development area east to connect with Rodeo Flat Road. This road will be for emergency purposes only and gated to restrict public access. In addition, the project will provide common use electric golf carts and on-call shuttle service for internal campus uses.

Dining - The project will provide the main dining facility for daily meals. In addition, food service venues such as lunch café/bistro, ice cream parlor, a coffee shop/book store, and light eating areas will be provided in the Village. 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 - Washers and dryers will available for each independent unit. In addition, contract laundry services will be available.

Care - The project will provide on-site EMT personnel and contract medical care may be provided 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 the Bear River, raised-bed community gardens, aquatic center, fitness center, bocce ball courts, tennis courts and pickleball area. Fitness and wellness classes will be provided. These amenities are dispersed throughout the project development area. A 1.7-acre Village Park will contain the Aquatic Center building along with several miles of soft surface trails meandering through the open space area and along the Bear River will be included.

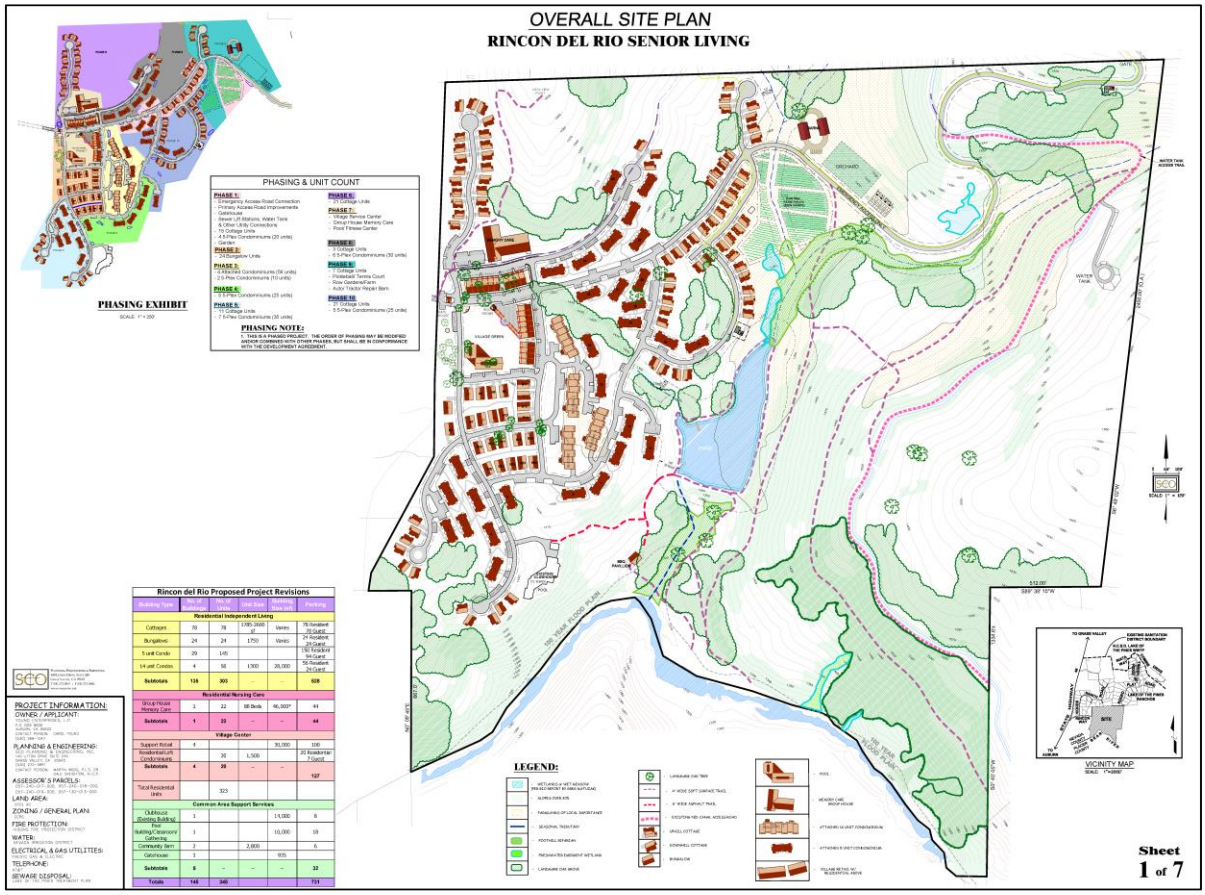
Daily Services - Daily services for all residents will include a grocery & sundry store, beauty shop/hair salon, barber shop, post office/mailbox room, personal business/computer center, appointment banking, theater, library, retail gift shop, and arts/crafts studio.

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

1. Approval of a Tentative Map to allow 120 Cottage /Bungalow parcels, 221 Condominium Parcels, Memory Care Parcel, Village Parcel, Common Area Parcel and Open Space Parcel.

2. Amend the existing Use Permit and approve the project revision and architectural design as shown on the attached site plan map and tentative map.

3. Approve the revised Phase Plan and replace the phase plan shown in the DA.



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 1,280-feet along the southern portion of the site near Bear River to approximately 1,680-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.



Figure 1: Rincon Way at Westerly Boundary



Figure 2: Front Entrance of Existing Residence



Figure 3: Meadow North of Pond



Figure 4: Drainage from Northeast to Pond

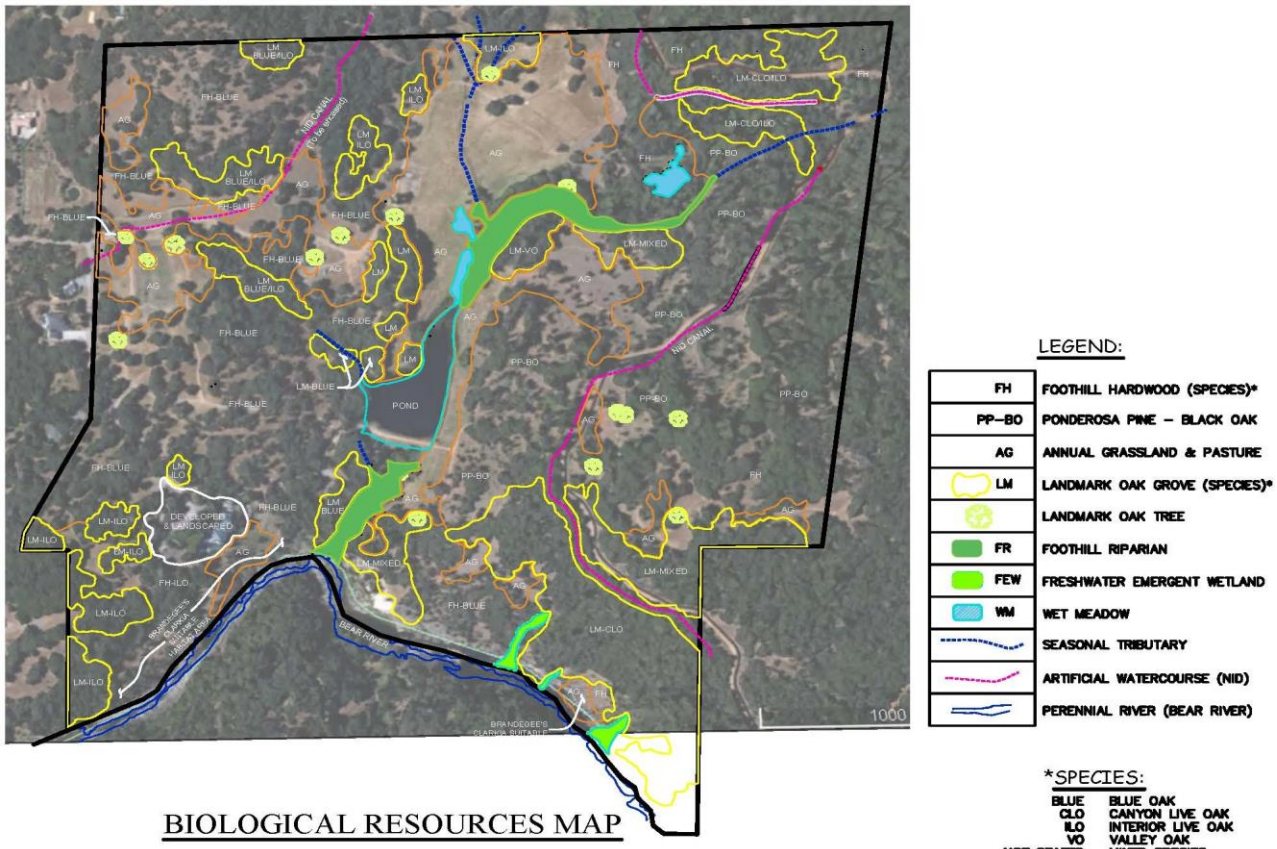


Figure 5: Looking South at Northerly Boundary on Rodeo Flat Road

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
    - Updated Biological Memorandum – Prepared by Greg Matuzak, April 2019
- Traffic Impact Analysis – Prepared by RTE, December 2008
    - Updated Traffic Memorandum – Prepared by KD Anderson, April 2019
- Environmental Impact Report Certified in April of 2013

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.



BIOLOGICAL RESOURCES MAP

by GREG MATUZAK

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".

Based on the Rincon del Rio EIR and Farmland Mapping and Monitoring Program (2013), there is approximately 135 acres of grazing land, 38 acres of land classified as "Farmlands of Local Importance" and 42 acres of land shown as "Other Land". The project has been designed to preserve or utilize the best agricultural and grazing areas on the site for future agricultural use. The following exhibit, taken from Rincon del Rio EIR, illustrates the resource location. As shown on the following exhibit, the proposed development area is limited to approximately 48 acres with all the development except for the proposed emergency access road, trails, water tank, and sewer lift station clustered within the northwest portion of the site. Approximately 4 acres of the development area is designated as farmland of local importance and that is being used for agricultural uses such as row crops, raised bed vegetable planter boxes and an orchard. Most of the 48 acres of development area shown on the FMMP Maps as "other land" and would not be precluded from future agricultural or grazing use.

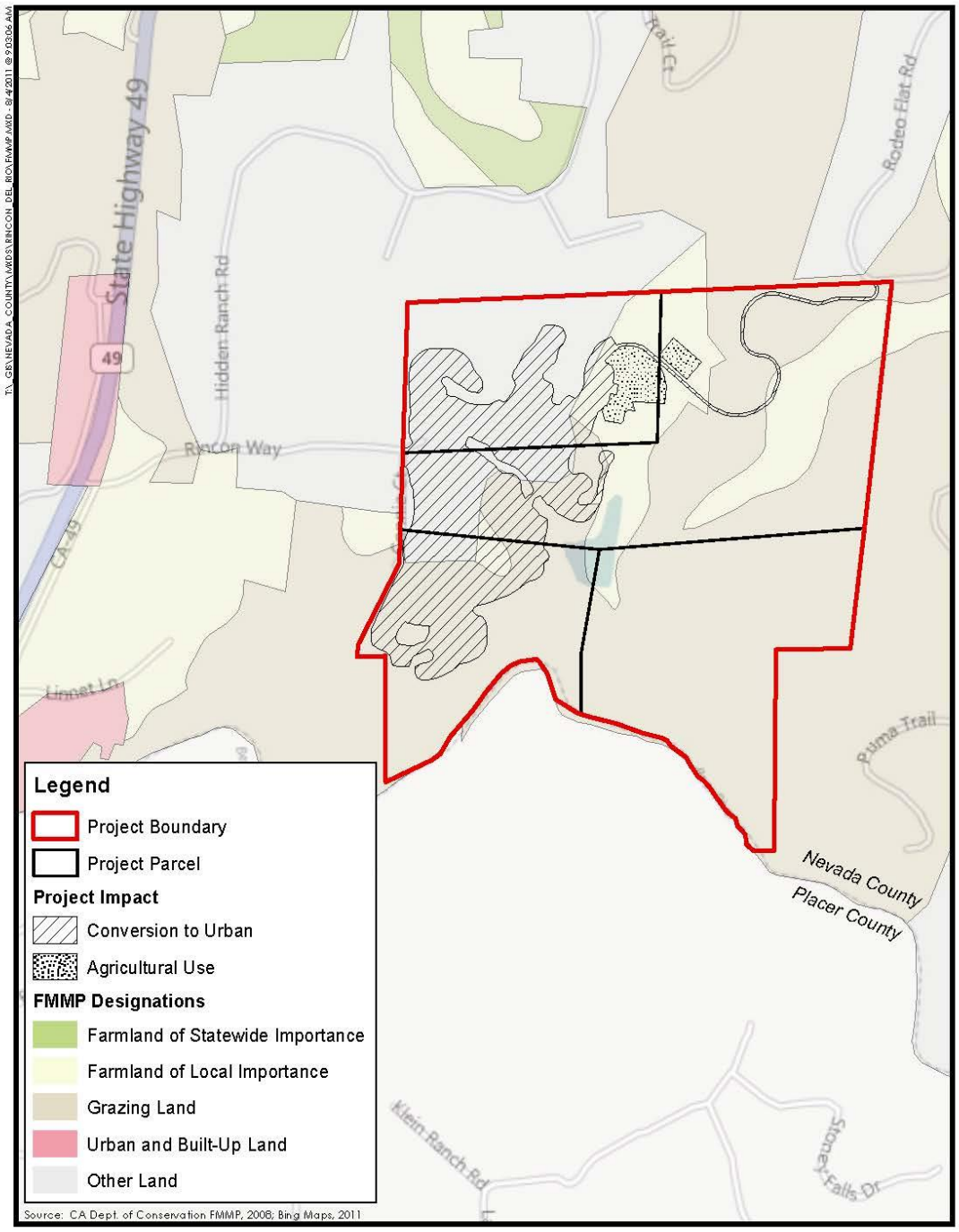


Figure 3.2-1
Farmland Mapping and Monitoring Program (FMMP) Designations

PMC

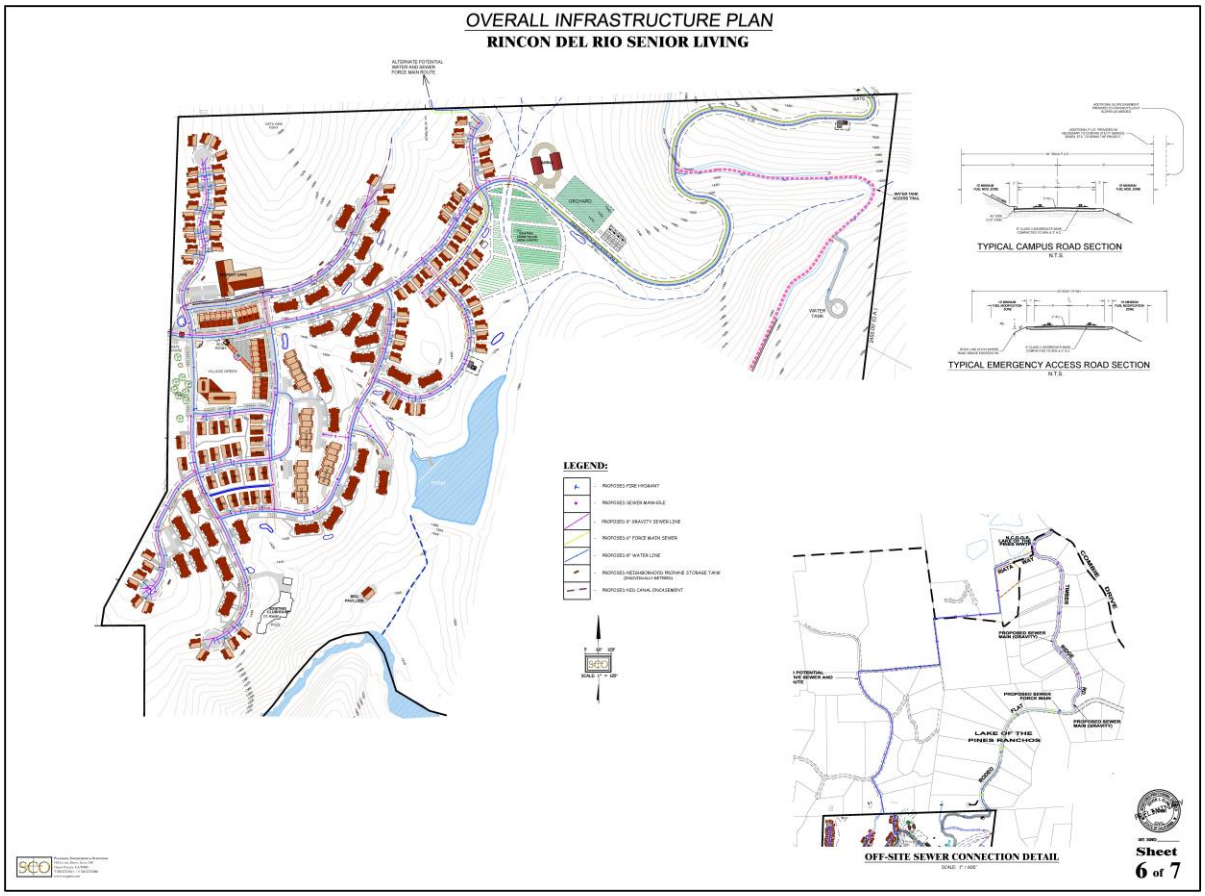
Existing and Proposed Infrastructure

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). Any damage resulting from the construction along the roadway needed for installation of the utility service lines will be repaired by the project sponsor. All areas subject to construction will be restored in the condition equal to its condition prior to construction. The Rincon del Rio EIR also evaluated an alternative utility route to sewer treatment plant and wastewater plant using the Hidden Ranch Road route at the request of the Nevada Irrigation District (NID) as that is their preferred route to serve more South County customers, provide additional fire hydrants and reduces the pumping requirements. Appropriate off-site easements will need to be secured prior to utilization of that route, the sewer force main would most efficiently follow the same route.

The project site is within the boundaries of the Lake of the Pines Zone of County Sanitation District #1 Sewer Treatment Facility and service is available to project. A separate application will be made to the Department of Sanitation to confirm the number of EDU's required for the project based on the Sewer Design Report to be provided.

B. Treated Water System - Public water will be provided 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. The District has identified an alternative mainline extension route via Hidden Ranch Road and the EIR for the project assessed that route and found that construction and service of the line would not have an impact on the environment should they choose to serve the project using that alignment. As indicated above, the Hidden Ranch Road is the preferred alignment by N.I.D. to serve the greater area for water service and fire hydrants. Appropriate off-site easements will need to be secured prior to utilization of that route

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). The 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.

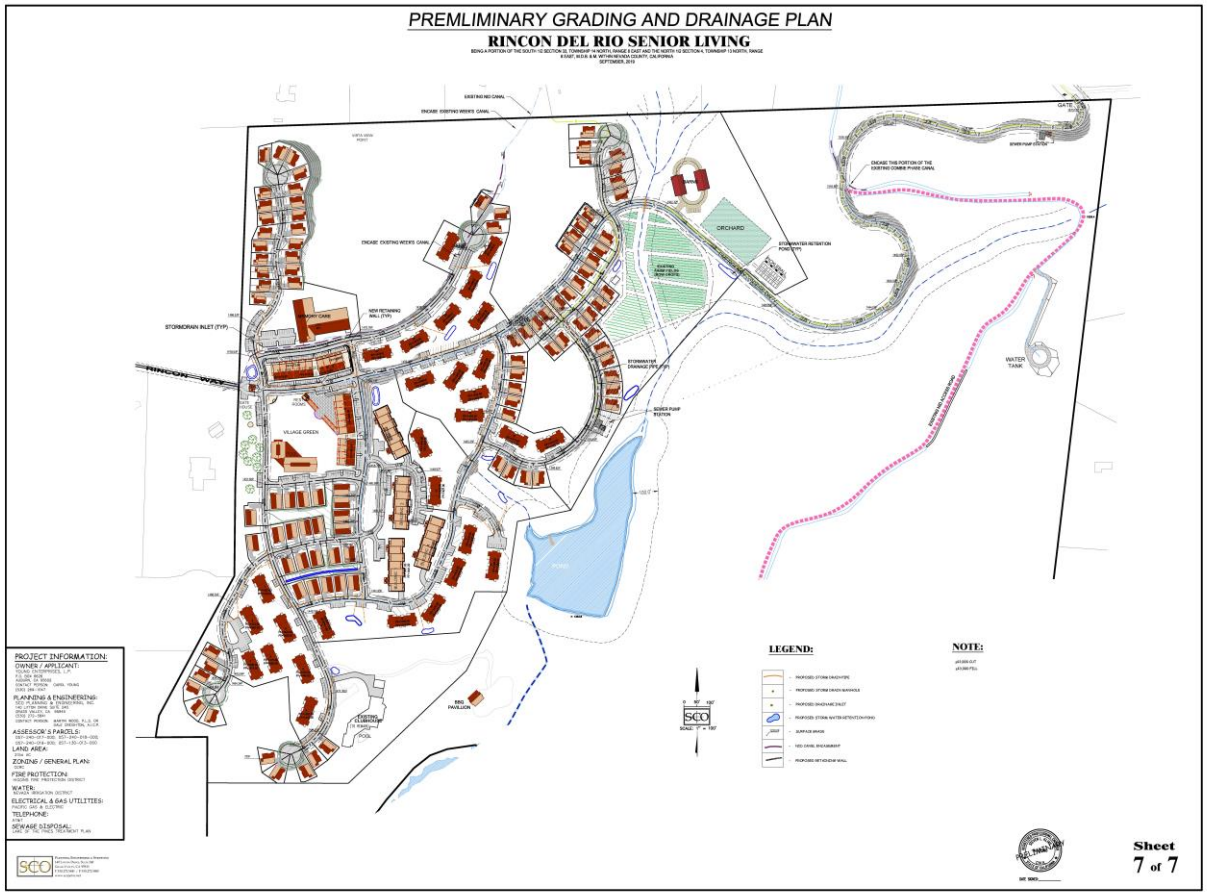
Individual drainage systems related to the single-family lots will be installed during the construction of the homes and will be designed in accordance with County standards.

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 effect 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 a 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. Fire flow will be provided subject to the requirements of the Higgins Area Fire Protection District based on building size and use. If the Water District requires service to the site via the Hidden Ranch route, the off-site water lines will be sized accordingly to meet fire flow requirements. If water is served via the planned Rodeo Flat connection a water storage tank facility sufficient to handle fire flow requirements will be installed as shown on the previously approved project.

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 "hydro-zoned" in a 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 gallons with min. 1.5" caliper trunk (1" for understory)
    - all shrubs - 5 gallons
    - all groundcover and perennials - 1 gallon

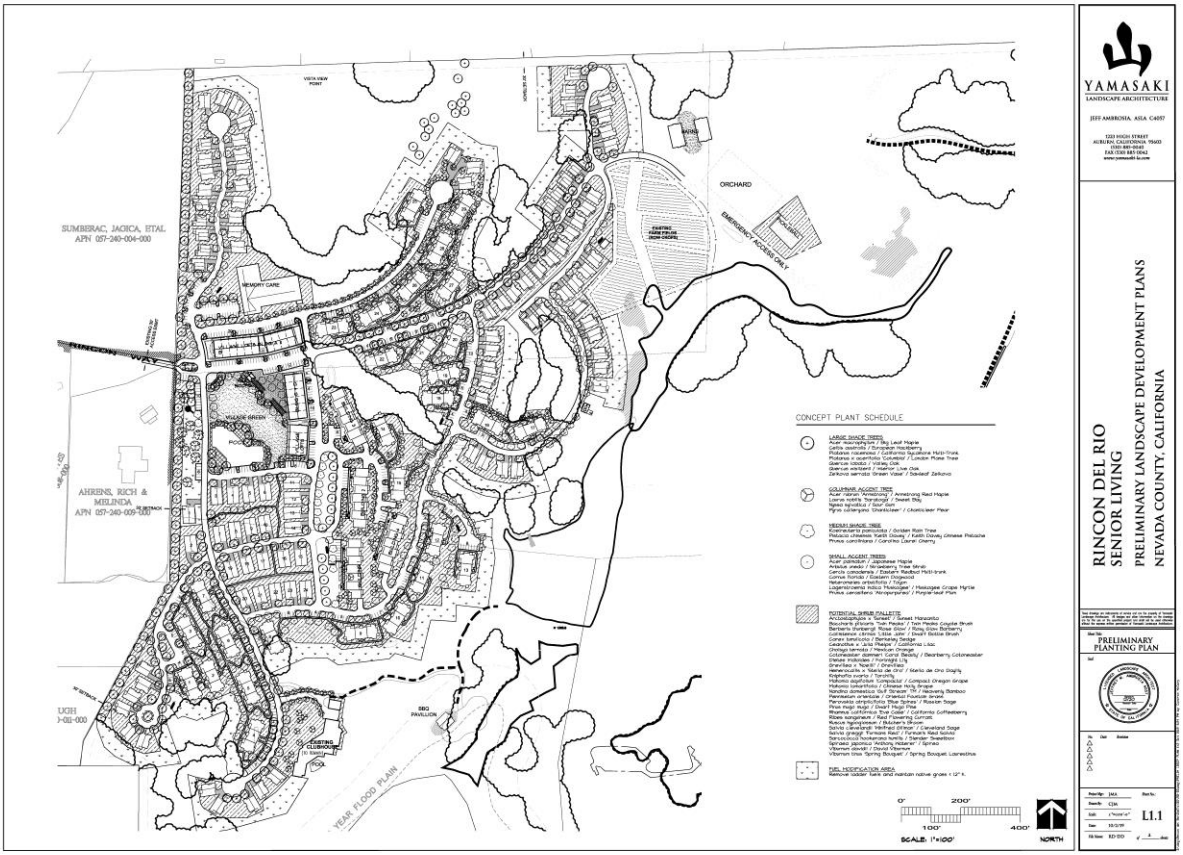


Figure 6 Overall Landscaping Plan

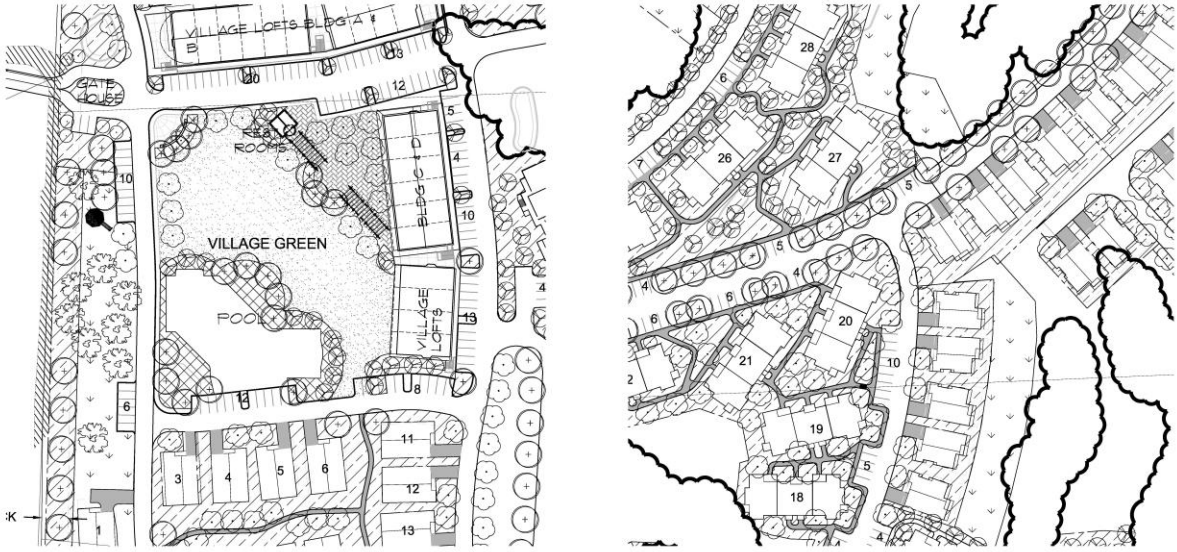


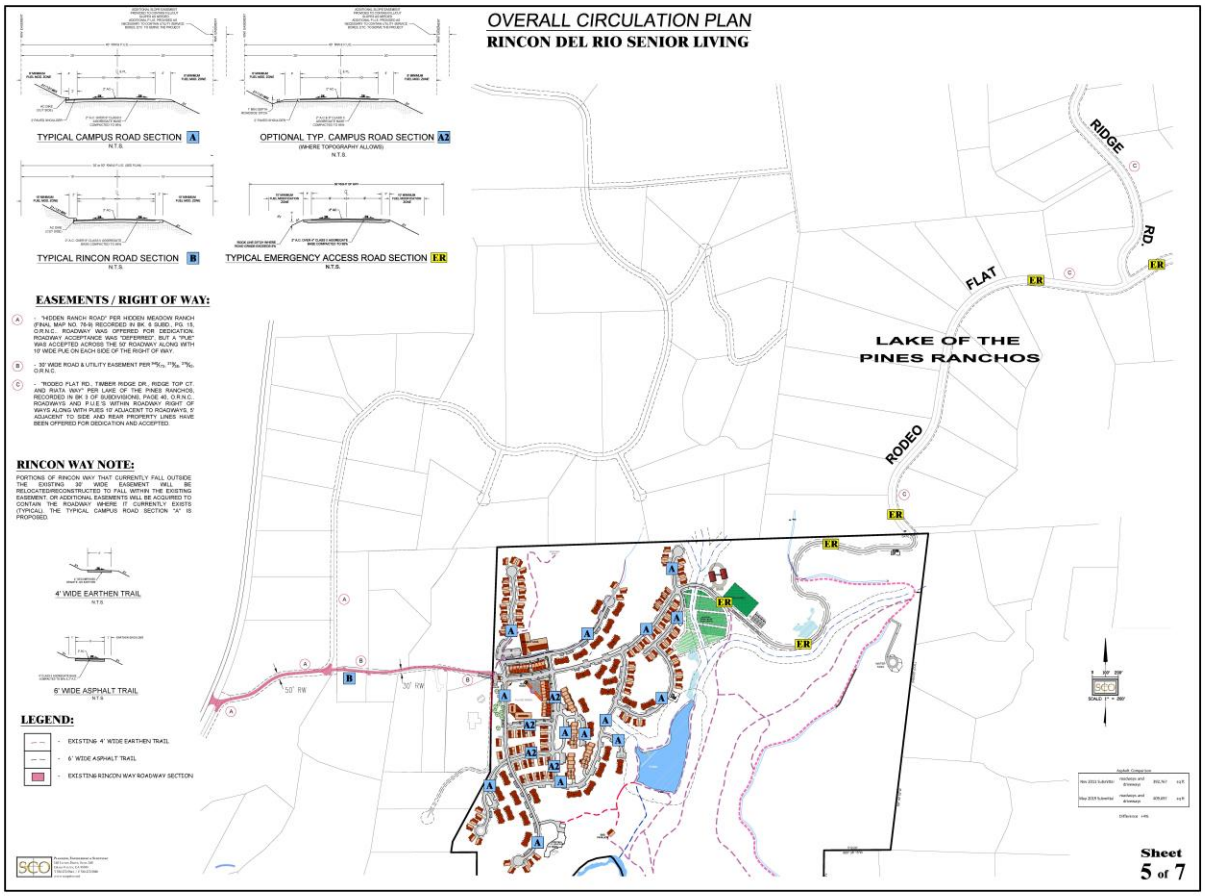
Figure 7 Landscaping Detail

Circulation and Roadway Improvements

The project site is located approximately 2200 ft. 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 and approved 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.



Parking

Sec. L-II 2.7.12 Continuing Care Retirement Community Combining District (CCRC) and the Nevada County Land Use and Development Code Zoning Regulations provide specific parking requirements for CCRCs. They basically consist of:

Independent Living (LI) Units:	1 Stall per unit.
Special care units:	1 Stall per unit.
Administration:	1 Stall per 300 of gross floor area.
Employees:	1 Stall per each non-administrative employee on shift
Guest Parking:	1 Stall per every three units.

Given the number of units and uses proposed the code would require:

Independent Living (IL) Units:	324 Stalls
Special care units:	22 Stalls (based on 22 SC Units)
Administration:	10 Stalls (based on 3,000 S.F. of Admin.)
Employees:	15 Stalls (based on 15 employees per shift)

Guest Parking:	108 Stalls
Total Code required	457 Stalls

Rincon del Rio expects a more robust Village campus activity center, travel to and from other units, travel to the Village Center and Common areas. Inter-Campus travel via car, golf cart, or shuttle will necessitate more guests parking then allowed for by existing code. Rincon del Rio proposes the following parking provisions:

IL Cottage and Bungalow's:	1 enclosed stall and 1 driveway tandem guest stall per unit
IL Attached condos:	1.6 stalls per units.
IL Village lofts:	1 Stall per unit plus ½ stall guest stall per units hared parking in the Village Center Support Retail.
Special Care:	1 Stall and 1 guest stall for 4 beds.
Village Center Support Retail:	1 Stall per 300 S.F. of gross floor area.
Common Area Support:	1 Stall per 75 S.F. of gross floor area.

Given the internal travel assumptions above, number of units and uses proposed the Rincon del Rio proposes the following parking provisions:

102 IL Cottage and Bungalow's:	204 Stalls
201 IL Attached condos:	321 Stalls
IL Village lofts:	30 Stalls (plus Village Center Shared Parking for guests)
Special Care:	44 Stalls
Village Center Support Retail:	100 Stalls
Common Area Support Facilities:	32 Stalls
Total	731 Stalls

Setbacks

SITE DEVELOPMENT STANDARDS (SETBACKS)					
	Cottages	Bungalows	Attached Condominiums	5-Plex Condominiums	Memory Care
Front Yard	10' From ROW	10' From ROW	10' From ROW	10' From ROW	10' From ROW
Interior Yard	5'	5'	15' Between Bldgs.	15' Between Bldgs.	10'
Exterior Yard	5' From ROW *	5' From ROW *	10' From ROW	10' From ROW	10'
Rear Yard	5'	5'	10'	10'	10'

*Side and front setbacks for Cottages and Bungalows may reduce by up to 5' for lots that have roadways on two, or more, sides as long as a minimum 20' long driveway to the garage door is maintained.

Setbacks Note: The Rincon Del Rio project is a Planned Development with varying setbacks. For Bungalows and Cottages, the primary design aspect is a close presence to the street while maintaining a minimum 20-ft. long driveway for on-site parking from the edge of roadway with 5-ft. minimum side yard setbacks and 10-ft. rear (5-ft. minimum).

The Attached Condominiums and 5-Plex Condominiums generally have 10-ft. minimum setbacks from the Right-of-Way but will in most cases be greater to accommodate parking and sidewalk features, and a 15 feet minimum setback between buildings.

Project Phasing

The project will be constructed in 10 phases. The first 2 phases will include access roads, infrastructure improvement, and some residential units. Phase One will include construction of the sewer and water system, primary and emergency access roads, gatehouse, 14 cottage units and four 5-plex condominium units. The remaining phases include the buildout of the project as shown on the Phasing Exhibit Plan on the Tentative Map with the Group Housing Memory/Assisted Living facility proposed in Phase 7 in order to allow for base campus population to be established. Rincon del Rio will assist in securing off-site memory and assisted care if occupants of the campus need such service prior to construction of Phase 7 with the Group Housing Memory and Assisted Living facility

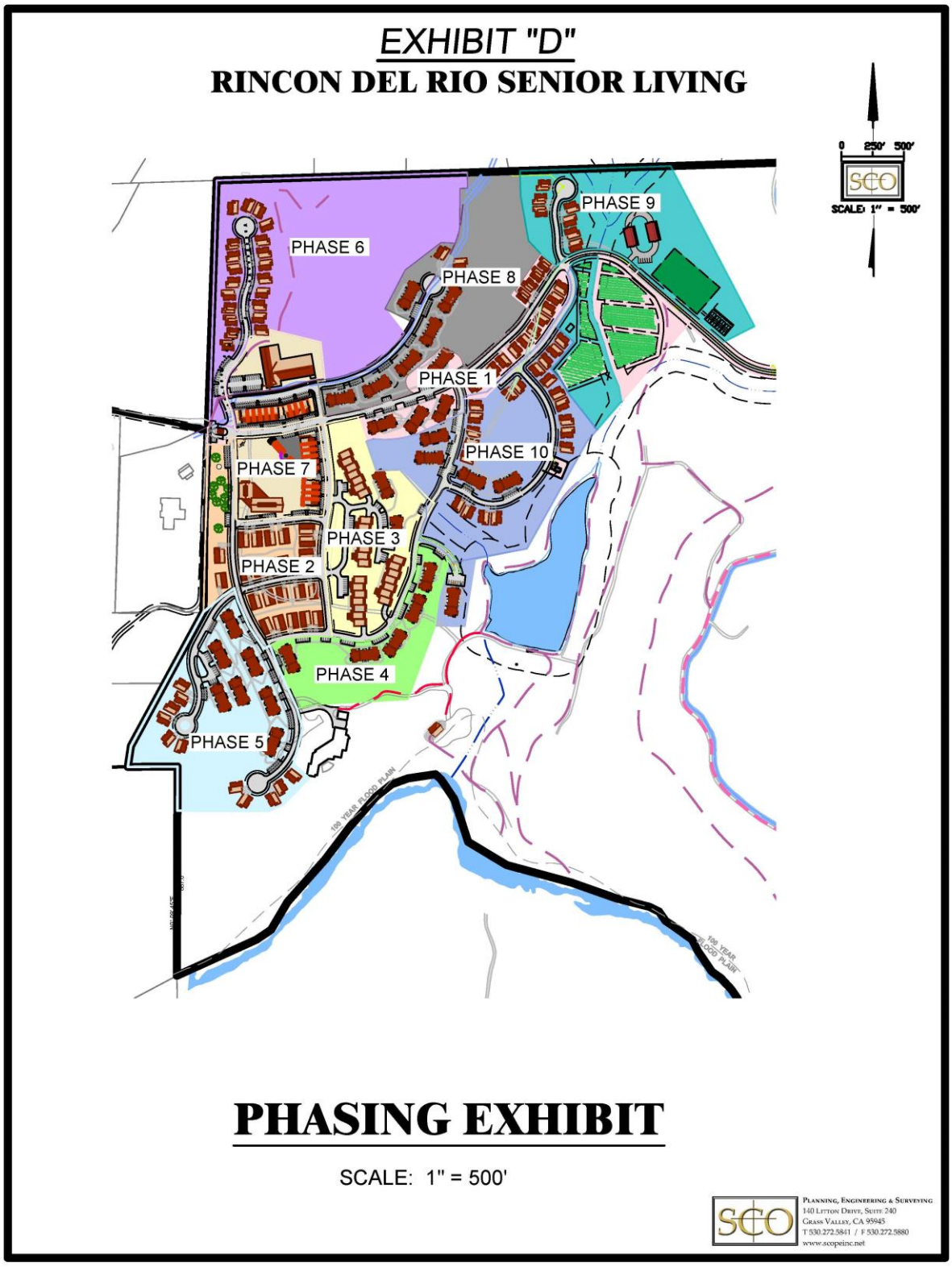


EXHIBIT "D"
RINCON DEL RIO SENIOR LIVING
0 250' 500'
SCALE: 1" = 500'
PHASE 6
PHASE 9
PHASE 8
PHASE 1
PHASE 10
PHASE 7
PHASE 3
PHASE 2
PHASE 4
PHASE 5
100 YEAR FLOOD PLAIN
100 YEAR FLOOD PLAIN
PHASING EXHIBIT
SCALE: 1" = 500'
SCO
PLANNING, ENGINEERING & SURVEYING
140 LITTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scopeinc.net

EXHIBIT "D"
RINCON DEL RIO SENIOR LIVING

PHASING & UNIT COUNT

PHASE 1:

- Emergency Access Road Connection
- Primary Access Road Improvements
- Gatehouse
- Sewer Lift Stations, Water Tank & Other Utility Connections
- 15 Cottage Units
- 4 5-Plex Condominiums (20 units)
- Garden

PHASE 2:

- 24 Bungalow Units

PHASE 3:

- 4 Attached Condominiums (56 units)
- 2 5-Plex Condominiums (10 units)

PHASE 4:

- 5 5-Plex Condominiums (25 units)

PHASE 5:

- 11 Cottage Units
- 7 5-Plex Condominiums (35 units)

PHASE 6:

- 21 Cottage Units

PHASE 7:

- Village Service Center
- Group House Memory Care
- Pool/ Fitness Center

PHASE 8:

- 3 Cottage Units
- 6 5-Plex Condominiums (30 units)

PHASE 9:

- 7 Cottage Units
- Pickleball/ Tennis Court
- Row Gardens/Farm
- Auto/ Tractor Repair Barn

PHASE 10:

- 21 Cottage Units
- 5 5-Plex Condominiums (25 units)

PHASING NOTE:

1. THIS IS A PHASED PROJECT. THE ORDER OF PHASING MAY BE MODIFIED AND/OR COMBINED WITH OTHER PHASES, BUT SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT.

SCO Planning, Engineering & Surveying
140 Litton Drive, Suite 240
Grass Valley, CA 95945
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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. Operational Fee for implementation of the maintenance and open space management plan will be part the of HOA annual dues to ensure an adequate and continuing funding source is provided. Implementation of the plan will be provided by the Rincon del Rio campus Operational and Management Company. The open space management plan shall include provisions for fuel modification and defensible space per Public Resources Code Section 4291. The soft surface trail network will have annual maintenance to ensure proper drainage and erosion control.

Visual Assessment

An Aesthetic Impact Analysis was prepared in the Rincon del Rio EIR. That analysis found there to be no significant or adverse impacts on the scenic views or vistas in the area.

The project proposes to preserve the majority of the site in its current condition by clustering development; only the emergency access roads, trails, water tank, water tank access road, and sewer lift/pump station would be constructed outside of the clustered development envelope. Both the water tank and sewer lift station would be screened by existing vegetation. While the project would fundamentally alter the visual character of a small portion of the site, the overall visual character of the site would not be degraded. The majority of the buildings and roadways within the clustered building area will be a downgrade from the elevations of the two adjacent parcels, that have a limited view of the site and existing vegetation and new landscaping will provide screening

The introduction of new lighting to the area will have an effect on the nighttime sky. However, the use of low-intensity lighting, the strategic placement of landscaping and proper shielding techniques all combines to reduce nighttime lighting levels. The EIR found that with those conditions the effect would not significant.

Architectural and site design guidelines will also be incorporated into the subdivision's CC&Rs in order to facilitate appropriate site design, massing, and building materials, and to create specific site development standards that are complementary to the terrain of the site and provides architectural compatibility. This will ensure a consistent design theme with special attention to architectural and site planning details. The Site and Architectural Design Elevations have been provided by the project architect. The project design goal provides for a Site Development Program, Private House Program, Common Facilities Program and Village Center Program.

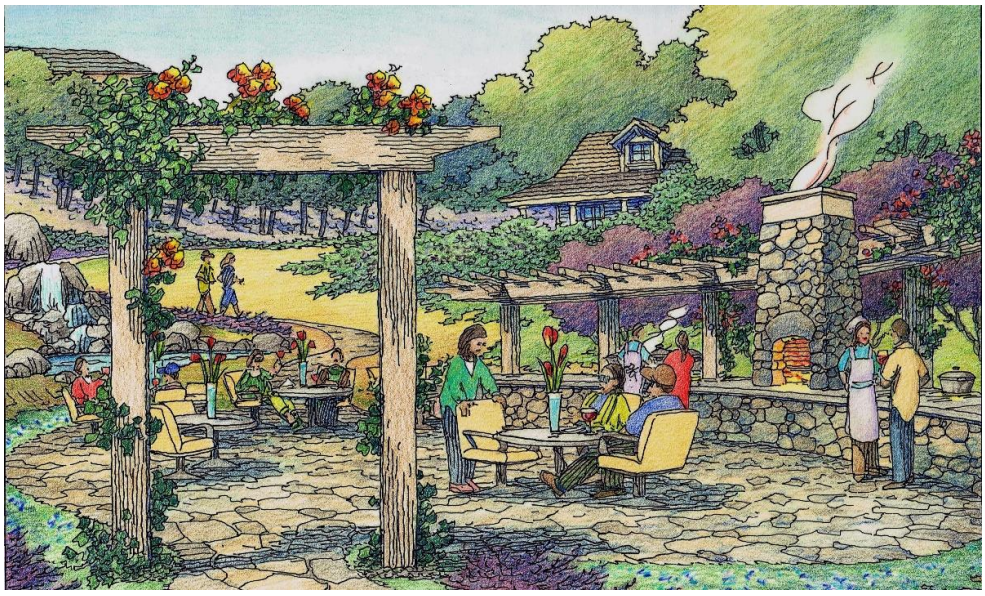
The individual cottage and bungalow units will be on individual parcels to allow for fee title to the unit and lot area. In general, these lots designed to provide a 20-foot front yard setback, a 5-foot side yard setback, and a 10 rear yard setback. The 20-foot front yard allows for a 20-foot-long driveway in front of the garage door. This allows for the driveway to provide a tandem

guest parking stall for each unit. The 5-foot side yard setback for each lot allows the buildings within clusters to have a 10-foot separation between buildings. While the lots and units are privately owned, they are governed by the Rincon del Rio Homeowners Association (HOA). Exterior building and front and side yard landscaping will be managed and maintained by the HOA. An overall landscaping design plan with a common plant palette is provided. The project provides a common site planning and landscaping design theme and high-quality maintenance and building presentation.

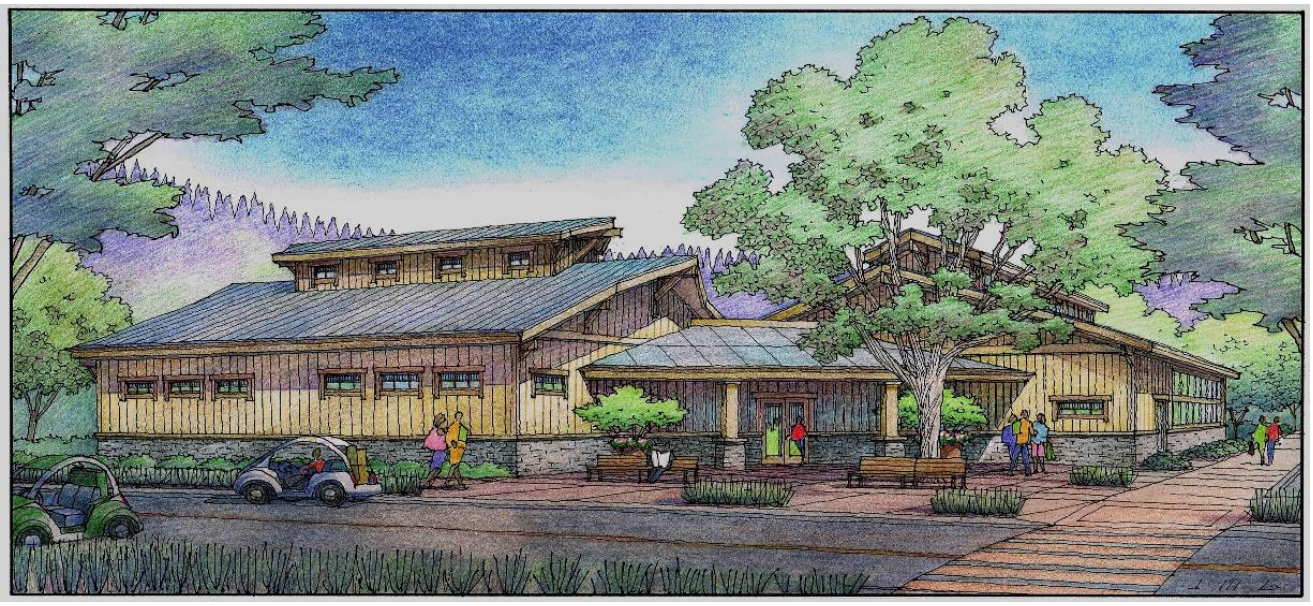


The visual appearance of the majority of the site will not change due to the clustering of the development and preservation of a large amount of open space. The clustered design of the subdivision provides a well-thought-out senior community that minimizes impacts to the natural resources and environmental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

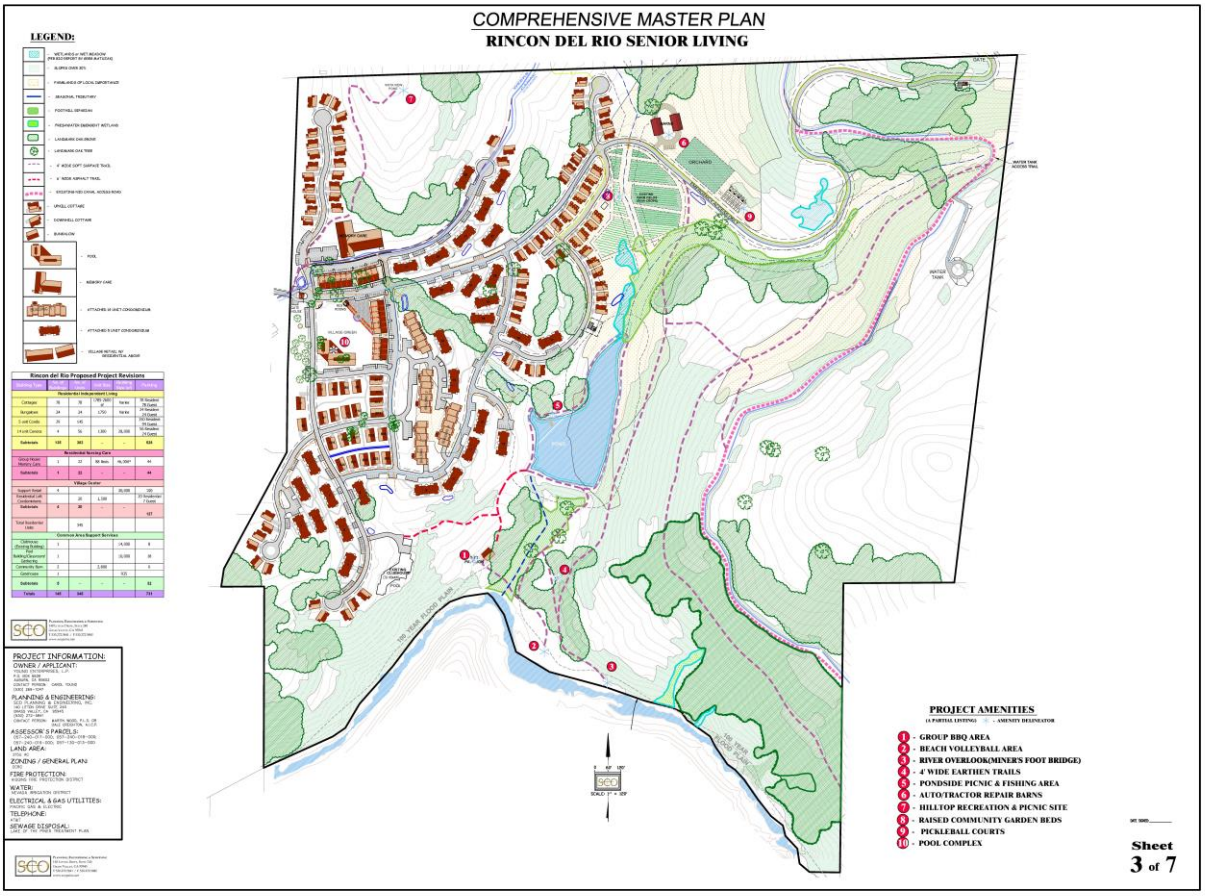





Café
Café



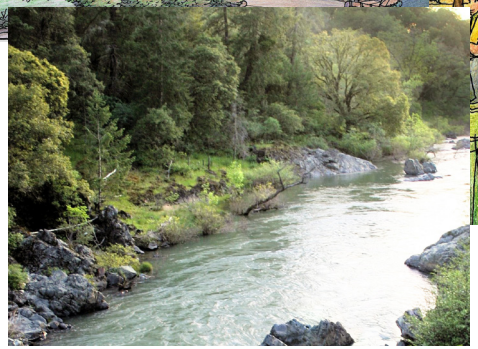
Comprehensive Master Plan Map











A Planned Community

Rincon del Rio



Michael Kent Murphy Architects

Project Booklet Exhibits

RINCON DEL RIO - DRAWING INDEX

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2 OF 6 ..... COMPREHENSIVE MASTER PLAN
3 OF 6 ..... TENTATIVE MAP & PHASING PLAN
4 OF 6 ..... OVERALL CIRCULATION PLAN
5 OF 6 ..... PRELIMINARY INFRASTRUCTURE PLAN
6 OF 6 ..... PRELIMINARY GRADING PLAN

LANDSCAPING PLANS - YAMASAKI

L1 OF 2 ..... PRELIMINARY LANDSCAPE PLAN
L2 OF 2 ..... PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL SETS - MICHAEL KENT MURPHY ARCHITECTS

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2 ..... SIGNAGE DETAILS

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V2 ..... BUILDINGS A & B - FLOOR PLANS
V3 ..... BUILDINGS A & B - ELEVATIONS
V4 ..... BUILDINGS C & D - FLOOR PLANS
V5 ..... BUILDINGS C & D - ELEVATIONS
V6 ..... TYPICAL SINGLE UNIT FLOOR PLANS

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A2 ..... BUNGALOW A - FLOOR PLAN
A3 ..... BUNGALOW A - ELEVATIONS

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COTTAGE D

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D3 ..... COTTAGE D - ELEVATIONS

COTTAGE E

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E2 ..... COTTAGE E - FLOOR PLAN
E3 ..... COTTAGE E - ELEVATIONS

COTTAGE F

F1 ..... COTTAGE F PERSPECTIVE
F2 ..... COTTAGE F - FLOOR PLAN
F3 ..... COTTAGE F - ELEVATIONS

COTTAGE G

G1 ..... COTTAGE G PERSPECTIVE
G2 ..... COTTAGE G - FLOOR PLAN
G3 ..... COTTAGE G - ELEVATIONS

BUNGALOW H

H1 ..... BUNGALOW H PERSPECTIVE
H2 ..... BUNGALOW H - FLOOR PLAN
H3 ..... BUNGALOW H - ELEVATIONS

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M5.2 ..... 5 UNIT CONDOMINIUMS - MAIN FLOOR PLAN
M5.3 ..... 5 UNIT CONDOMINIUMS - UPPER FLOOR PLAN
M5.4 ..... 5 UNIT CONDOMINIUMS - ELEVATIONS

14 UNIT CONDOMINIUMS/MULTI FAMILY UNITS

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M14.2 ..... 14 UNIT CONDOMINIUMS - MAIN & UPPER FLOOR PLANS
M14.3 ..... 14 UNIT CONDOMINIUMS - GARAGE FLOOR PLAN
M14.4 ..... 14 UNIT CONDOMINIUMS - SINGLE UNIT FLOOR PLANS
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CH1 ..... CLUBHOUSE PHOTO
CH2 ..... CLUBHOUSE - FLOOR PLANS
CH3 ..... CLUBHOUSE - ELEVATIONS

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MC2 ..... MEMORY CARE - ELEVATIONS

COMMUNITY BARNS

CB1 ..... COMMUNITY BARNS - FLOOR PLANS
CB2 ..... COMMUNITY BARNS - ELEVATIONS

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GH1 ..... GATE HOUSE - FLOOR PLAN & ELEVATIONS

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P2 ..... POOL BUILDING - FLOOR PLAN
P3 ..... POOL BUILDING - ELEVATIONS

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TRELLIS

T1 ..... TRELLIS - FLOOR PLAN & ELEVATION

SIGN - FOUNTAIN

S1 ..... SIGN/FOUNTAIN - FLOOR PLAN & ELEVATION

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MM
DATE:
3/21/19

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A RESIDENTIAL PROJECT FOR:
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RINCON WAY
NEVADA COUNTY

SHEET

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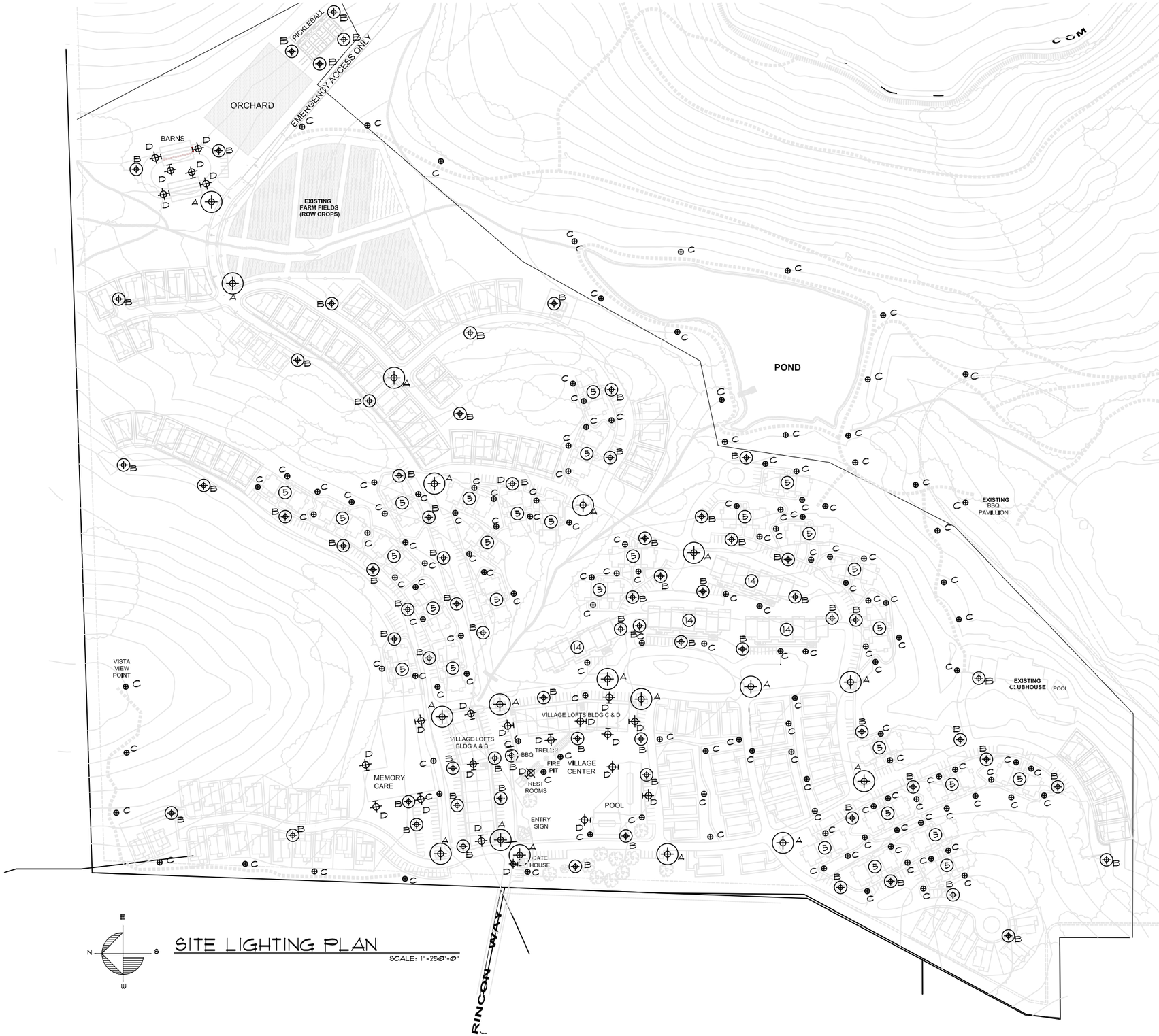


SITE LIGHTING PLAN

SCALE: 1"=250'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION	FIXTURE COUNT
A	DOMUS SMALL SERIES (OR SIMILAR) 12' POLE	18
B	DOMUS SMALL SERIES (OR SIMILAR) 8' POLE	71
C	DOMUS SMALL SERIES (OR SIMILAR) BOLLARD	139
D	DOMUS SMALL SERIES (OR SIMILAR) WALL MOUNT	225

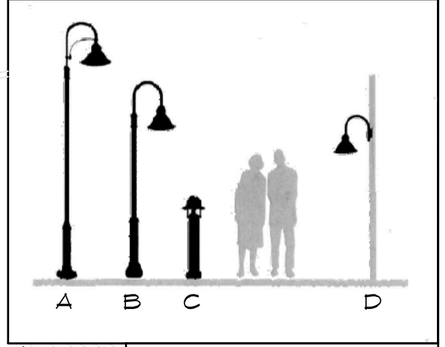
LIGHT FIXTURE CRITERIA & QUALITIES

1. IDA (INTERNATIONAL DARK SKY ASSOCIATION) APPROVED.
2. LOW ENERGY USAGE LED BULB OPTIONS
3. MATCHING CONFIGURATIONS FOR POLE LIGHTS, BOLLARDS AND WALL LIGHTS.
4. DURABILITY SUITED TO APPLICATION.

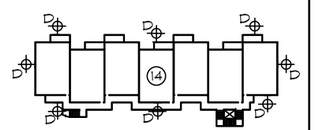
GENERAL NOTES

1. THIS PLAN DOES NOT SHOW INDIVIDUAL UNIT ENTRY PORCH LAMPS. THESE LAMPS WILL BE CONTROLLED BY THE INDIVIDUAL OCCUPANTS OR MOTION SENSORS
2. THE PLAN DOES NOT SHOW LIGHTS AT EXISTING BUILDINGS
3. THE ENTRY SIGN TO HAVE CUSTOM DESIGNED ARCHITECTURAL FEATURE LIGHTING.

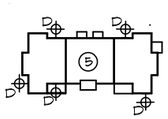
LIGHT FIXTURE EXAMPLES



14 UNIT LIGHTING DIAGRAM



5 UNIT LIGHTING DIAGRAM



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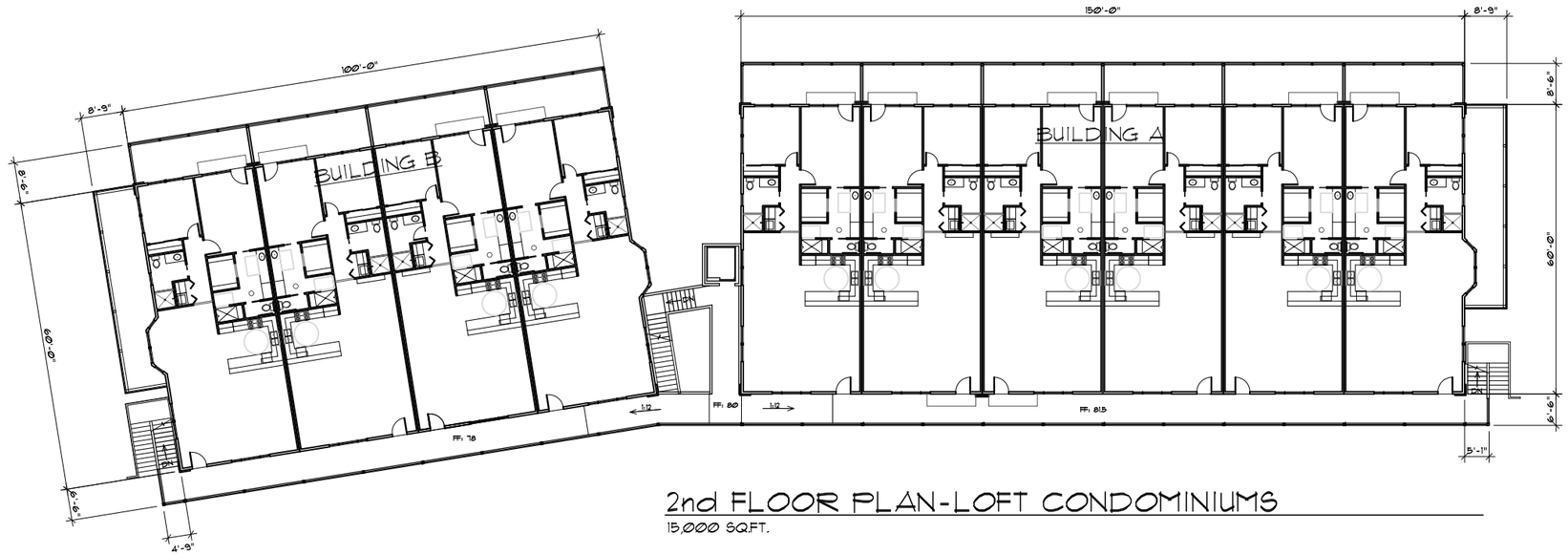
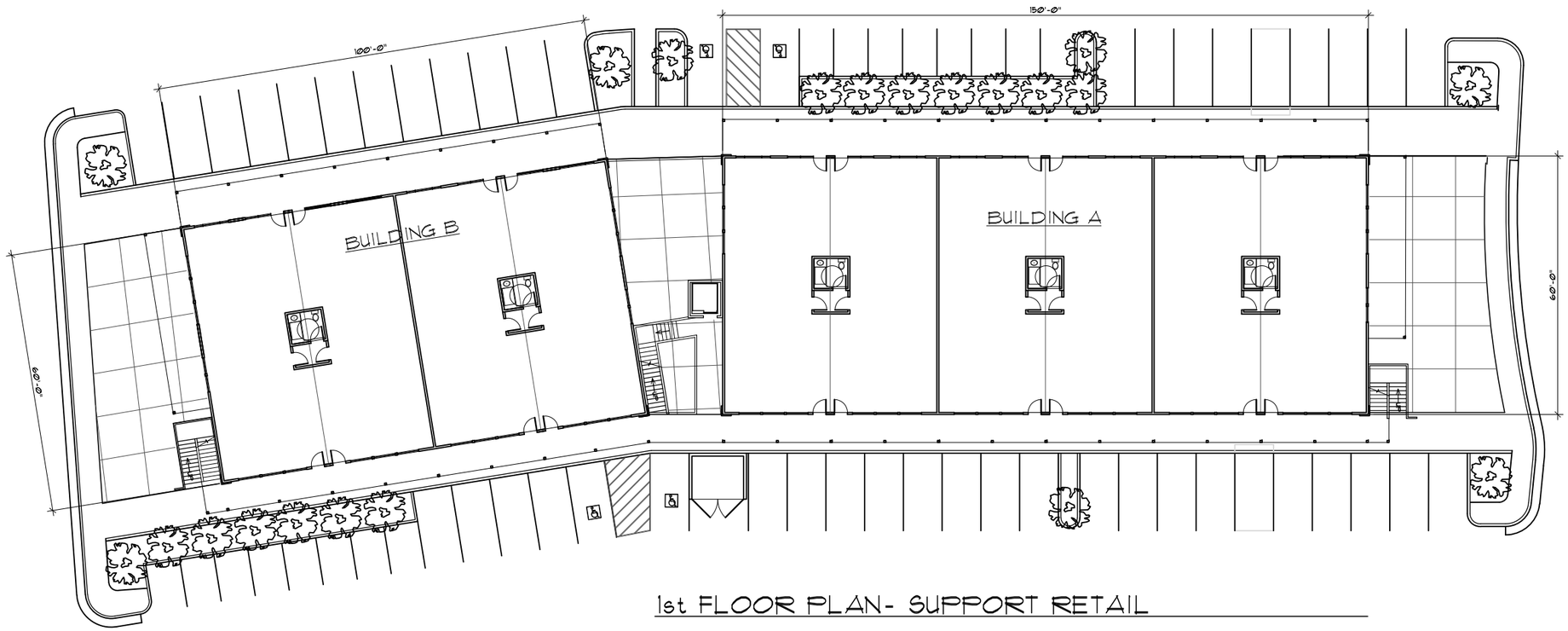
VILLAGE CENTER



2nd FLOOR PLAN-LOFT CONDOMINIUMS

15,000 SQ.FT.



1st FLOOR PLAN- SUPPORT RETAIL

DOWNTOWN BUILDING A & B

BLDG A: 9,000 SQ.FT.
BLDG B: 6,000 SQ.FT.
TOTAL: 15,000 SQ.FT.

SCALE:1"=30'-0"

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RINCON WAY
NEVADA COUNTY

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REAR ELEVATION



DOWNTOWN SIDE ELEVATION - B



DOWNTOWN SIDE ELEVATION - A



FRONT ELEVATION

SCALE = 1"=20'-0"

DOWNTOWN BUILDING A & B

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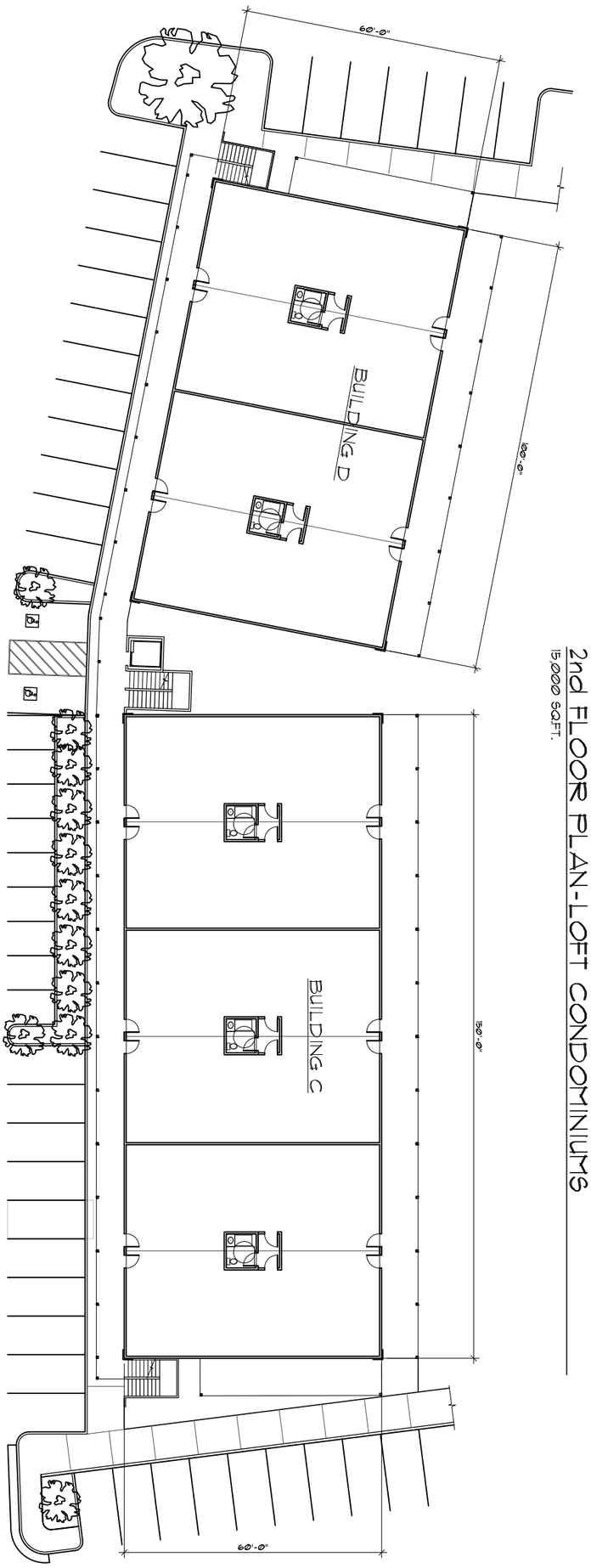
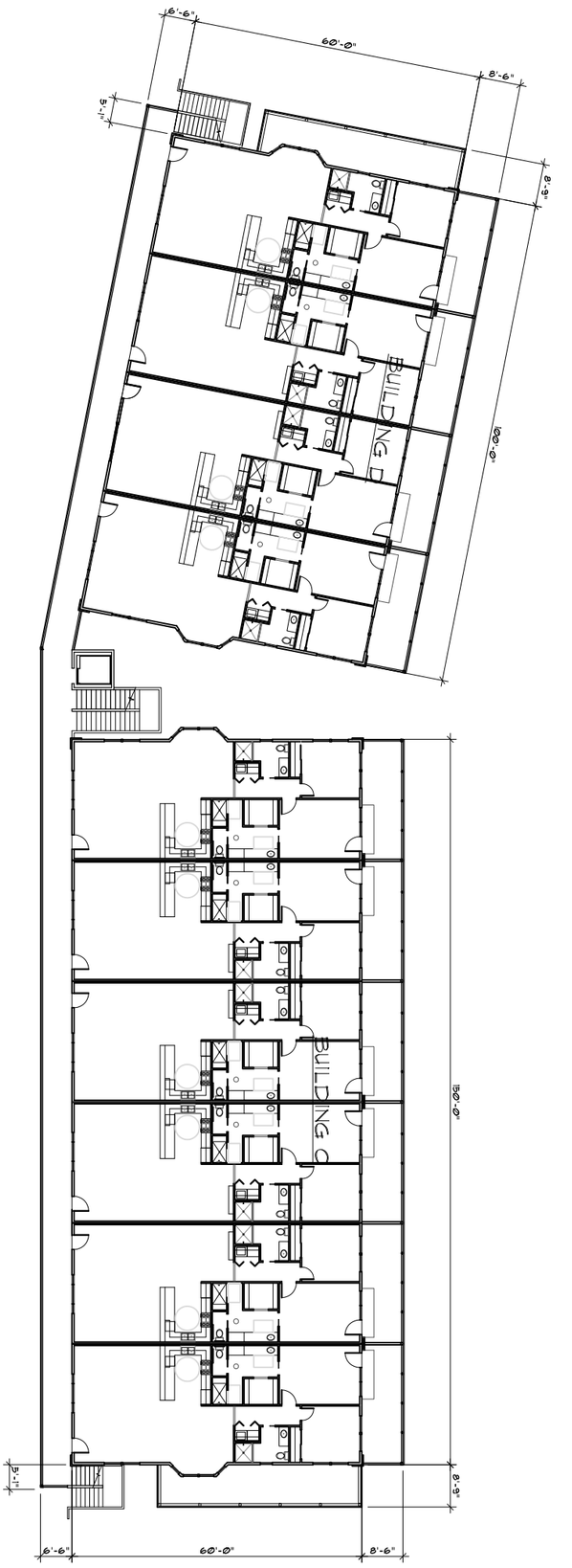


1st FLOOR PLAN- SUPPORT RETAIL

DOWNTOWN BUILDING C & D

BLDG C: 9,000 SQFT.
BLDG D: 6,000 SQFT.
TOTAL: 15,000 SQFT.

SCALE: 1" = 30'-0"



2nd FLOOR PLAN-LOFT CONDOMINIUMS

15,000 SQFT.

SHEET

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RINCON WAY NEVADA COUNTY

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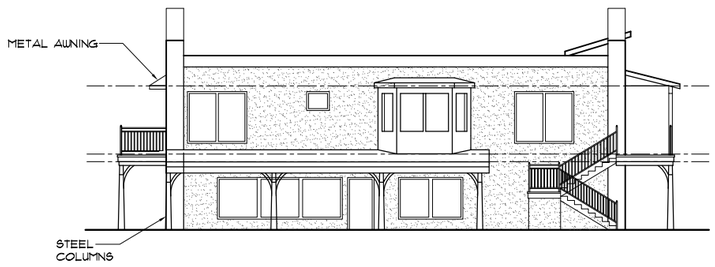
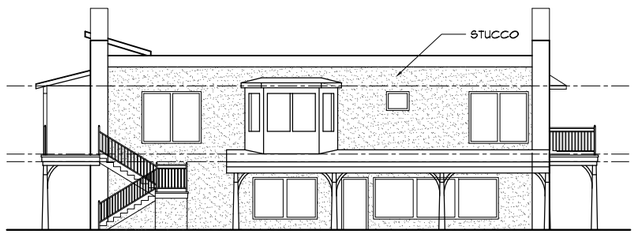
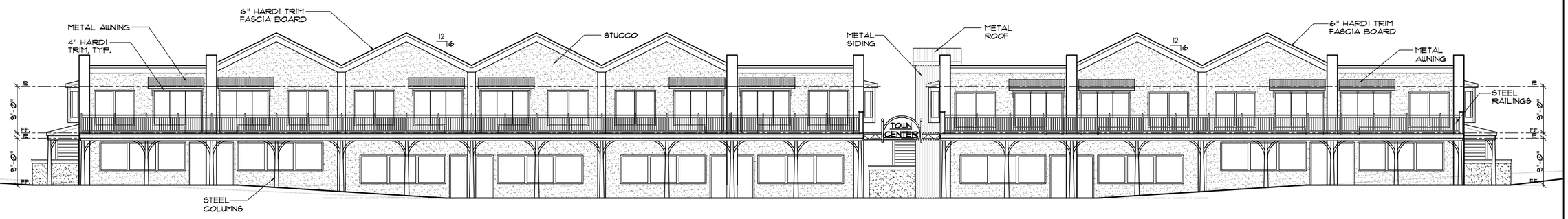
DOWNTOWN REAR ELEVATION



DOWNTOWN SIDE ELEVATION - D



DOWNTOWN SIDE ELEVATION - C



FRONT ELEVATION

SCALE = 1"=20'-0"

DOWNTOWN BUILDINGS C & D

M:\MKM\RINCON DEL RIO 3-27-18\Downtown Village Center\Elevations-Downtown C&D.dwg, 4/23/2019 11:27:47 AM, 1:1, Jarel Lewis

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DATE:
3/21/19

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ARCHITECT
500 AUBURN FOLSOM RD. SUITE 100
AUBURN CA 95603 - (530) 823-3379

A RESIDENTIAL PROJECT FOR:
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RINCON WAY
NEVADA COUNTY

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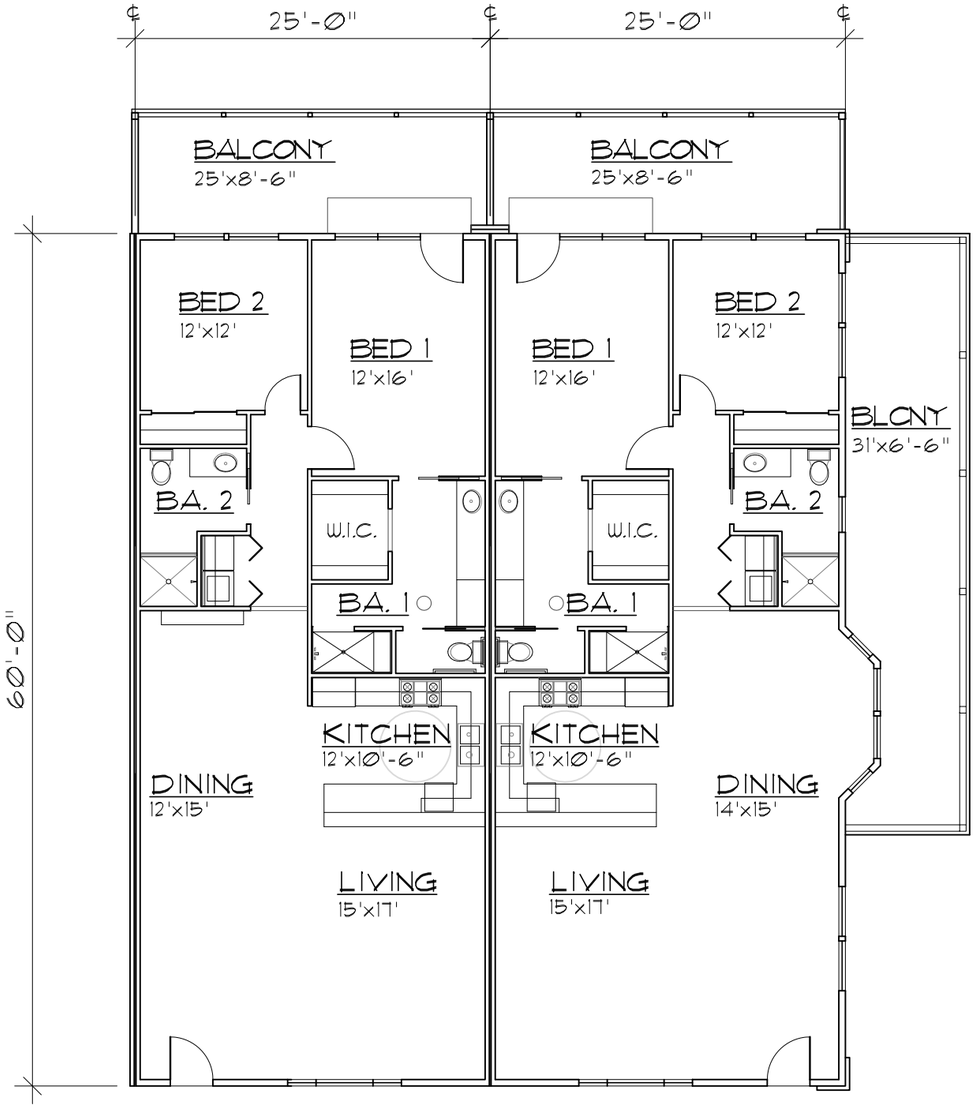
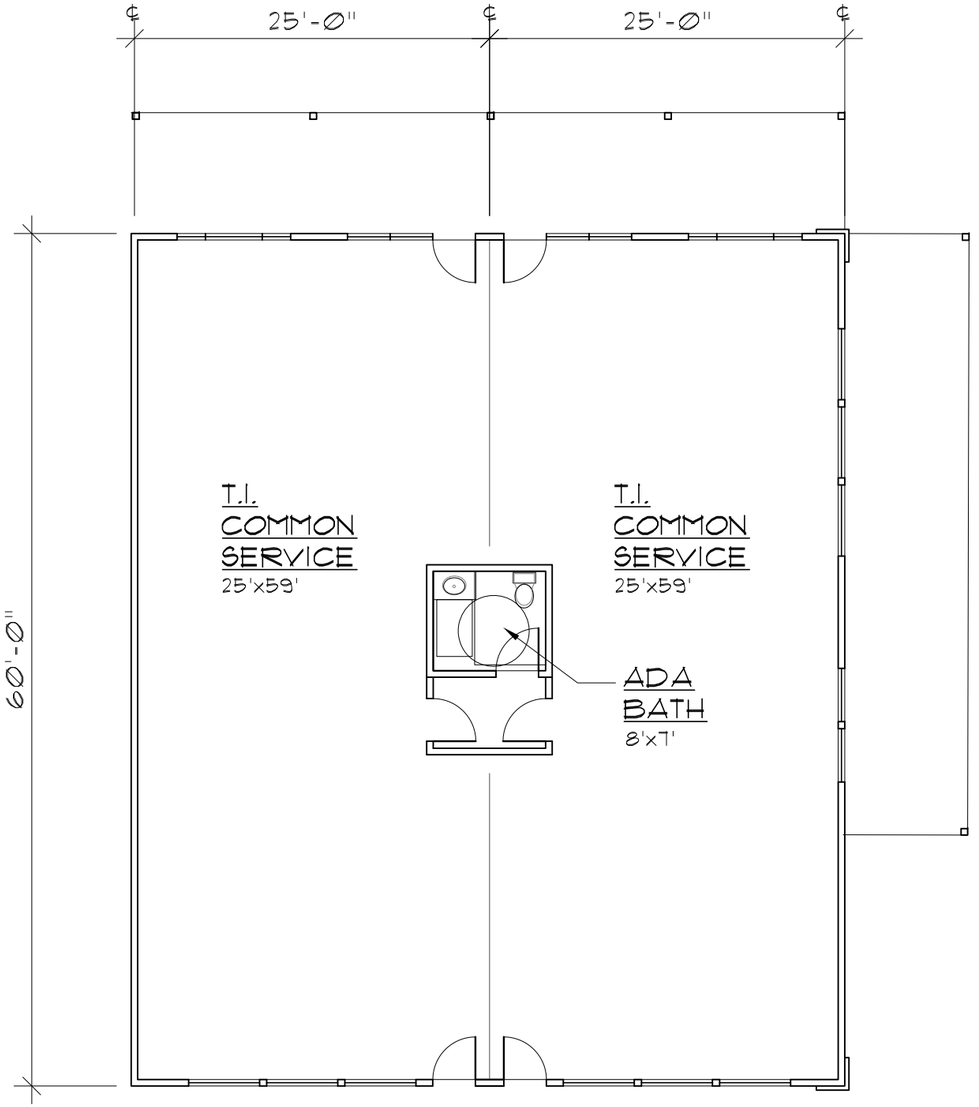


UPPER FLOOR PLAN-CONDO'S

1,500 SQ.FT. UNITS

SCALE: 3/32"=1'-Ø"



LOWER FLOOR PLAN-SUPPORT RETAIL

1,500 SQ.FT. UNITS

SCALE: 3/32"=1'-Ø"

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NEVADA COUNTY

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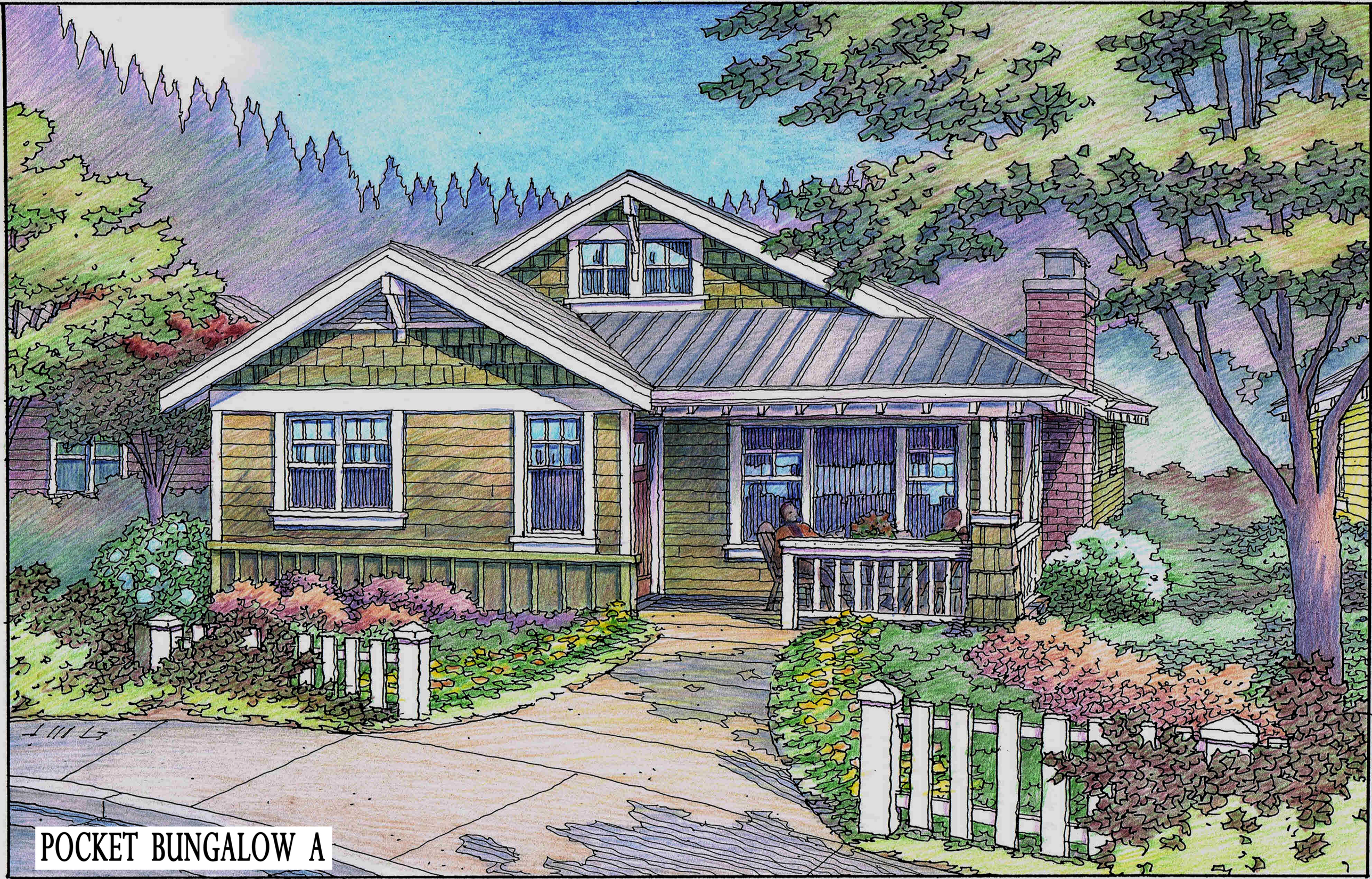

POCKET BUNGALOW A

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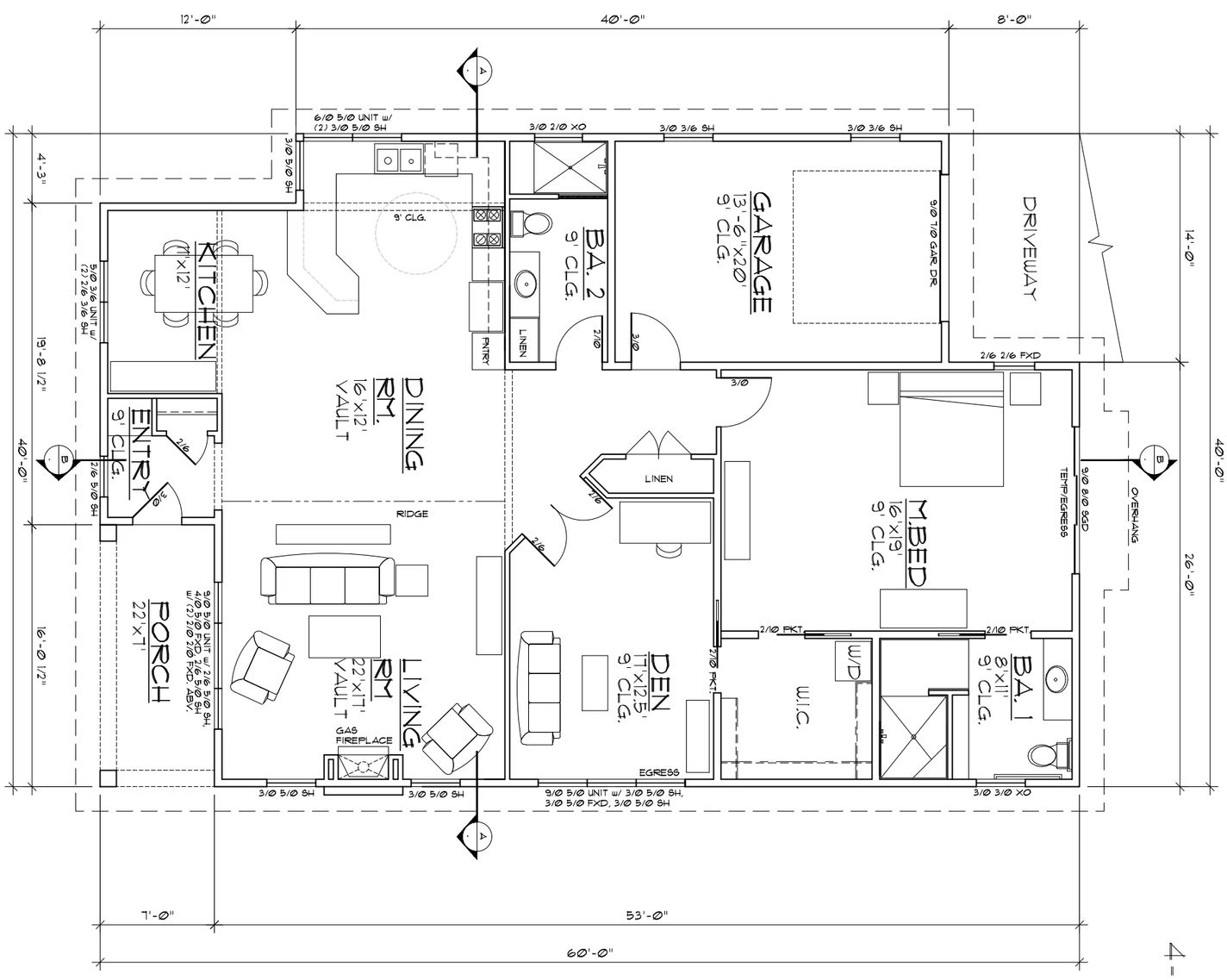
POCKET BUNGALOW FLOOR PLAN

1,838 SQ. FT.



SCALE: 1/8"=1'-0"

4-2-19

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RINCON WAY NEVADA COUNTY

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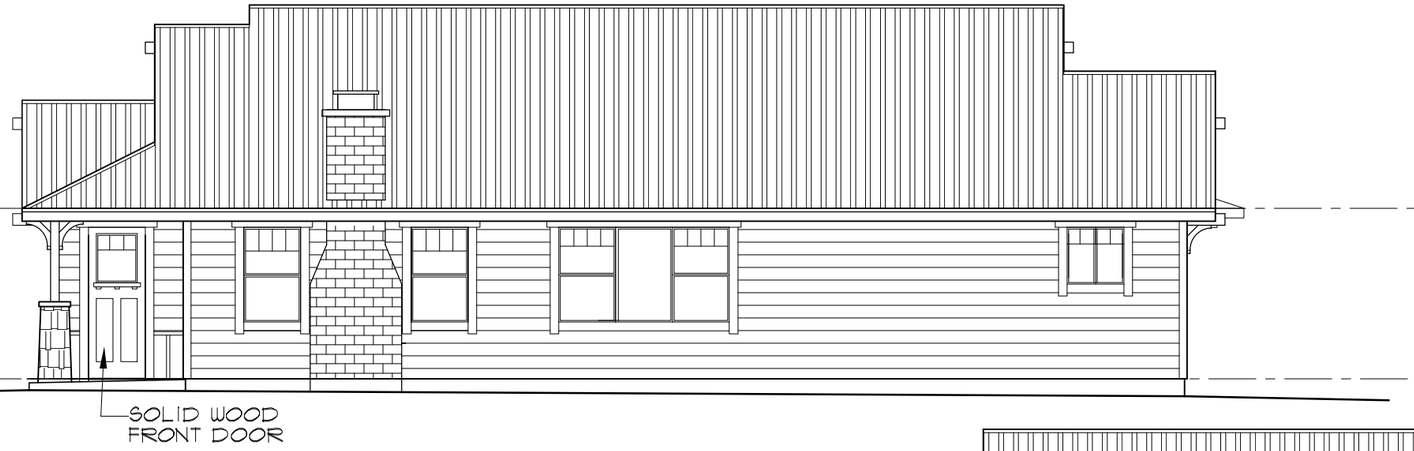
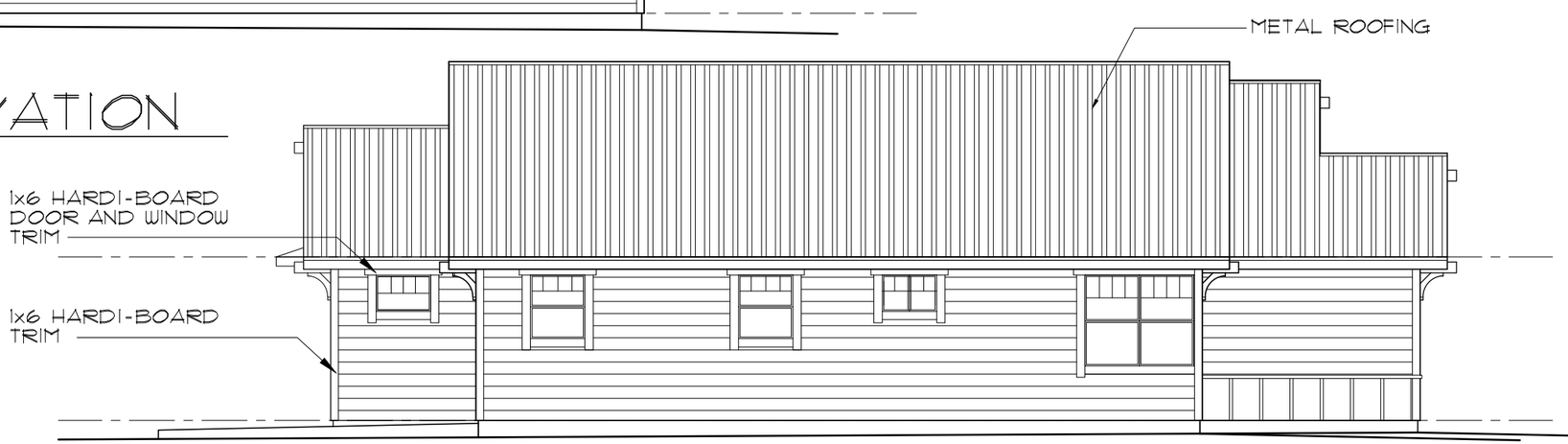
2-22-19



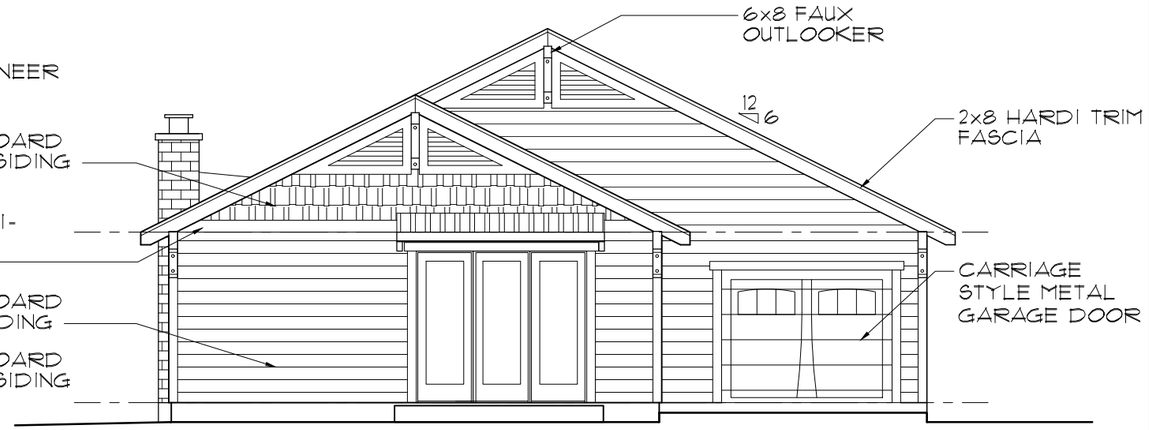
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



GARAGE ELEVATION

POCKET BUNGALOW (A)

SCALE: 1/8"=1'-0"

SINGLE LEVEL

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RINCON WAY
NEVADA COUNTY

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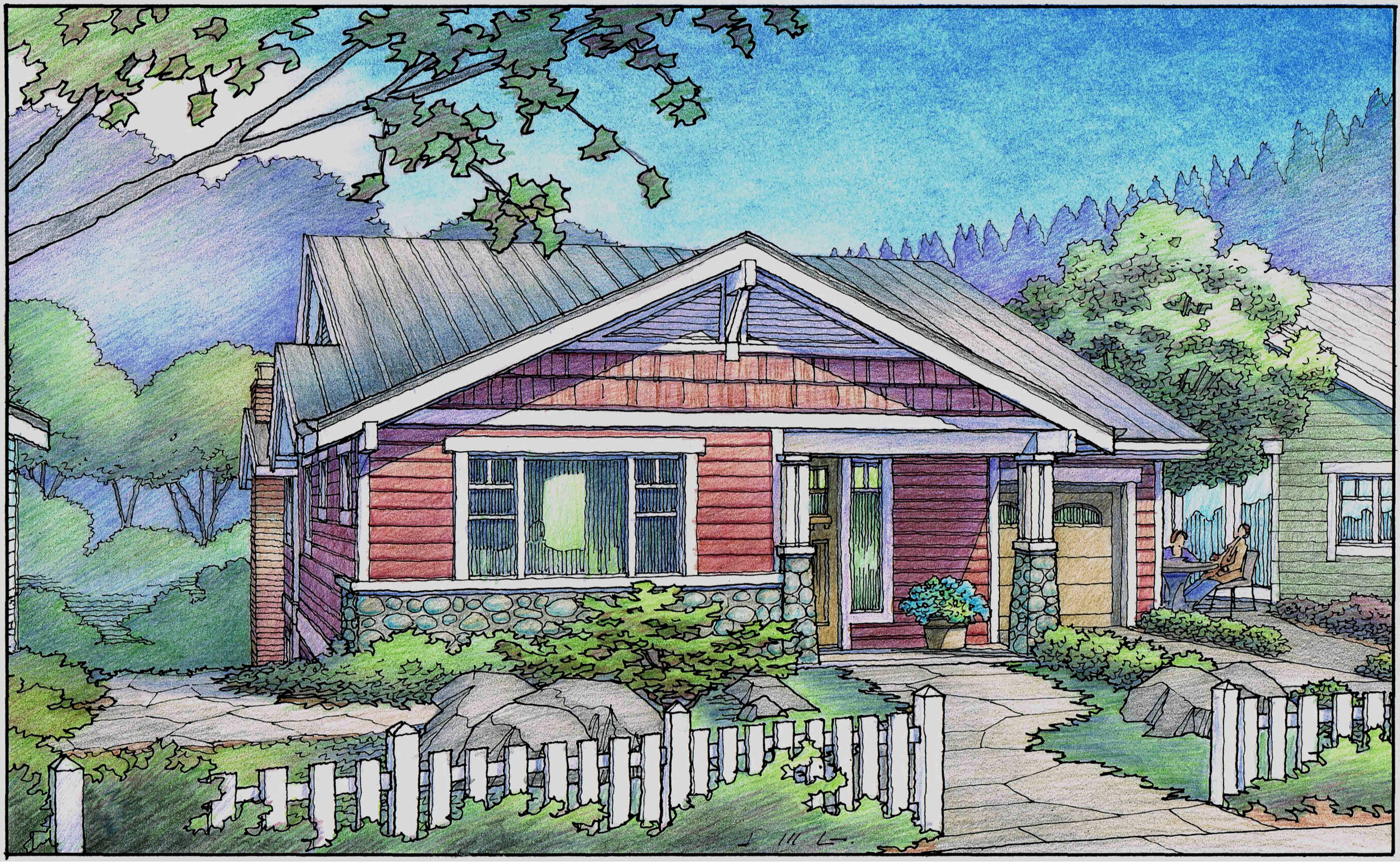

SINGLE STORY COTTAGE C

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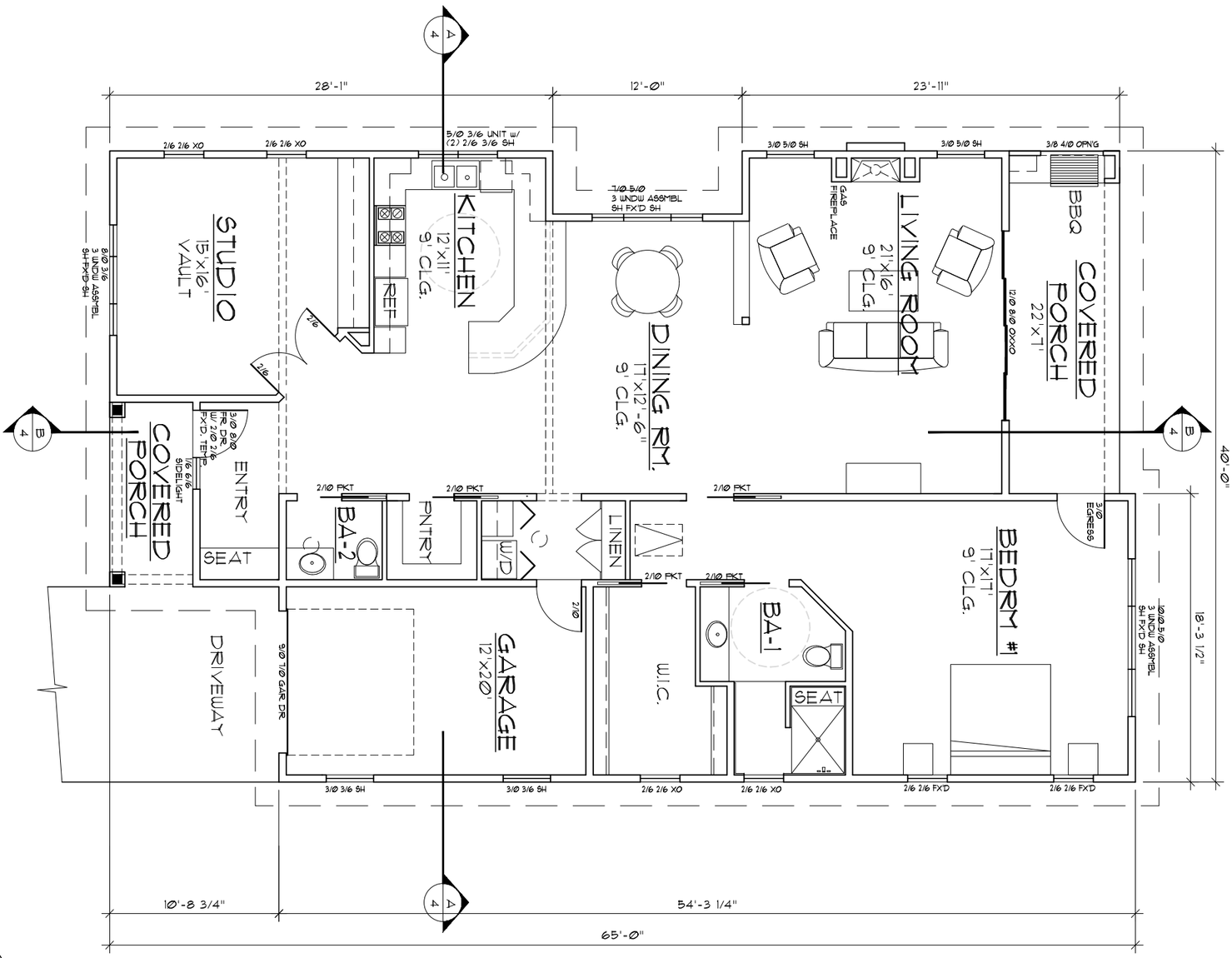
SINGLE STORY COTTAGE FLOOR PLAN

1,930 SQ. FT.

SCALE: 1/8"=1'-0"

C



2-22-19

SHEET	A RESIDENTIAL PROJECT FOR: RINCON DEL RIO — RINCON WAY — NEVADA COUNTY	MICHAEL KENT MURPHY ARCHITECT 500 AUBURN FOLSOM RD. SUITE 100	NOT FOR CONSTRUCTION	DRAWN BY: MM & JL DATE: 2/4/19 — REVISED: -

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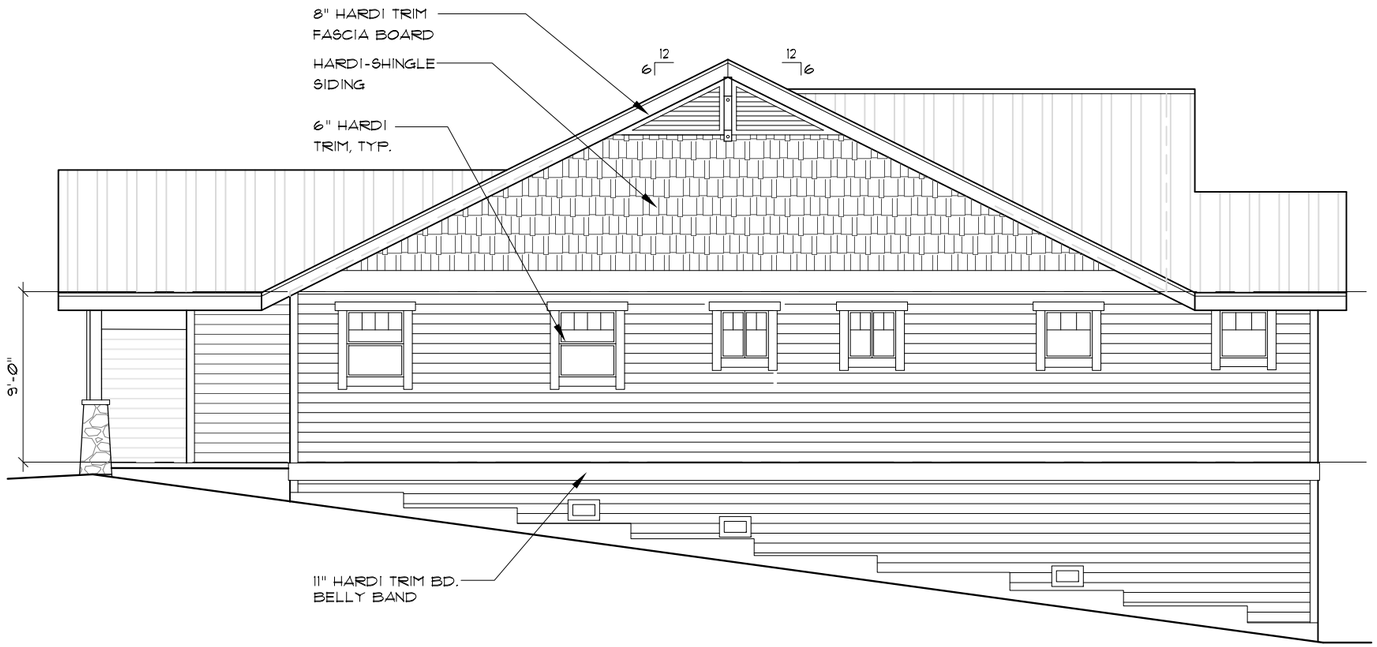
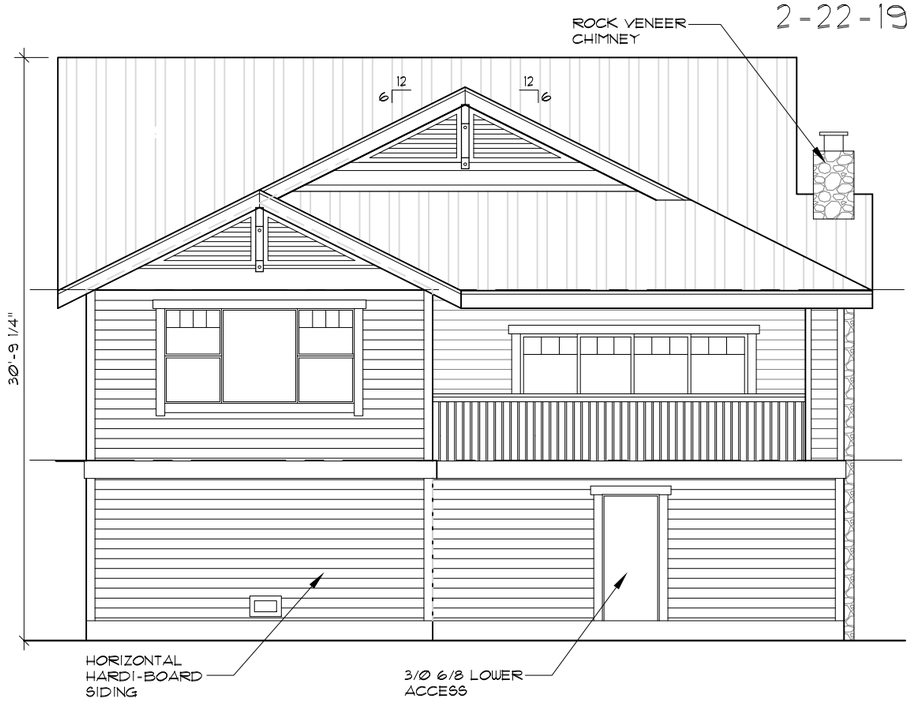
2-22-19



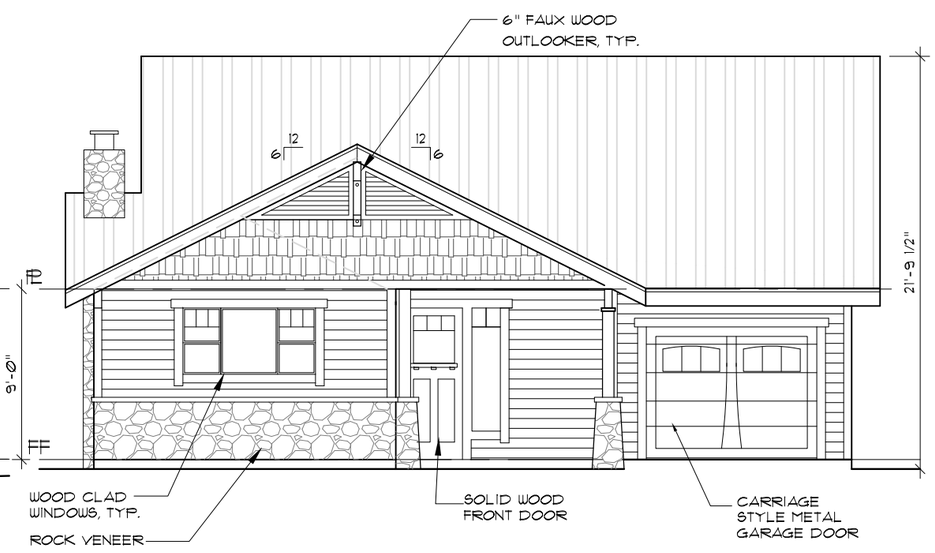
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

SCALE: 1/8"=1'-0"

SINGLE STORY COTTAGE DOWN HILL LOT

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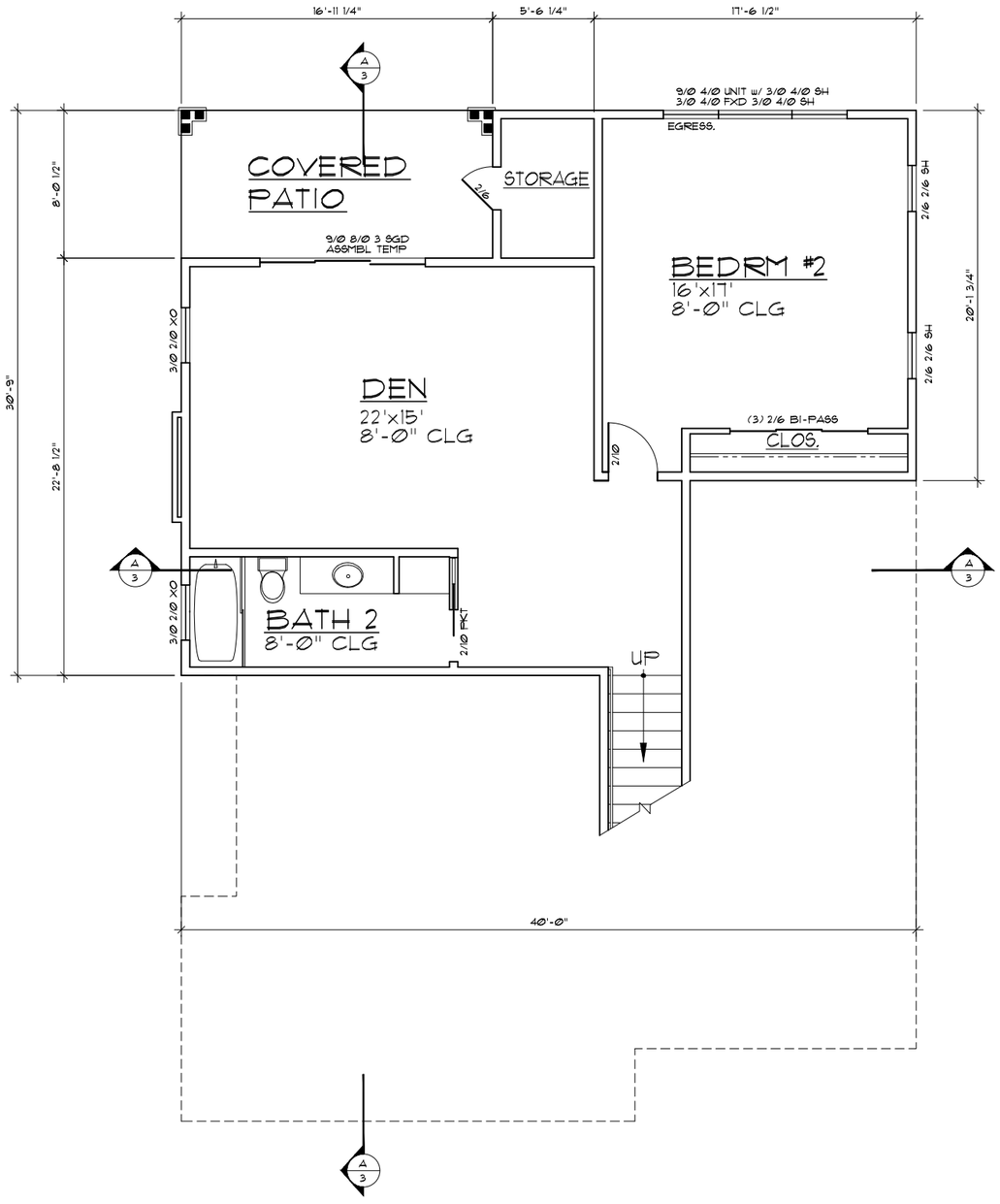
A RESIDENTIAL PROJECT FOR:
RINCON DEL RIO
RINCON WAY
NEVADA COUNTY

SHEET

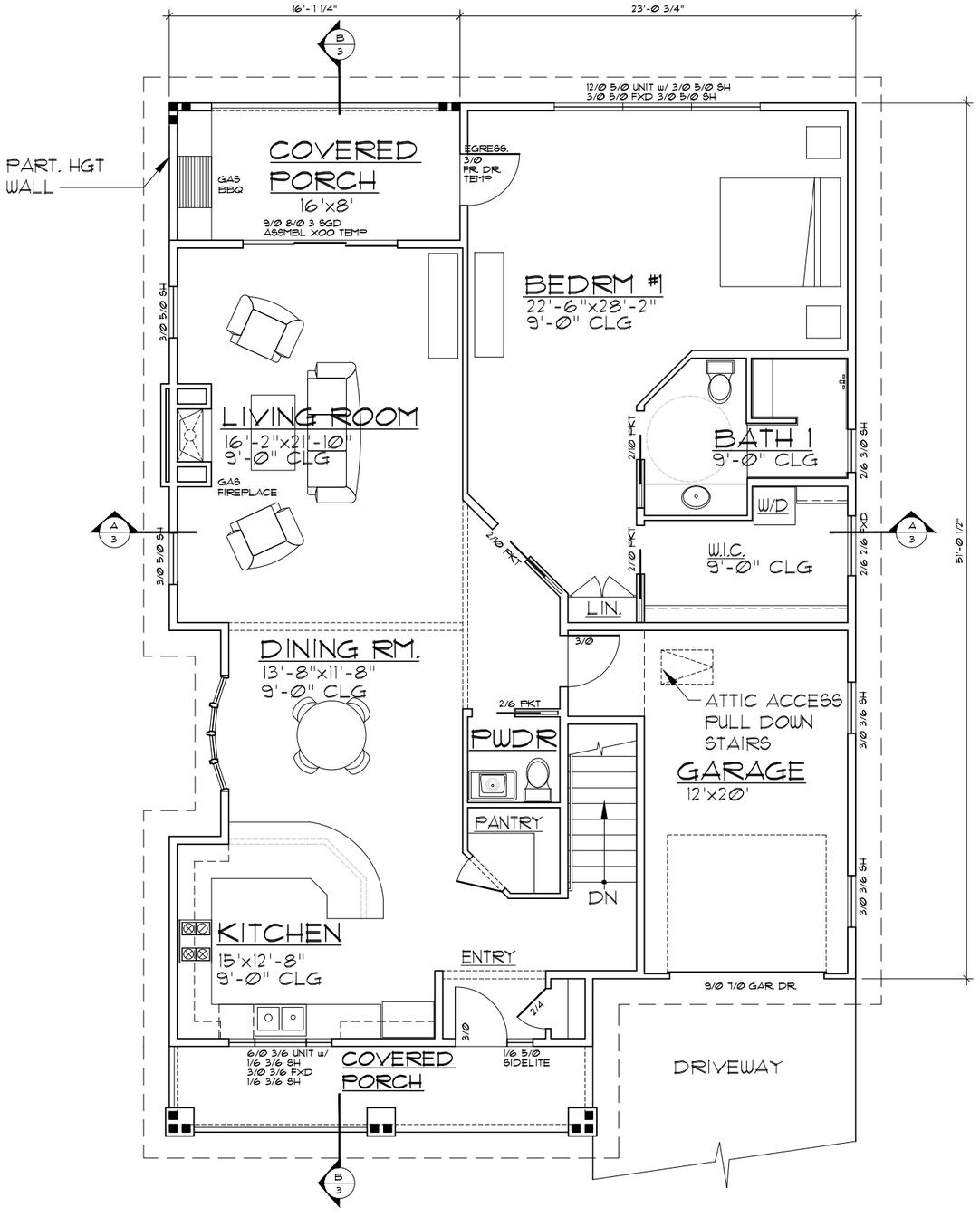
DOWN HILL COTTAGE D

8-5-19



LOWER FLOOR PLAN

919 SQ.FT.



MAIN FLOOR PLAN

1,721 SQ.FT.

DOWN HILL LOT D

SCALE: 1/8"=1'-0"

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DATE: 02/22/19

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RINCON WAY
NEVADA COUNTY

SHEET

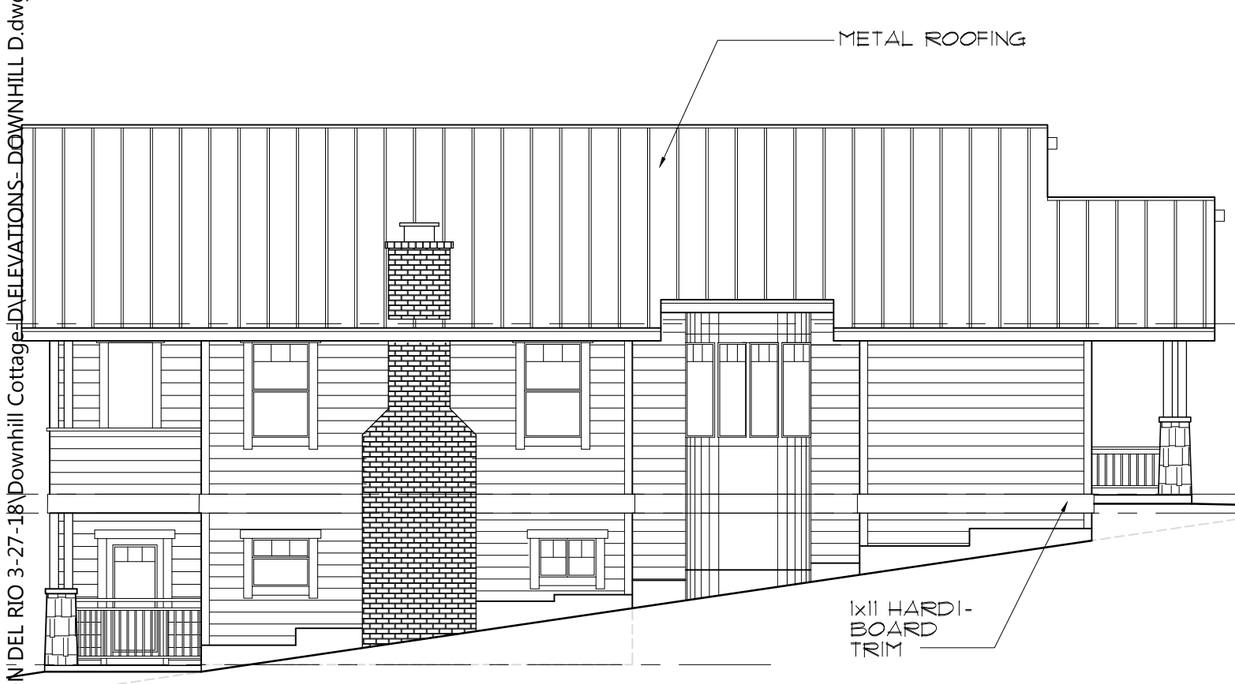
3-14-19



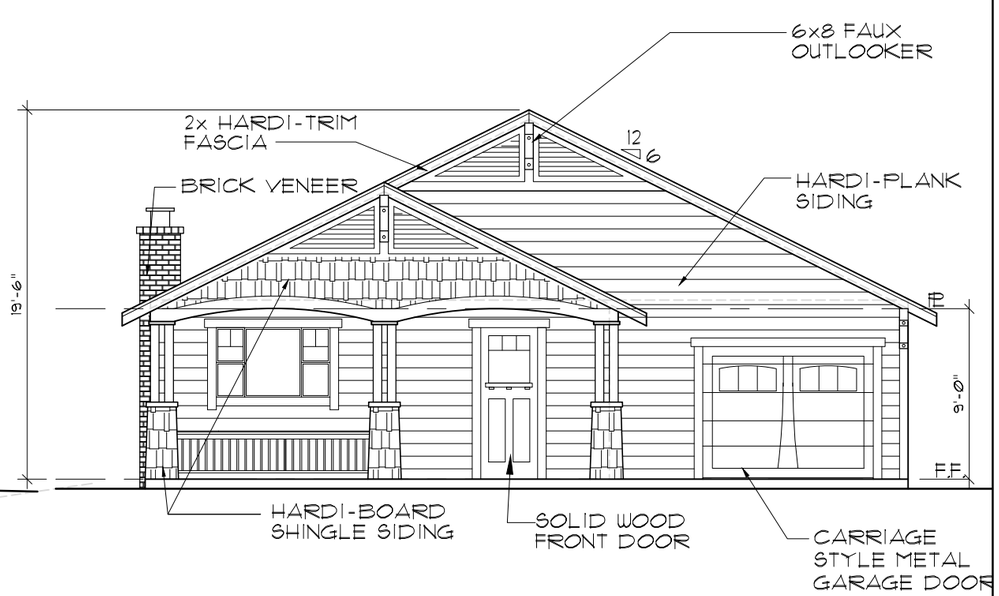
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

DOWNHILL LOT

SCALE: 1/8"=1'-0"

TWO STORY

D

M:\MKM\RINCON DEL RIO 3-27-18\Downhill Cottage-D\ELEVATIONS- DOWNHILL D.dwg, 3/15/2019 12:21:52 PM, DWG To PDF.pc3

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DATE:
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A RESIDENTIAL PROJECT FOR:
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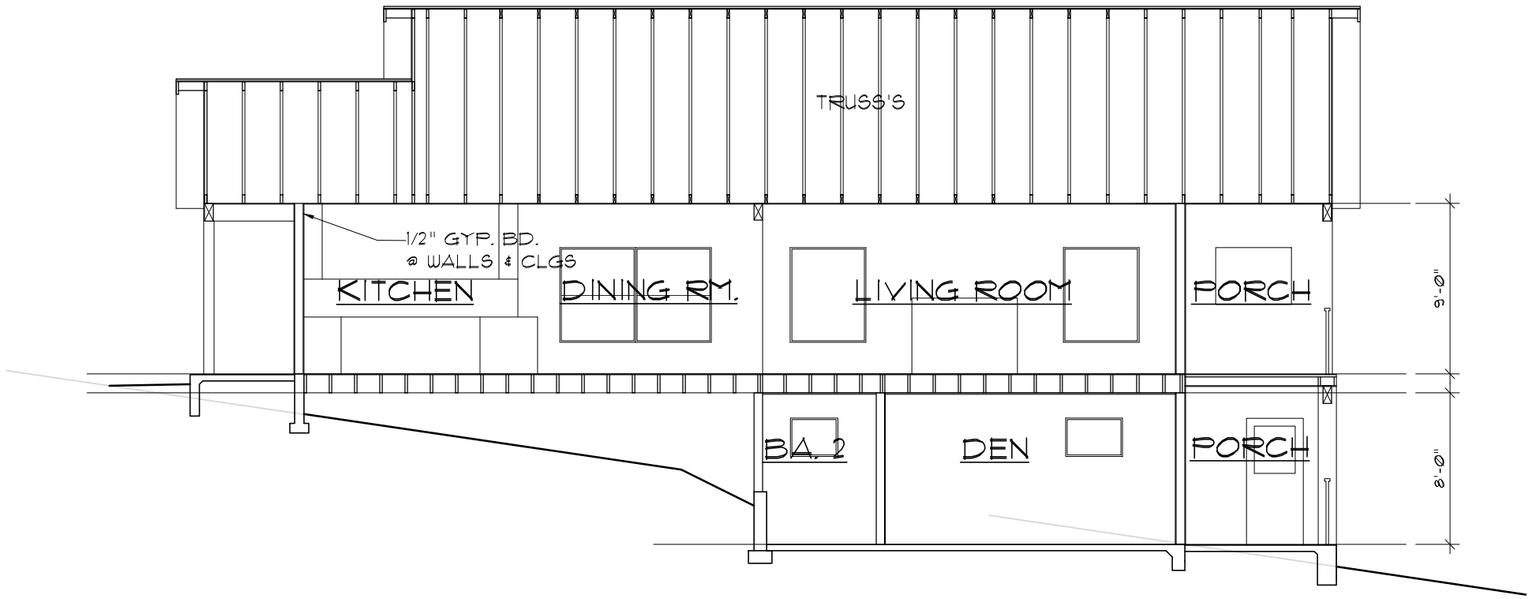
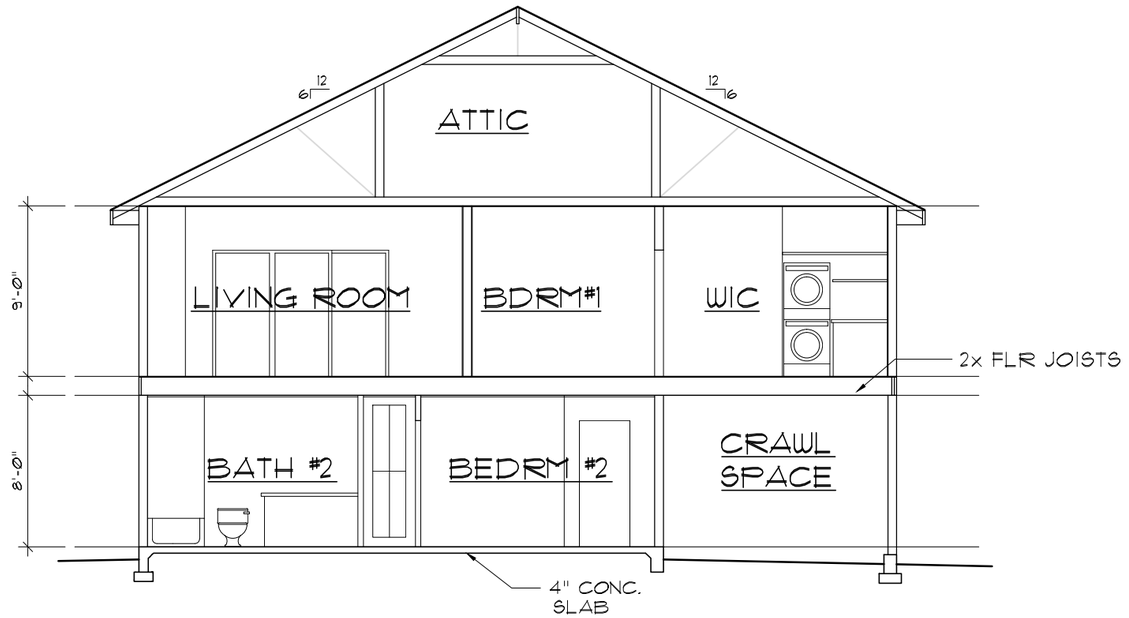
RINCON WAY
NEVADA COUNTY

SHEET

8-5-19



SECTION B-B



SECTION A-A

DOWNHILL LOT

SCALE: 1/8"=1'-0"

TWO STORY

D

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MM
DATE:
02/22/19

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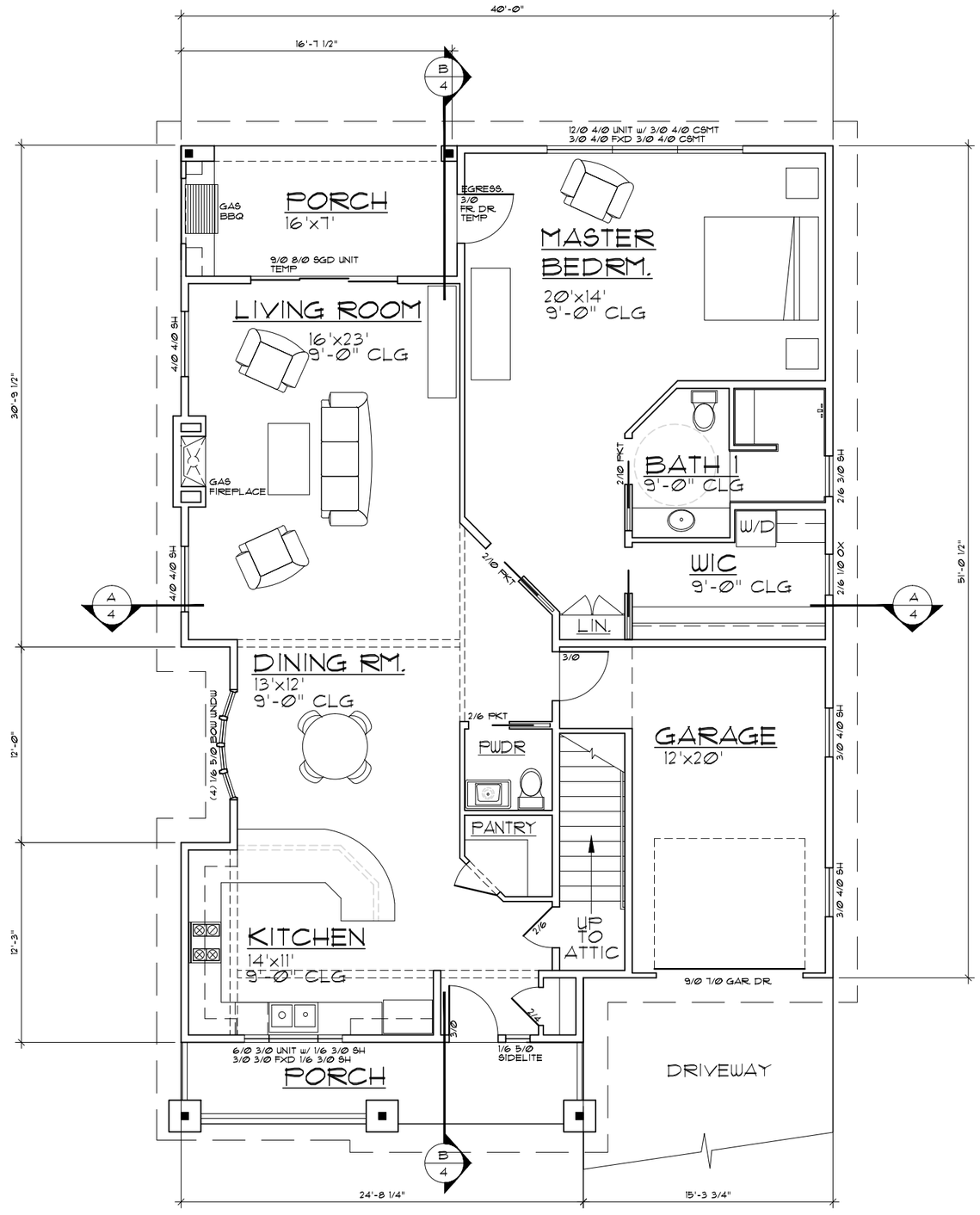
A RESIDENTIAL PROJECT FOR:
RINCON DEL RIO
RINCON WAY
NEVADA COUNTY

SHEET

COTTAGE E

4-2-19



MAIN FLOOR PLAN

1,686 SQ.FT.

COTTAGE

SCALE: 1/8" = 1'-0"

E

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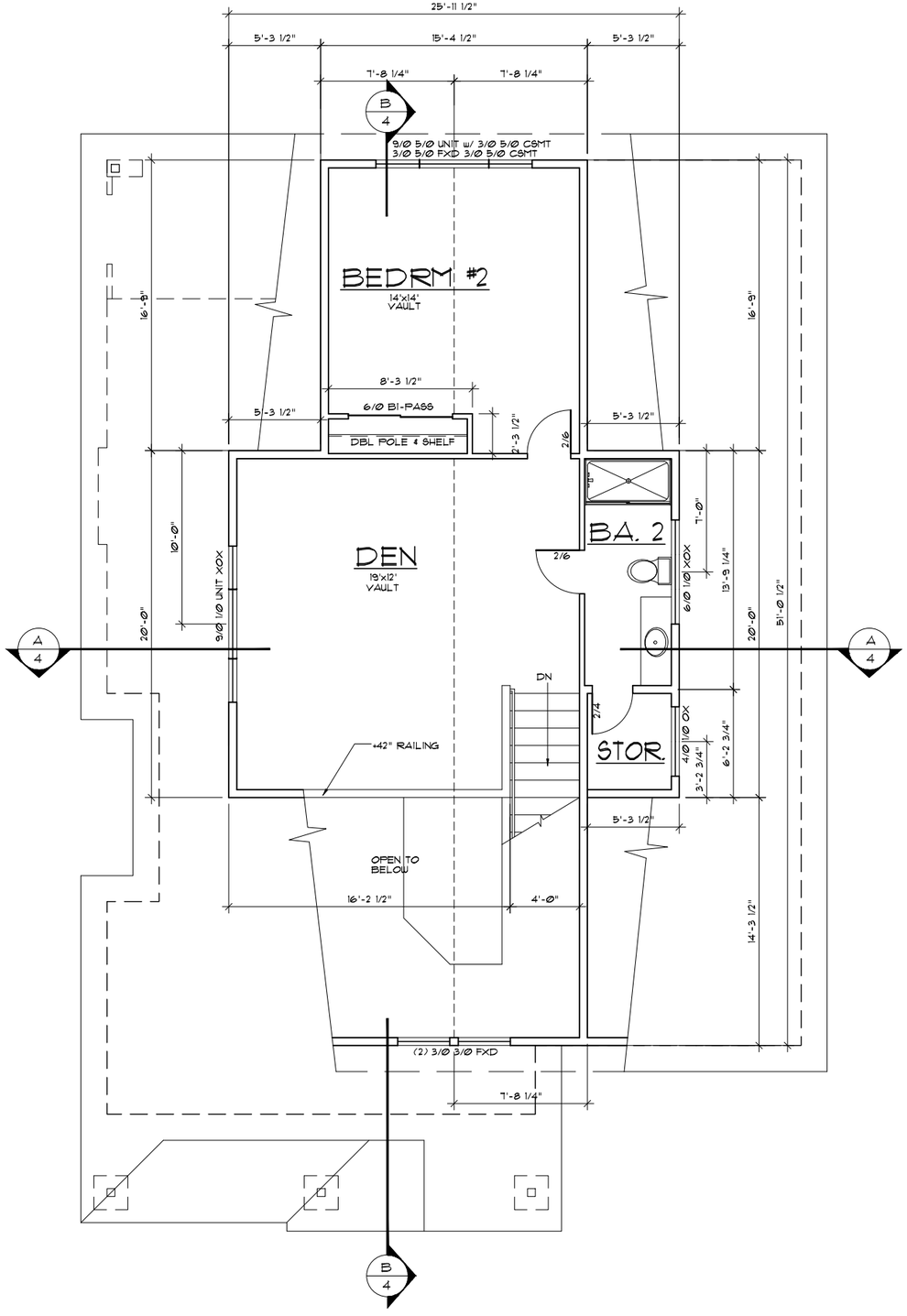
NEVADA COUNTY

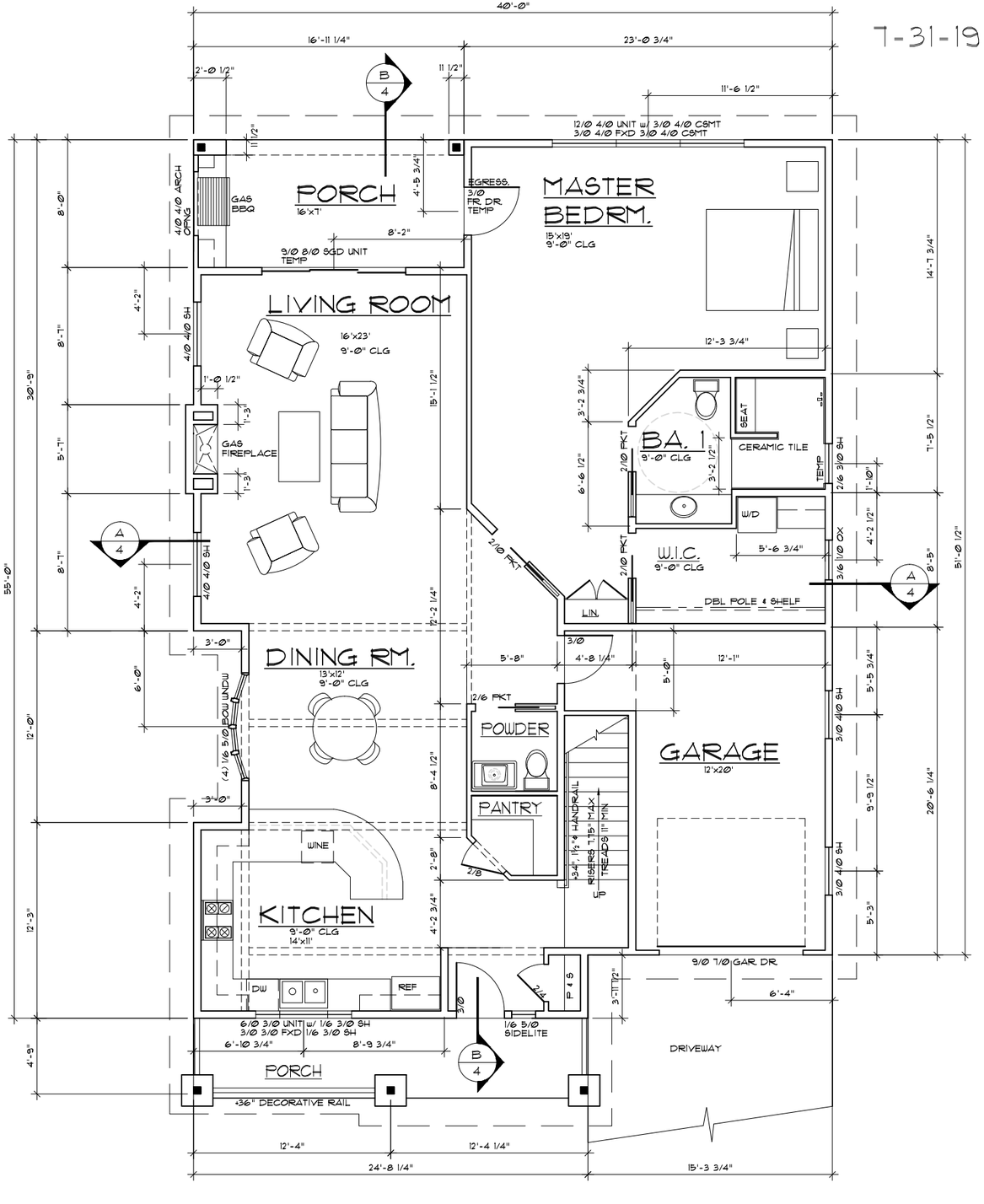
SHEET

7-31-19



UPPER FLOOR PLAN

703 SQFT.



MAIN FLOOR PLAN

1,686 SQFT.

COTTAGE W/ LOFT

SCALE: 1/4"=1'-0"
11 x 17 SCALE: 1/8"=1'-0"

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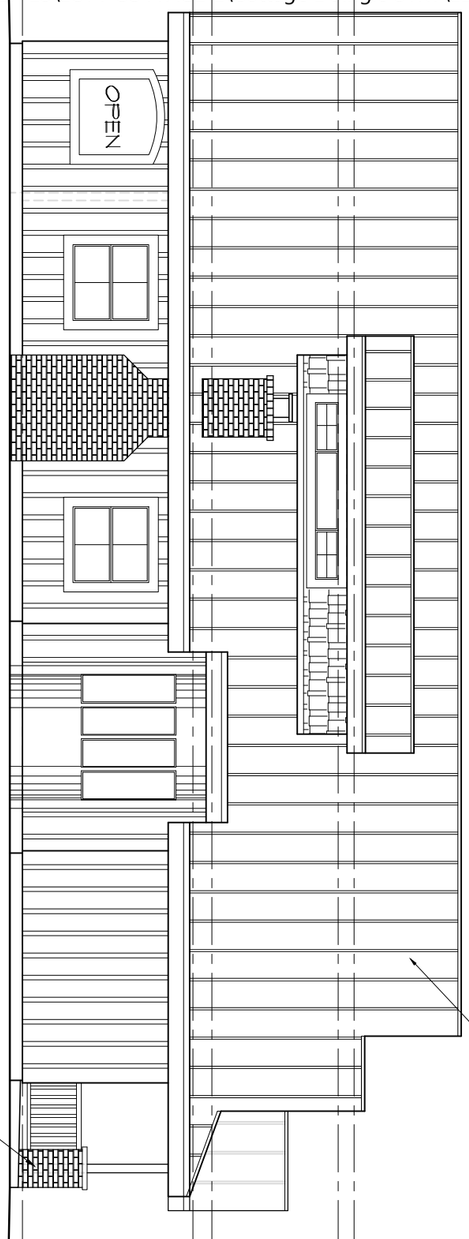
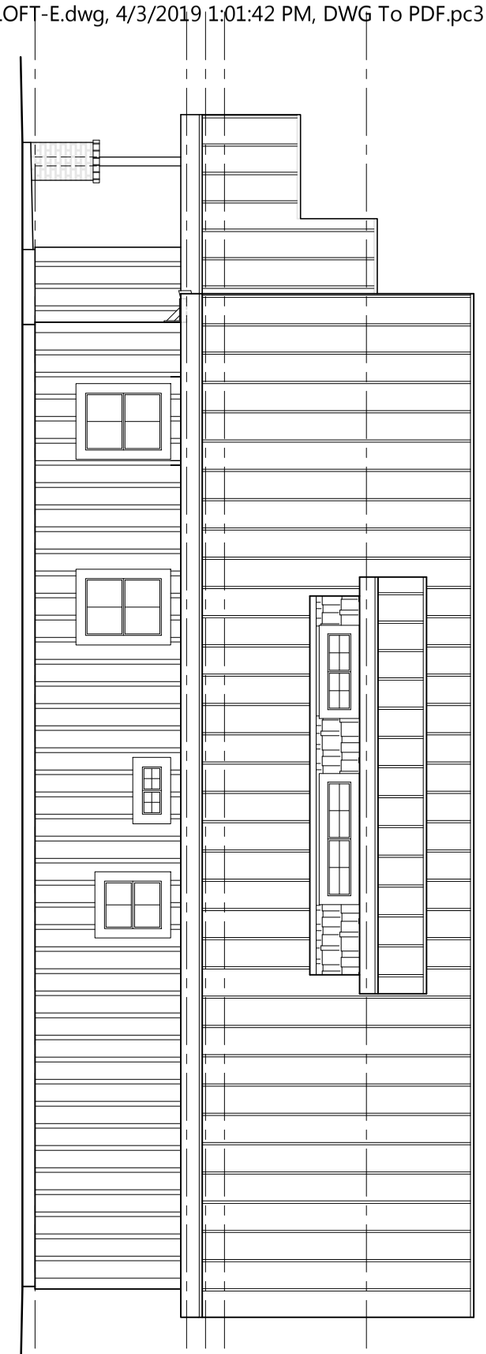
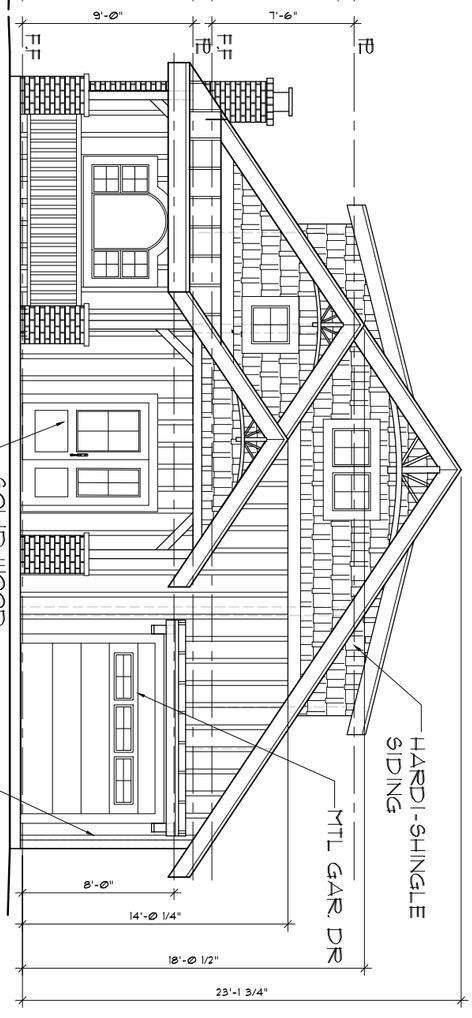
SIDE ELEVATION



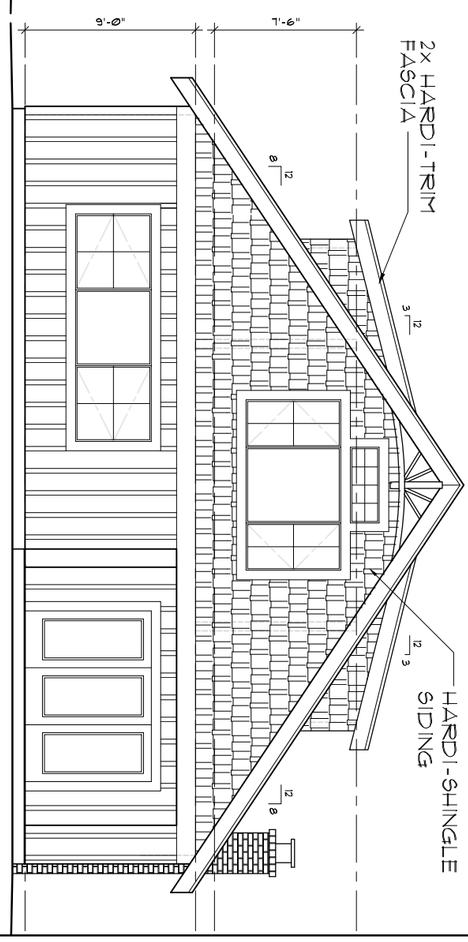
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



COTTAGE

SCALE: 1/8"=1'-0"

TWO STORY

E

4-2-19

SHEET

A RESIDENTIAL PROJECT FOR:

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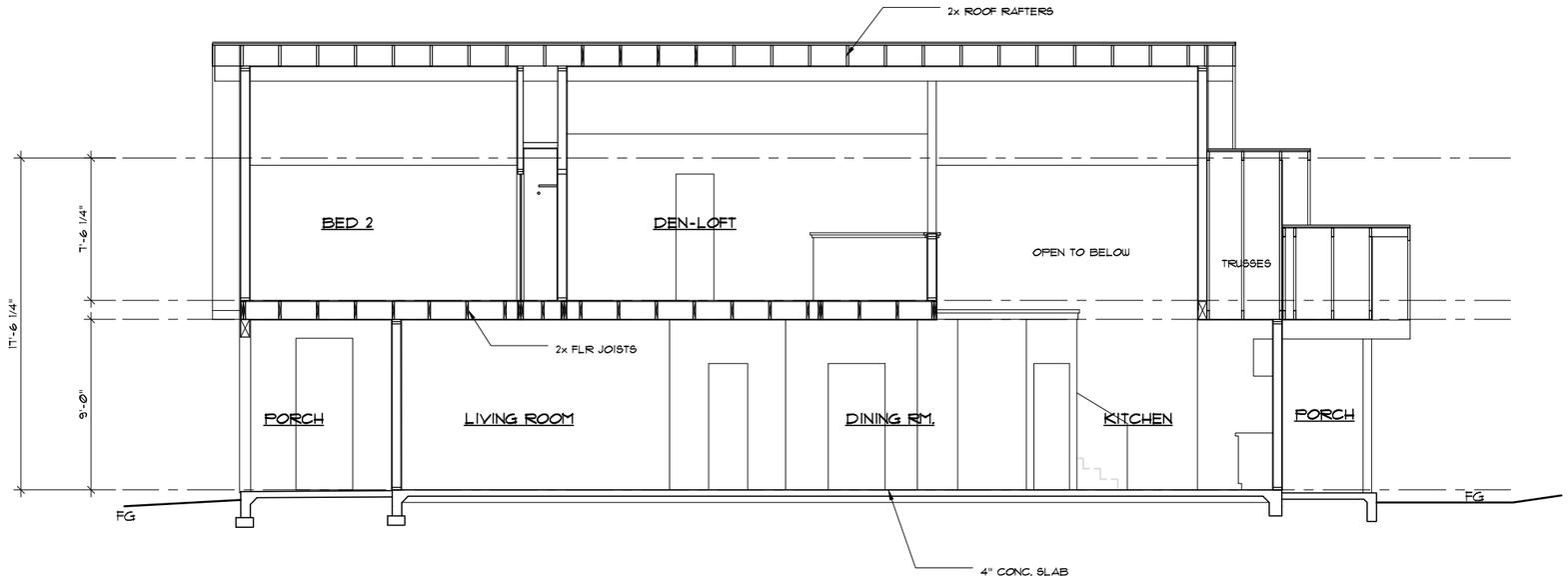
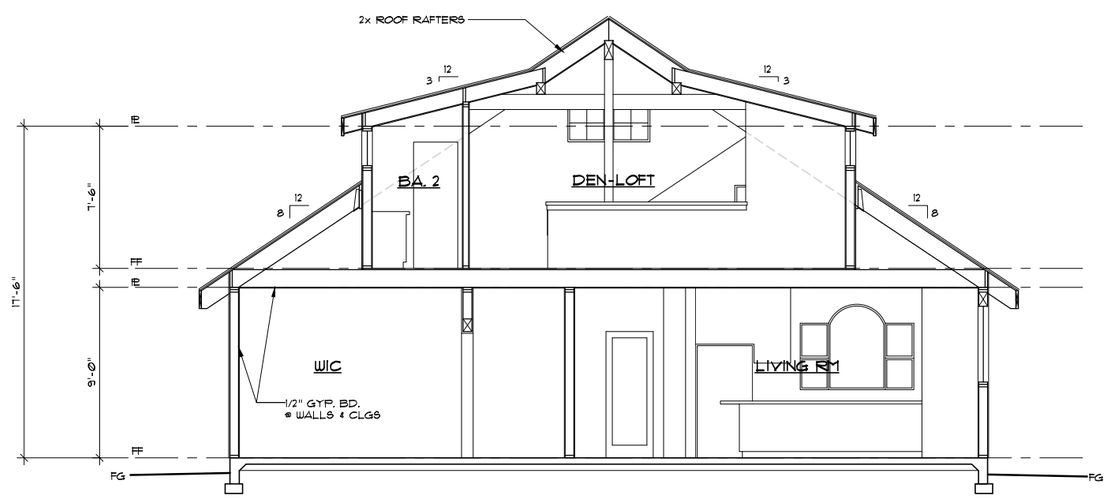


SECTION B-B



SECTION A-A

COTTAGE w/ LOFT E

SCALE: 1/4"=1'-0"
11 x 17 SCALE: 1/8"=1'-0"

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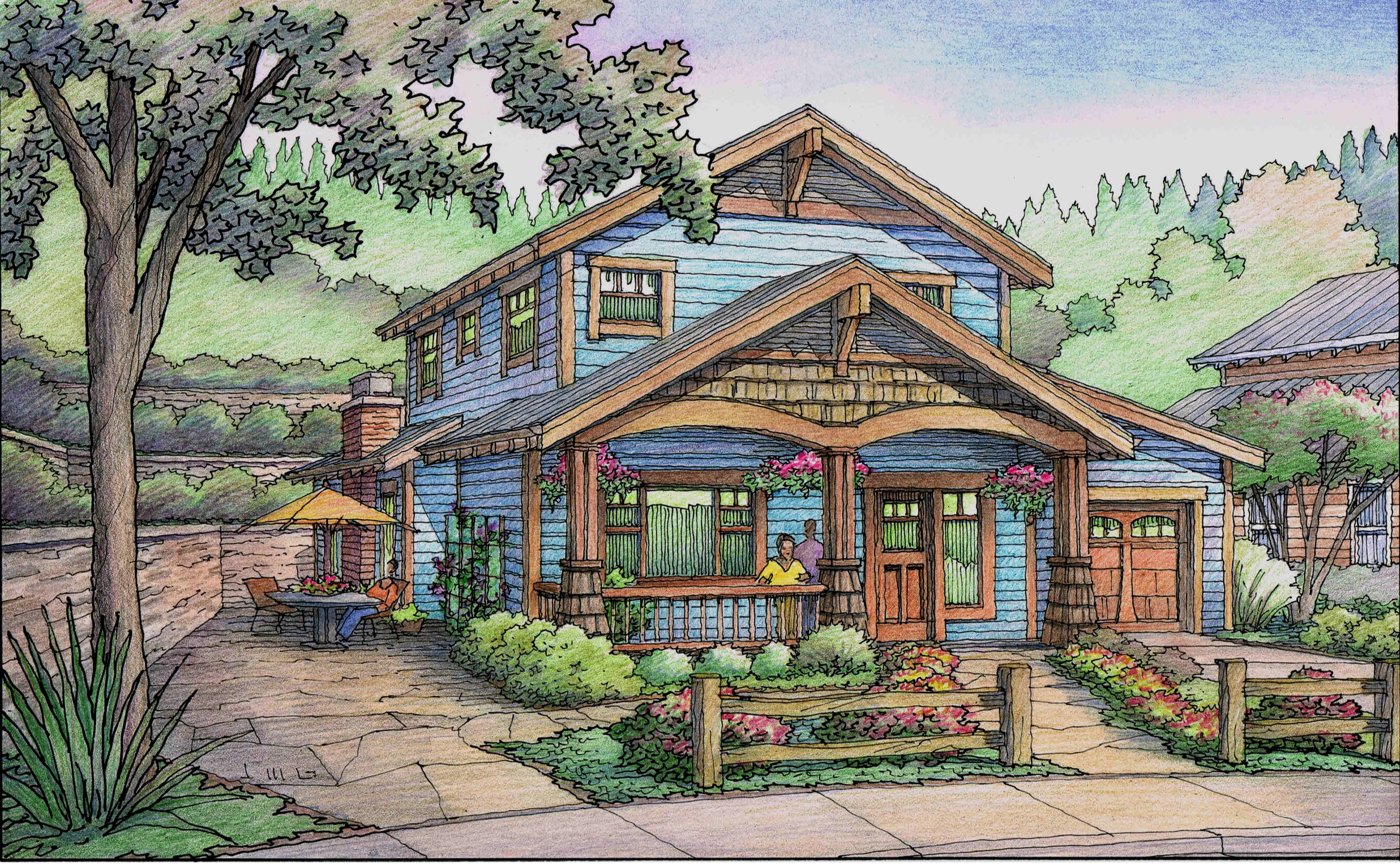
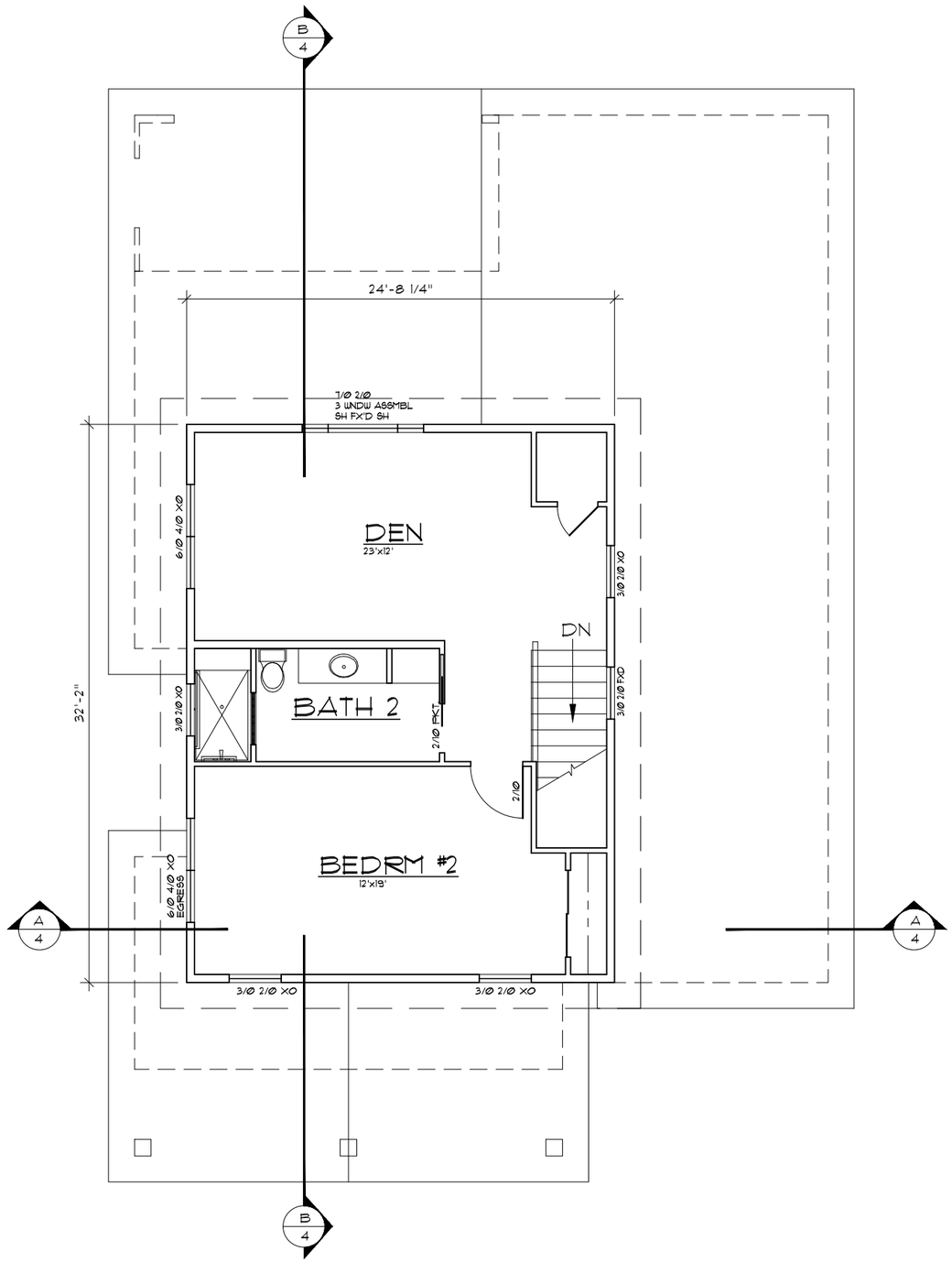
RINCON WAY
NEVADA COUNTY

SHEET

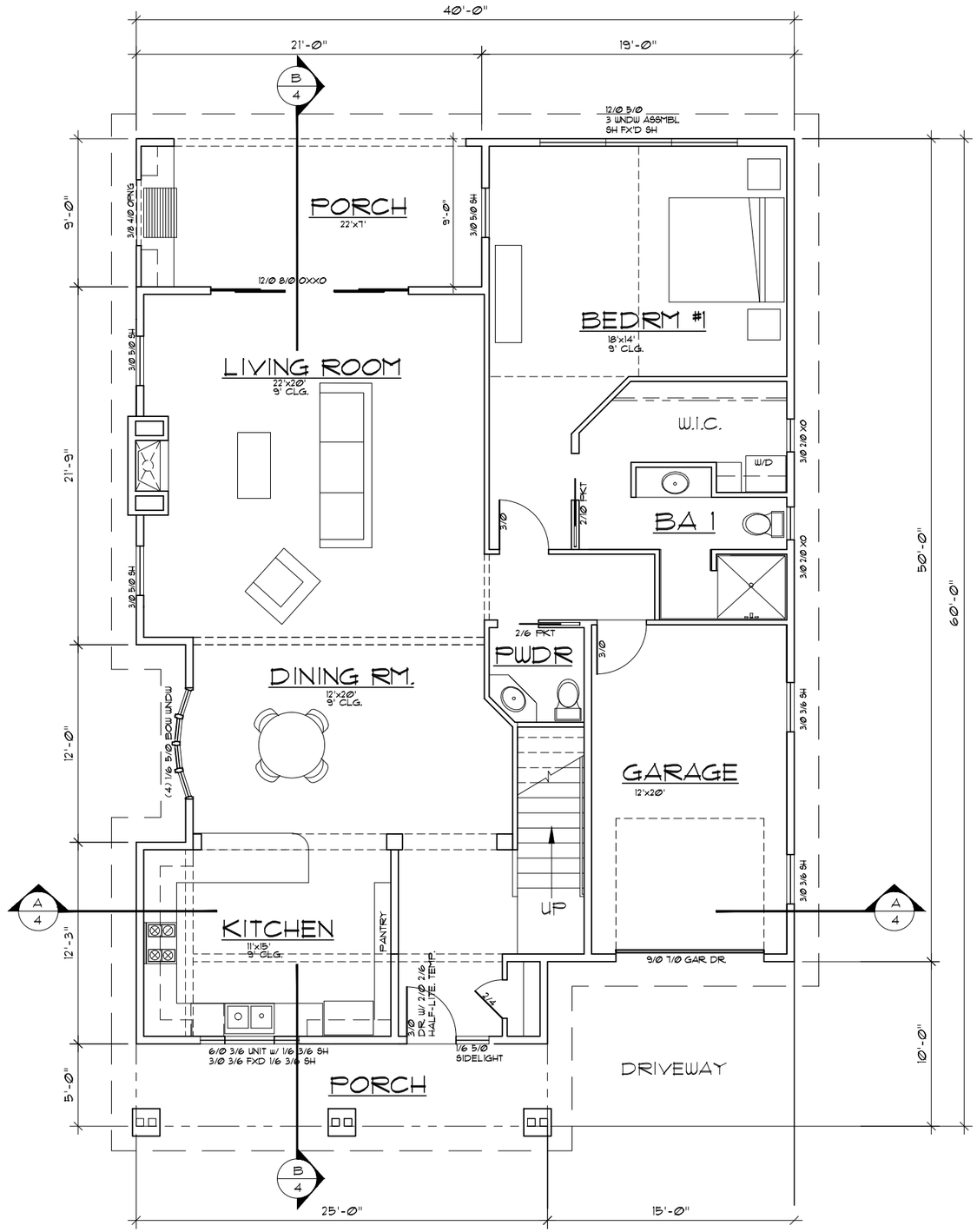


COTTAGE UP-HILL F



UPPER FLOOR PLAN

736 SQ.FT.



MAIN FLOOR PLAN

1,641 SQ.FT.

COTTAGE UP-HILL F

SCALE: 1/8"=1'-0" TWO STORY

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3/21/19

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A RESIDENTIAL PROJECT FOR:
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RINCON WAY
NEVADA COUNTY

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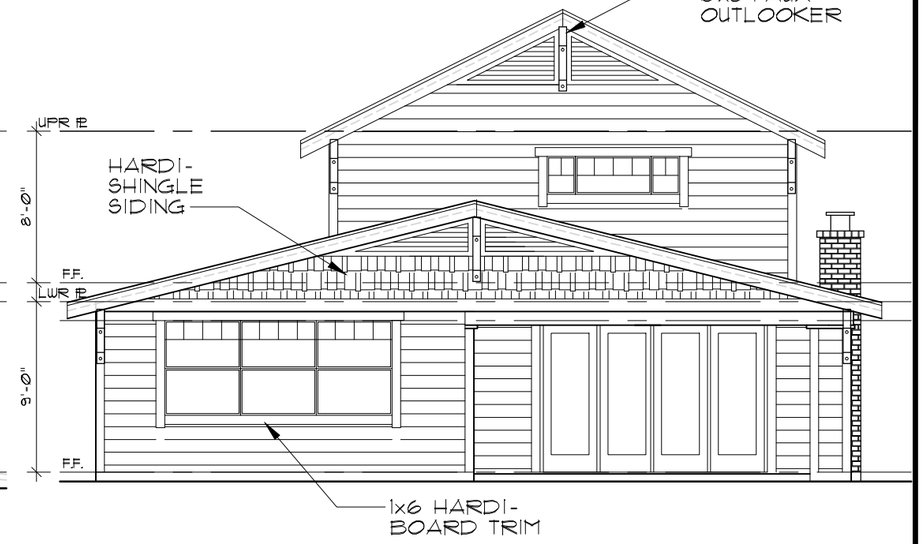
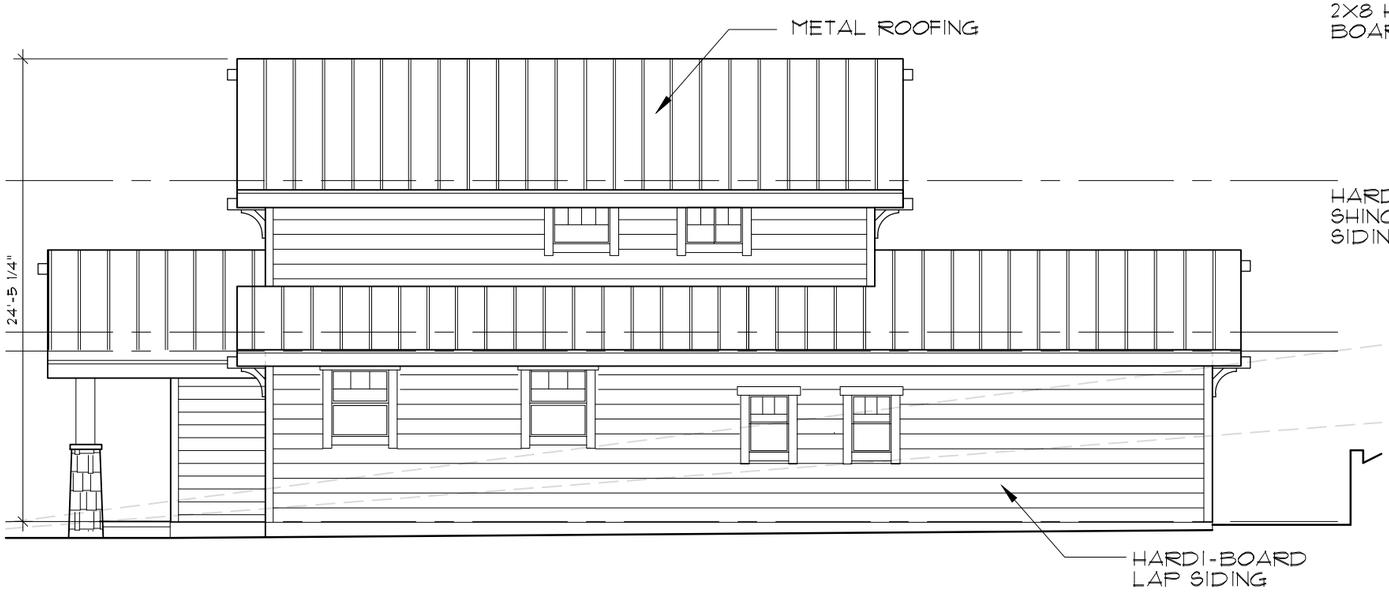
4-2-19



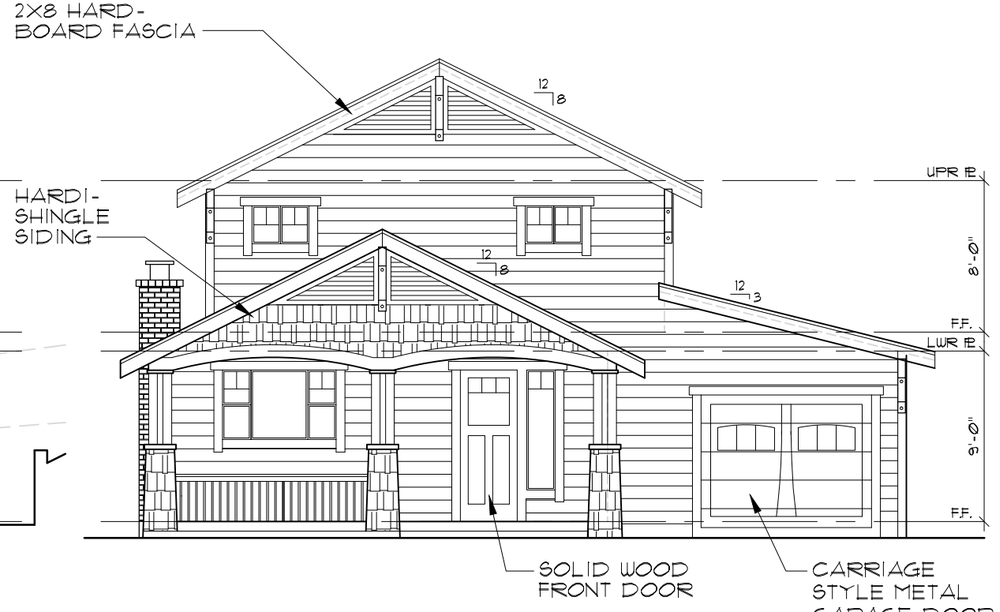
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

COTTAGE UP-HILL

SCALE: 1/8"=1'-0"

TWO STORY

F

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DATE:
2/23/19

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A RESIDENTIAL PROJECT FOR:
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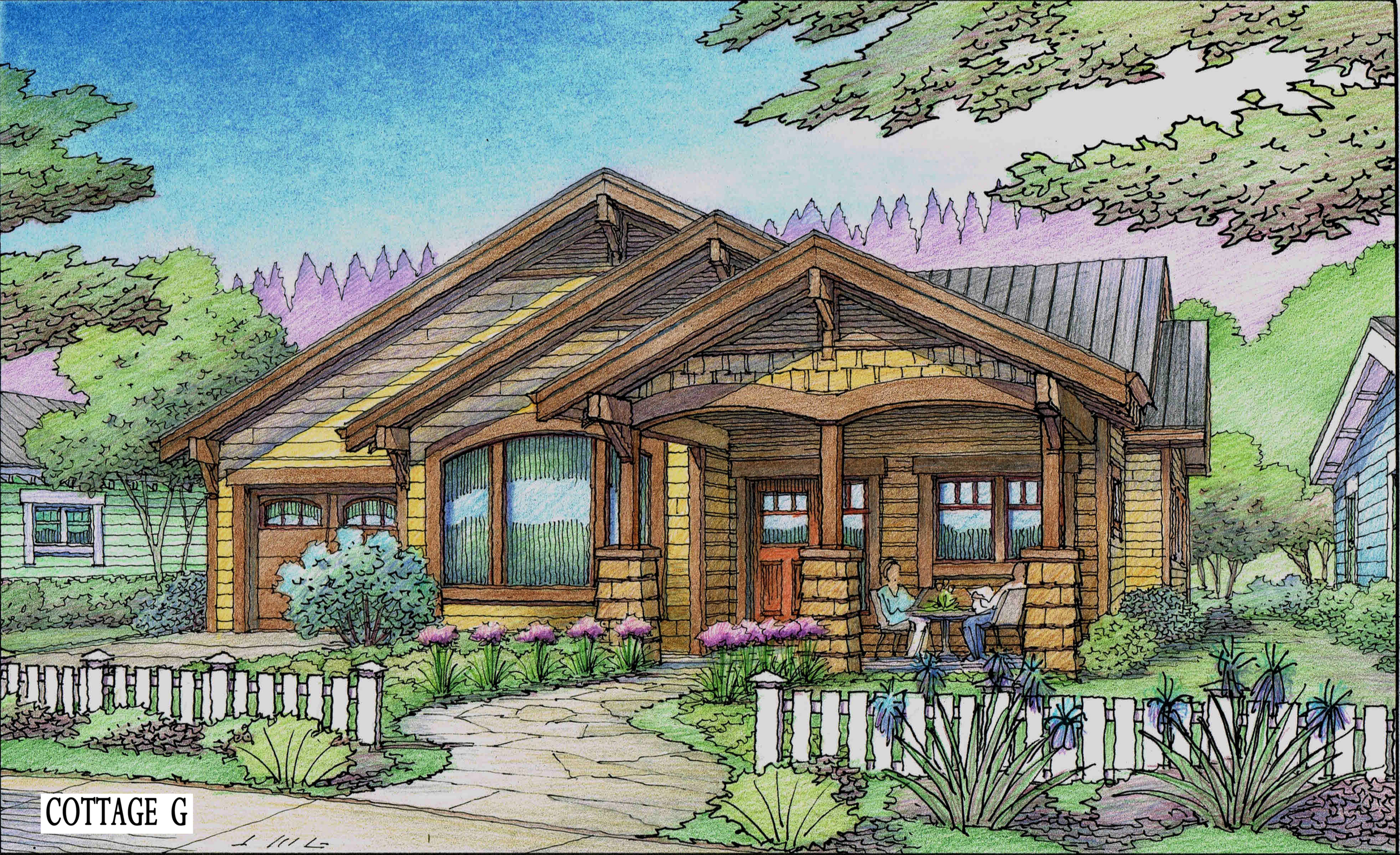
RINCON WAY
NEVADA COUNTY

SHEET


COTTAGE G

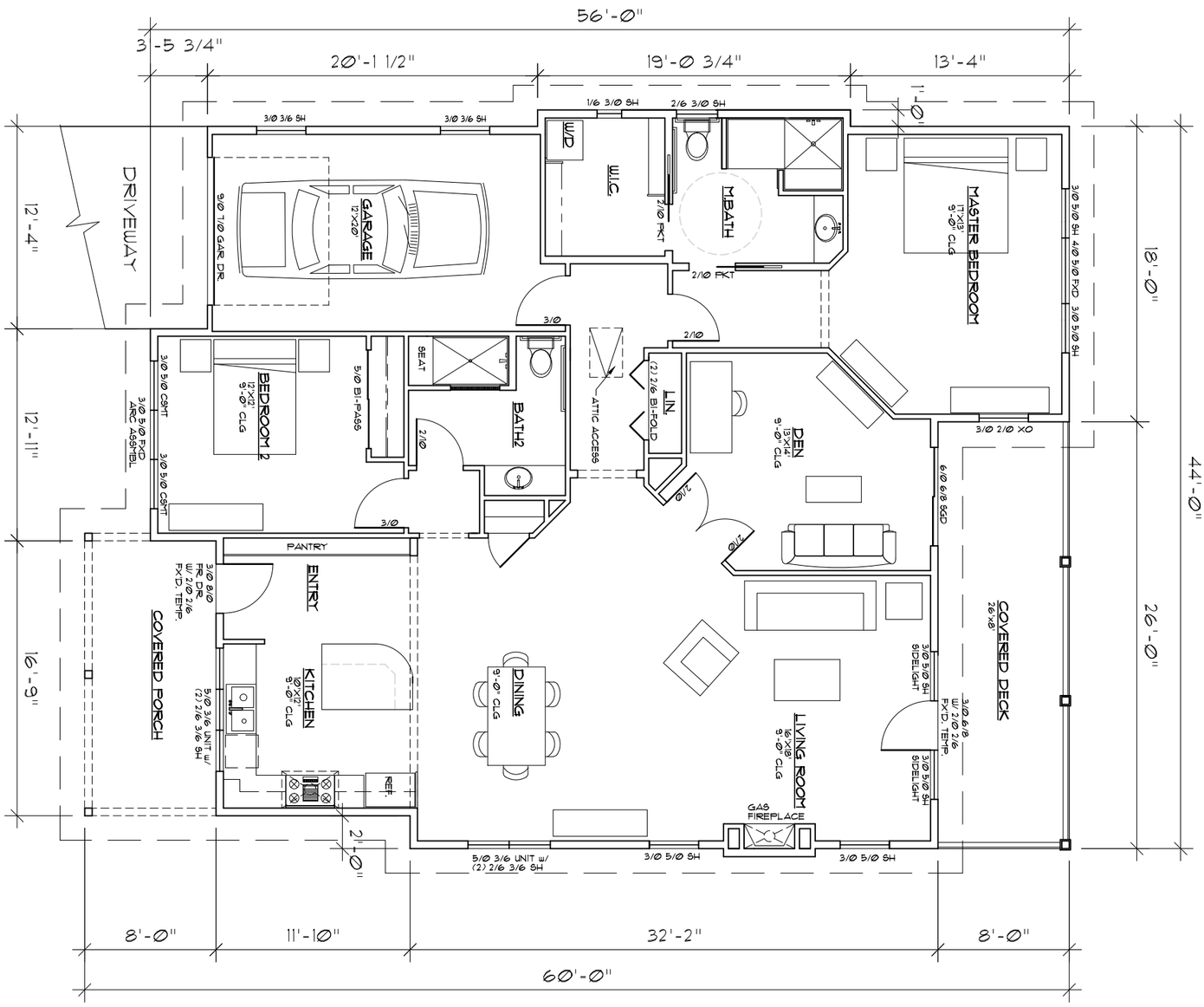
M:\MKM\RINCON DEL RIO 3-27-18\COTTAGE 1 STORY-G\01 FlrPlan.dwg, 4/3/2019 2:50:50 PM, DWG To PDF.pc3

MAIN FLOOR PLAN

1,864 SQ. FT.

2 BEDROOM COTTAGE

SCALE: 1/8"=1'-0"



G

SHEET

A RESIDENTIAL PROJECT FOR:

RINCON DEL RIO

RINCON WAY NEVADA COUNTY

MICHAEL KENT MURPHY
ARCHITECT
500 AUBURN FOLSOM RD. SUITE 100
AUBURN CA 95603 - (530) 823-3379

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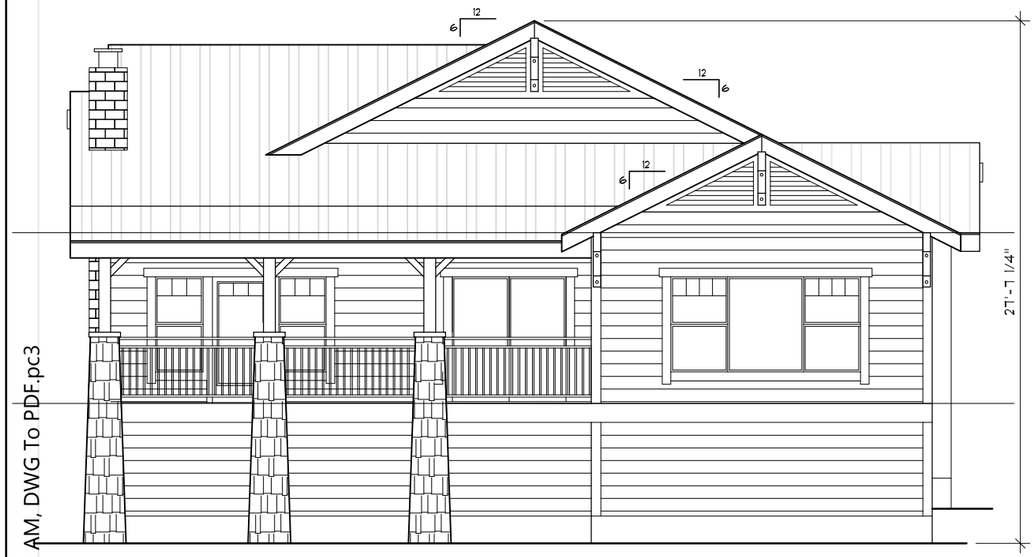
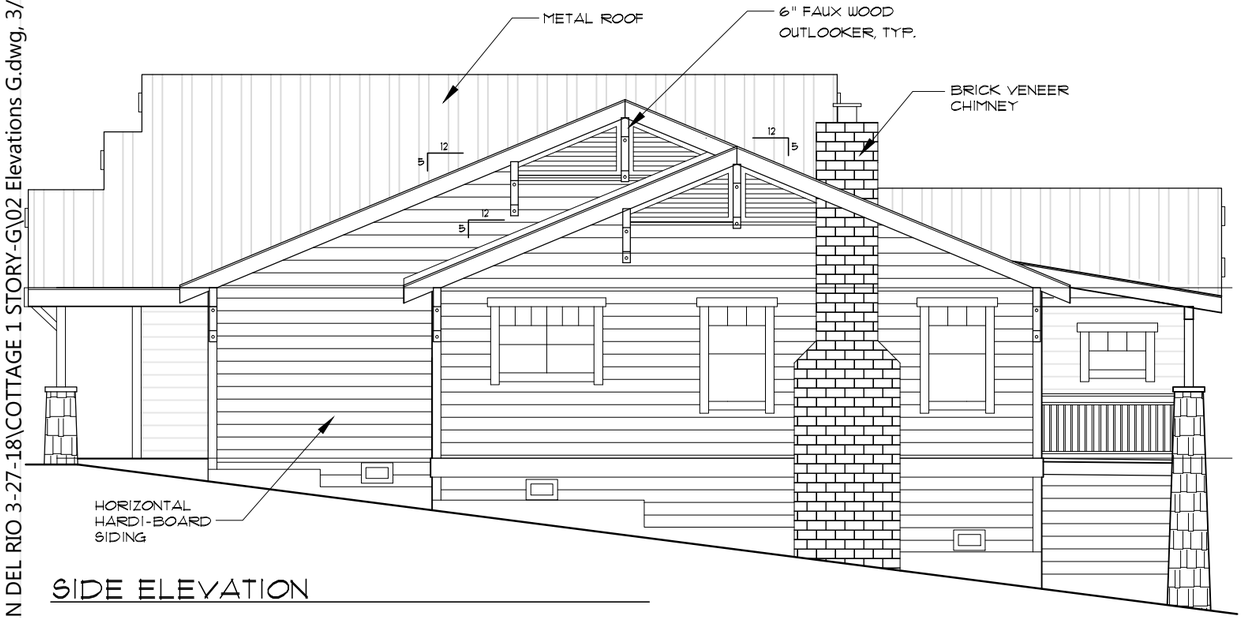


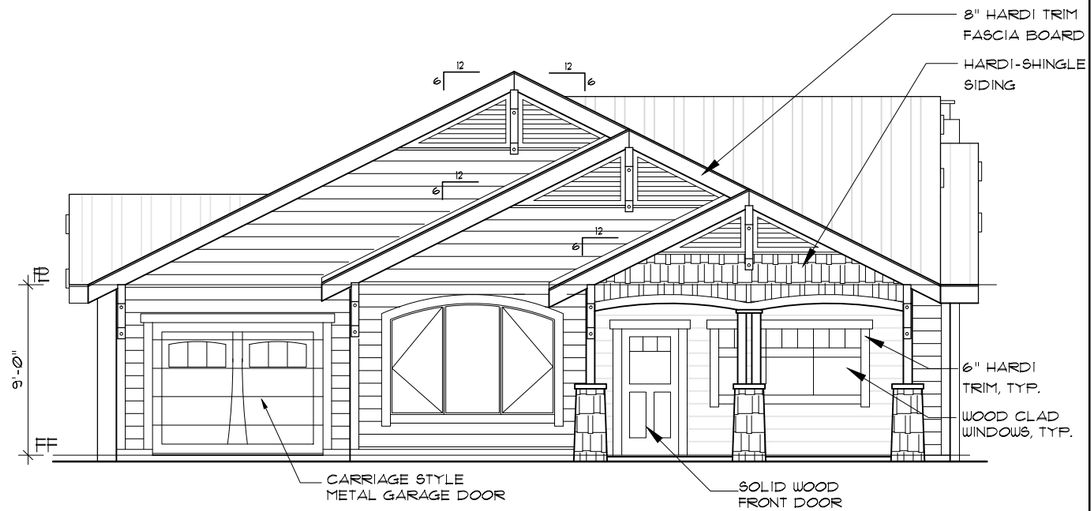
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

SCALE: 1/8"=1'-0"

2 BEDROOM COTTAGE

G

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DATE:
3/21/18

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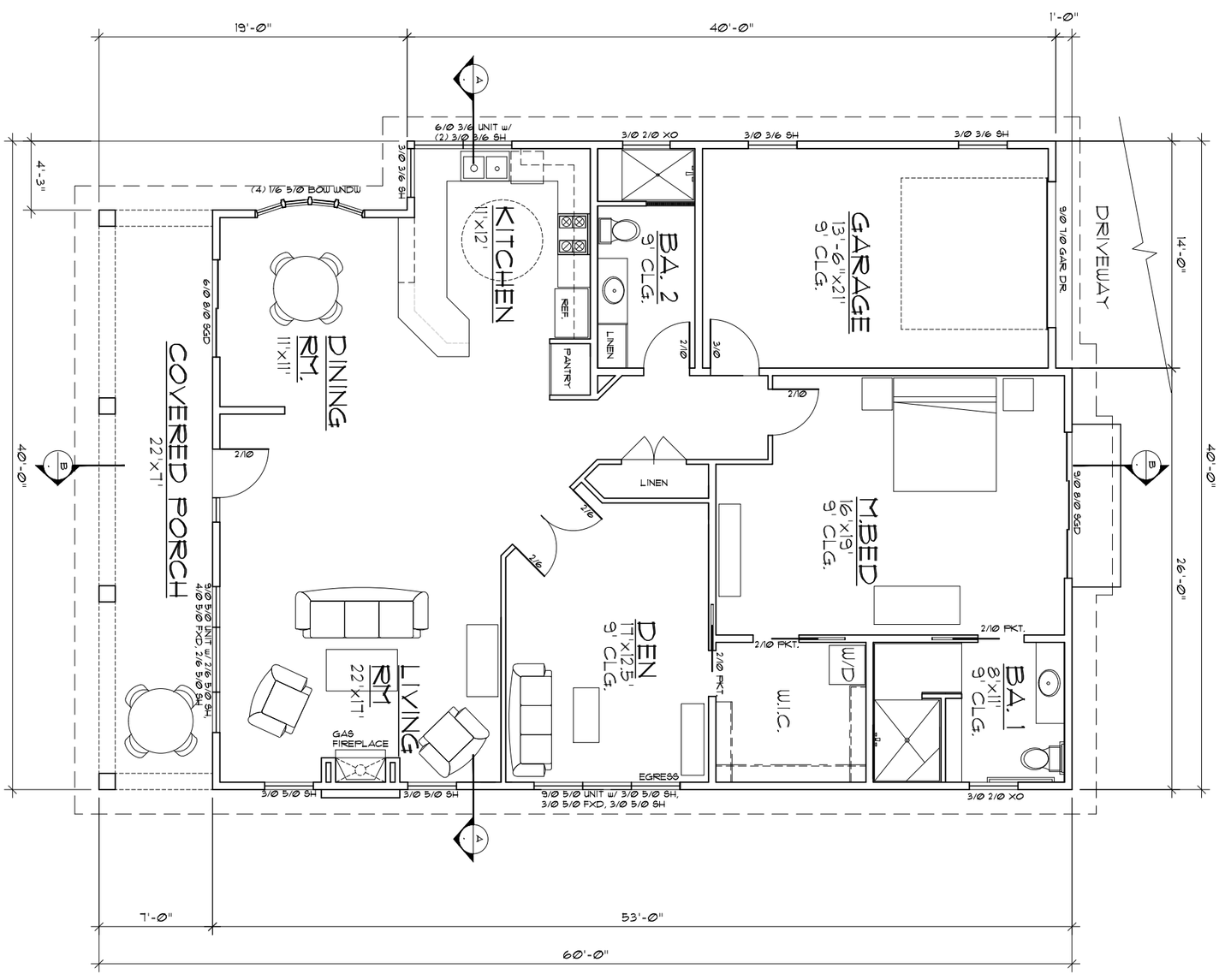
POCKET BUNGALOW H

M:\MKM\RINCON DEL RIO 3-27-18\Pocket Bungalow-H\Pocket Bungalow-H\FLRPLN PktBungalow-H.dwg, 4/11/2019 2:16:50 PM, DWG To PDF.pc3

POCKET BUNGALOW FLOOR PLAN

1,737 SQ. FT.

SCALE: 1/8" = 1'-0"



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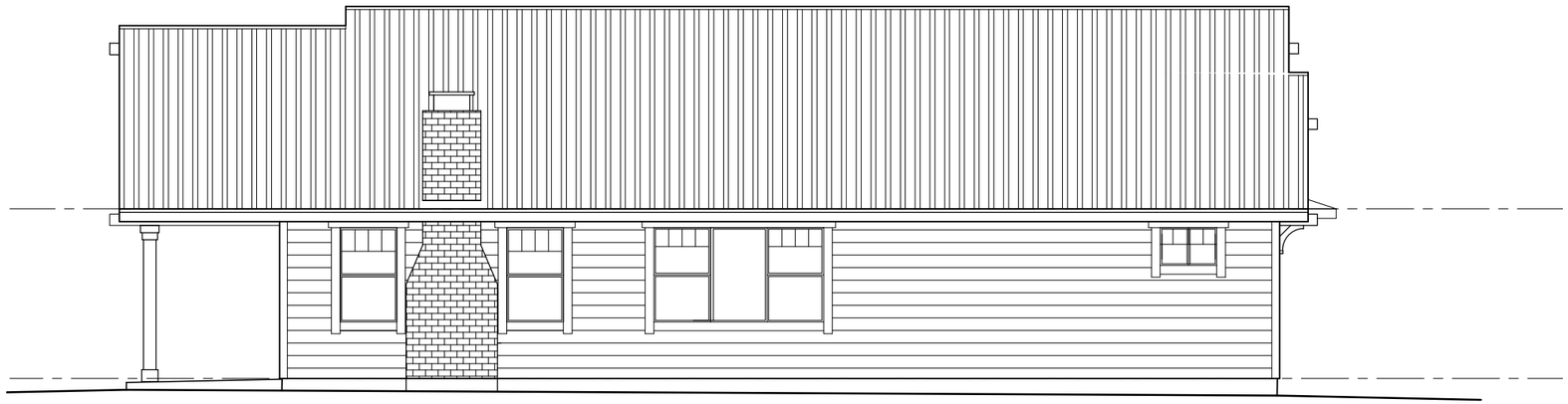
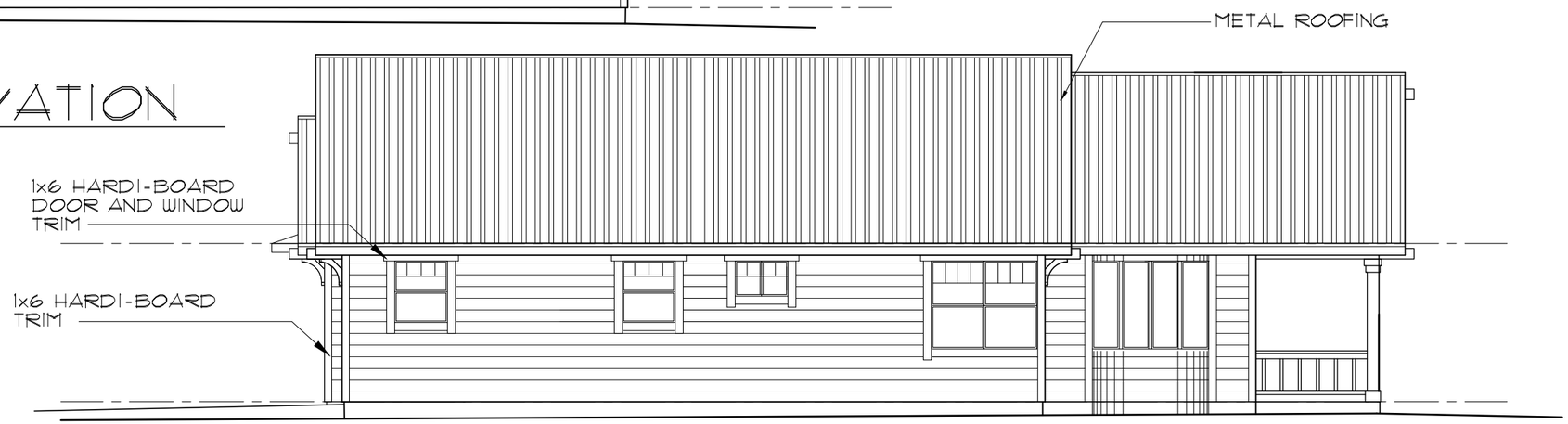
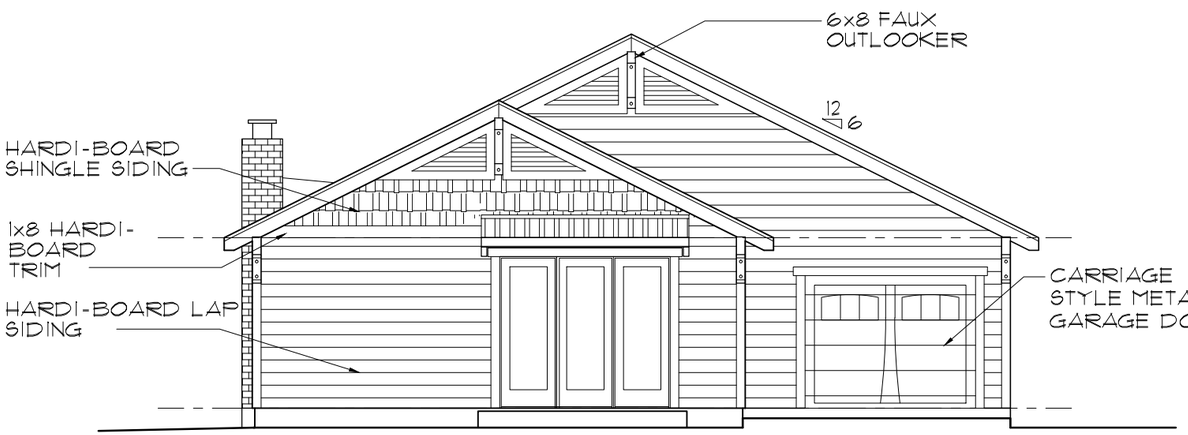
SHEET	A RESIDENTIAL PROJECT FOR: RINCON DEL RIO RINCON WAY NEVADA COUNTY	MICHAEL KENT MURPHY ARCHITECT 500 AUBURN FOLSOM RD. SUITE 100 AUBURN CA 95603 - (530) 823-3379	NOT FOR CONSTRUCTION DRAWN BY: MKM DATE: 3/21/19 REVISED - -



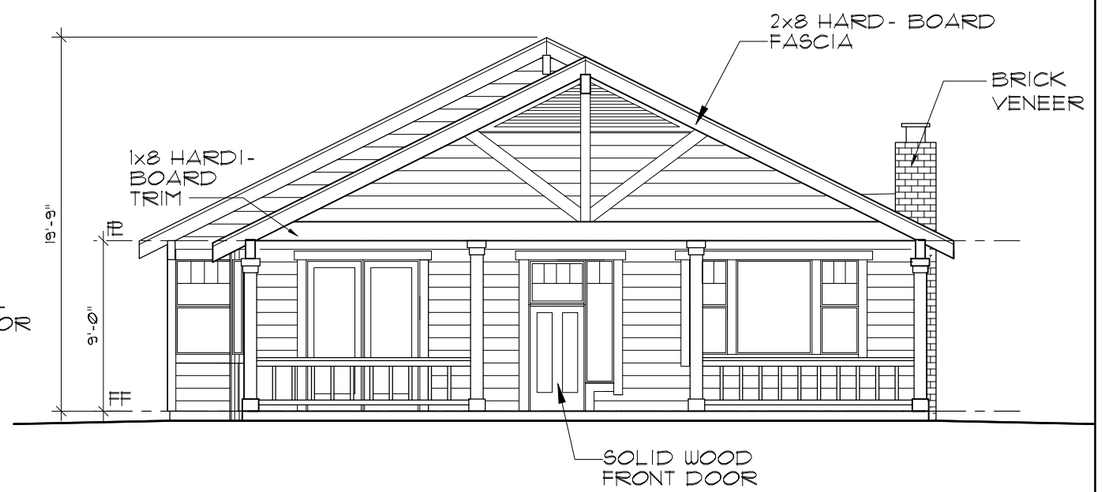
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



GARAGE ELEVATION



FRONT ELEVATION

POCKET BUNGALOW (H)

SCALE: 1/8"=1'-0"

SINGLE LEVEL

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A RESIDENTIAL PROJECT FOR:
RINCON DEL RIO
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NEVADA COUNTY

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5 UNIT ATTACHED CONDOMINIUMS

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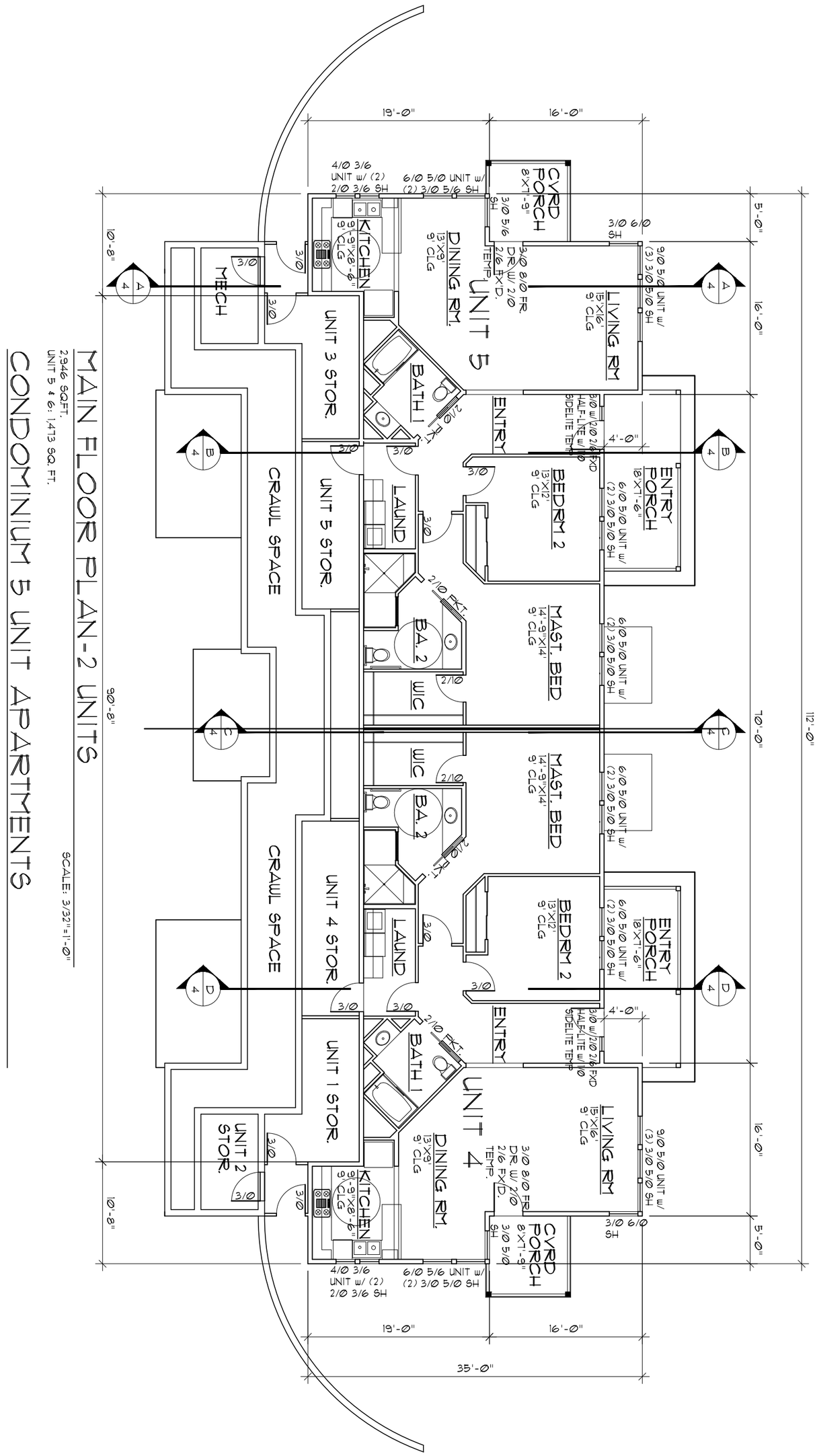
CONDOMINIUM 5 UNIT APARTMENTS

MAIN FLOOR PLAN-2 UNITS

2,946 SQ.FT.
UNIT 5 & 6: 1,473 SQ. FT.

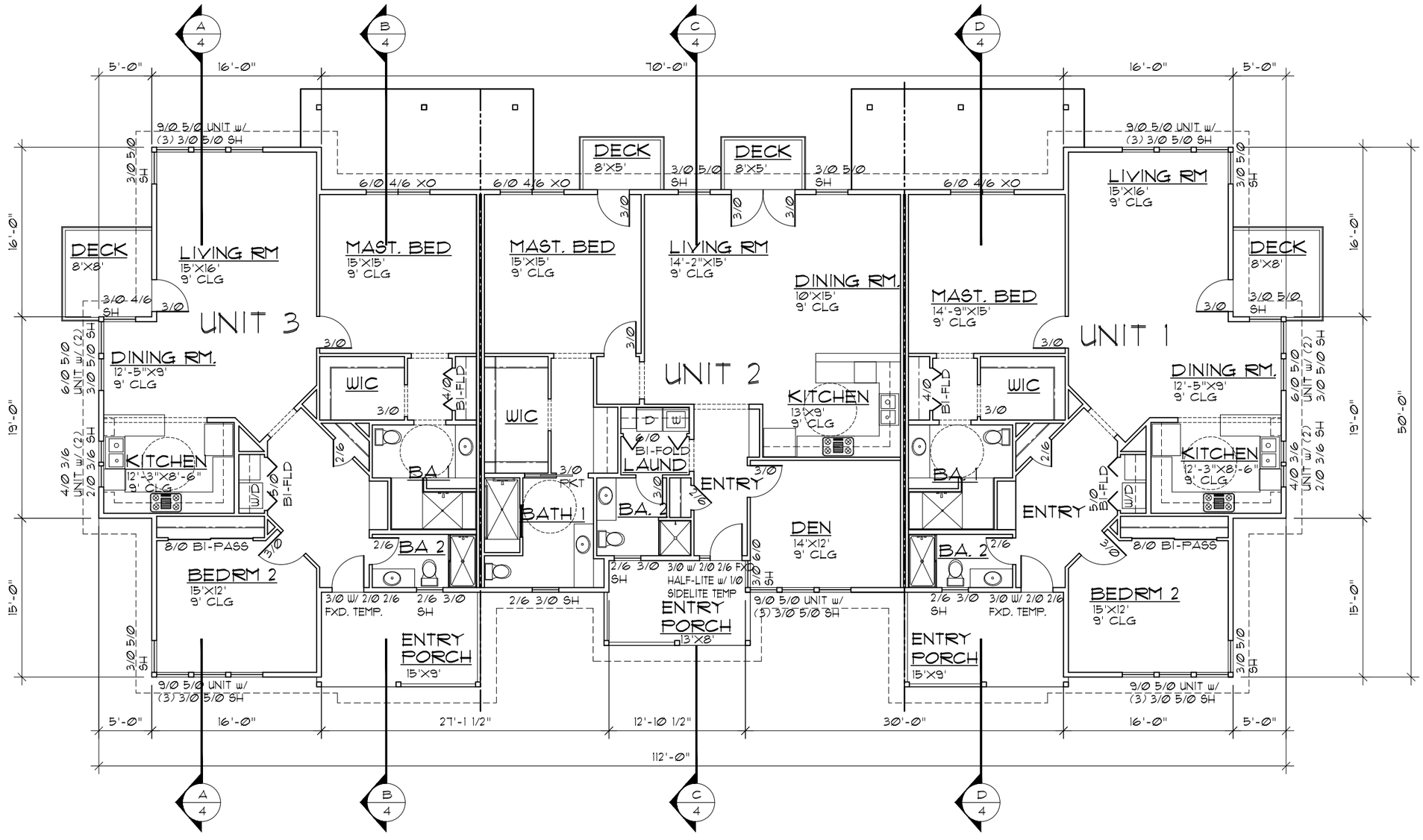
SCALE: 3/32"=1'-0"



4-4-19

SHEET	A RESIDENTIAL PROJECT FOR: RINCON DEL RIO RINCON WAY — NEVADA COUNTY	MICHAEL KENT MURPHY ARCHITECT 500 AUBURN FOLSOM RD. SUITE 100 AUBURN CA 95603 - (530) 823-3379	NOT FOR CONSTRUCTION	REVISED - DRAWN BY: MKM DATE: 5/2/18

3-7-19



UPPER FLOOR PLAN-3 UNITS

4,411 SQ. FT.
UNIT 1 & 3: 1,465 SQ. FT.
UNIT 2: 1,481 SQ. FT.

SCALE: 3/32"=1'-0"

CONDOMINIUM 5 UNIT APARTMENTS

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A RESIDENTIAL PROJECT FOR:
RINCON DEL RIO
RINCON WAY
NEVADA COUNTY

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4-4-19



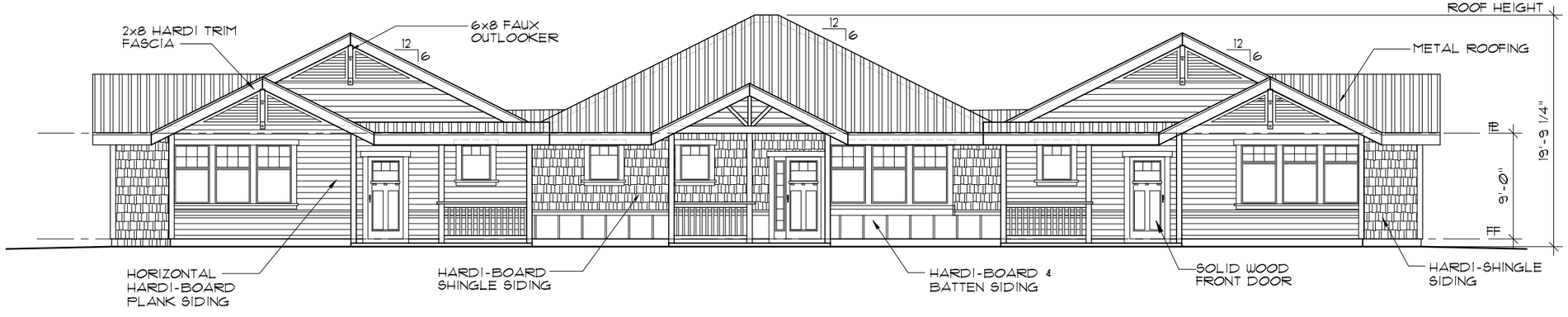
DOWNHILL ELEVATION



SIDE ELEVATION



SIDE ELEVATION



UPHILL ELEVATION

SCALE: 3/32"=1'-Ø"

5 UNIT ATTACHED CONDOMINIUMS

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14 UNIT CONDOMINIUMS

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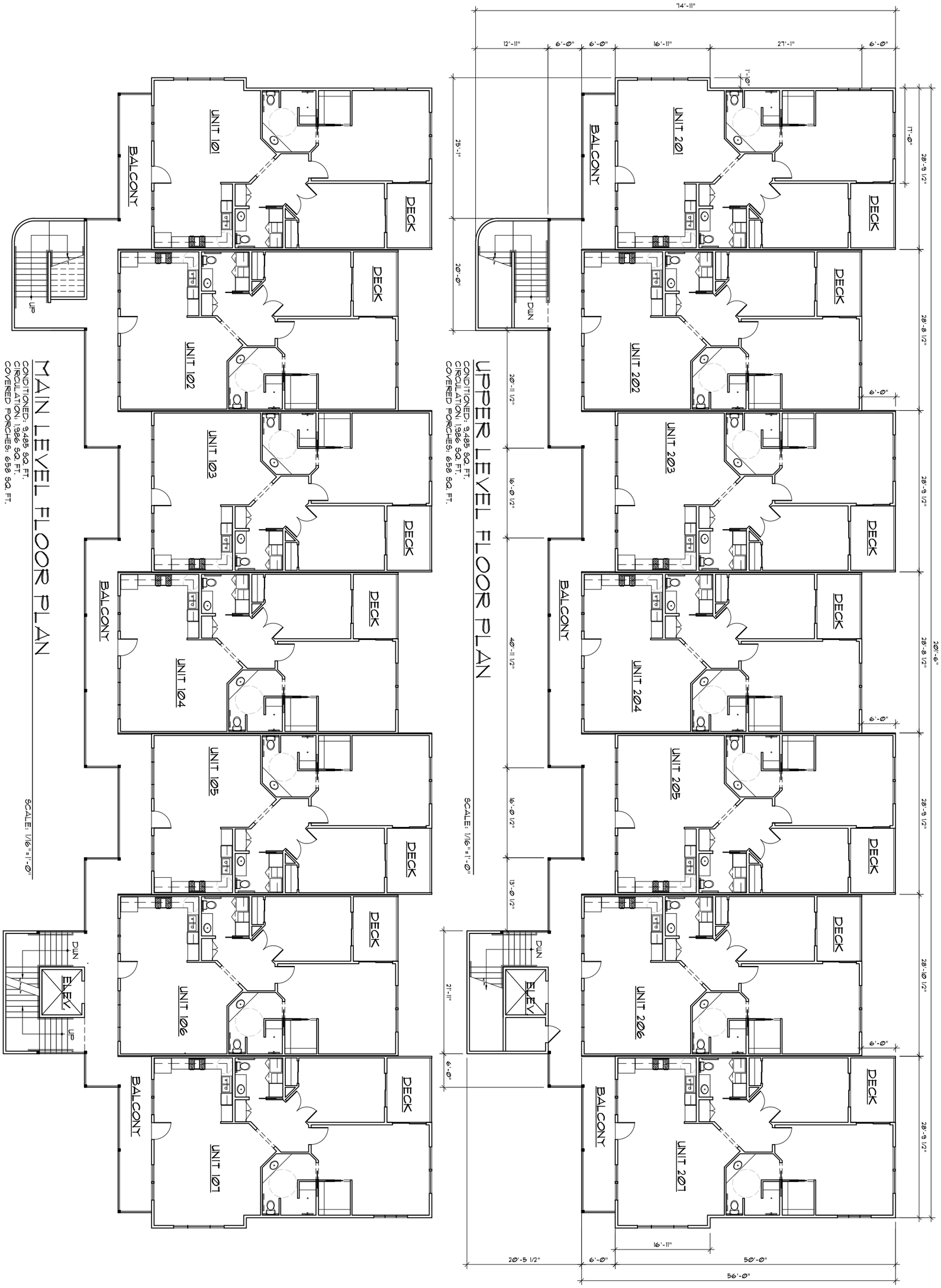

SHEET	A RESIDENTIAL PROJECT FOR: RINCON DEL RIO RINCON WAY — NEVADA COUNTY	MICHAEL KENT MURPHY ARCHITECT 500 AUBURN FOLSOM RD. SUITE 100 AUBURN CA 95603 - (530) 823-3379	NOT FOR CONSTRUCTION DRAWN BY: MKM DATE: 3/21/19 REVISED

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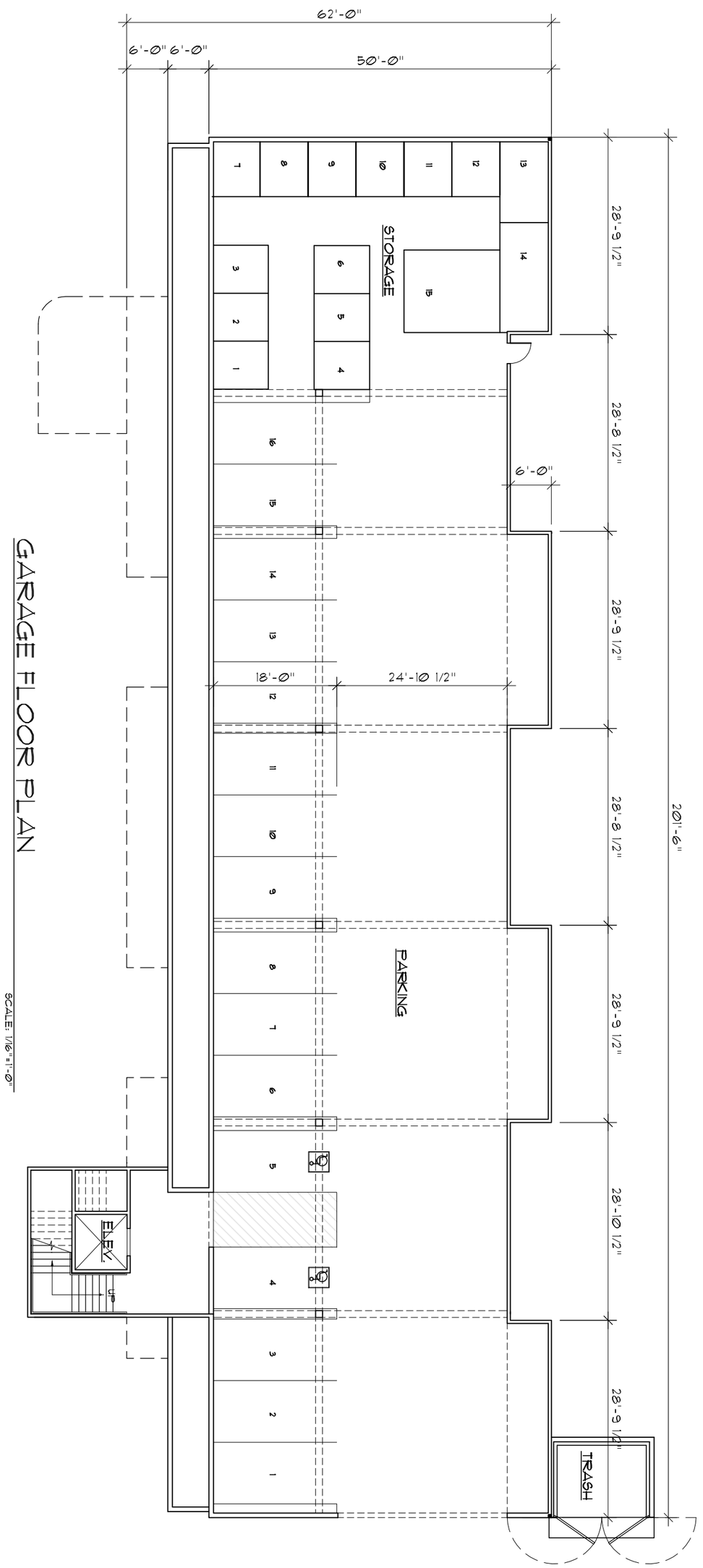

GARAGE FLOOR PLAN

SCALE: 1/16"=1'-0"

A RESIDENTIAL PROJECT FOR:

RINCON DEL RIO

RINCON WAY NEVADA COUNTY

MICHAEL KENT MURPHY
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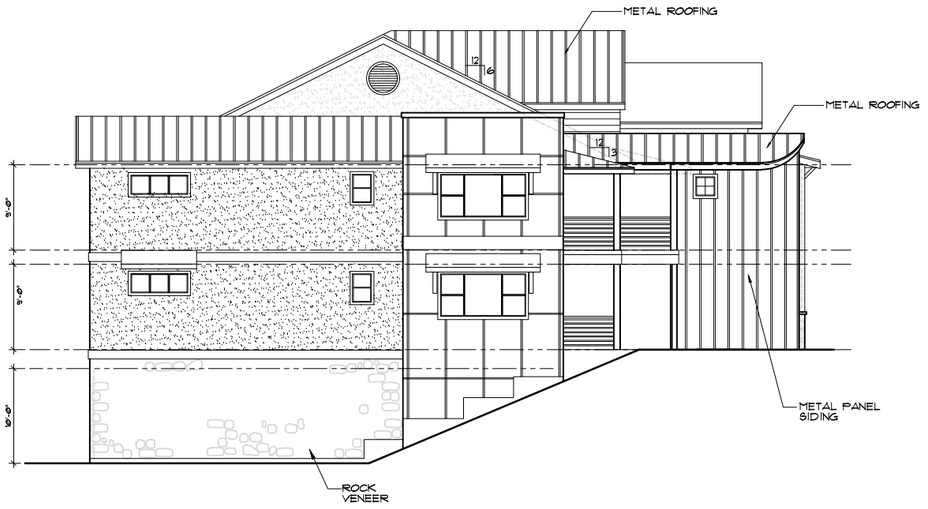
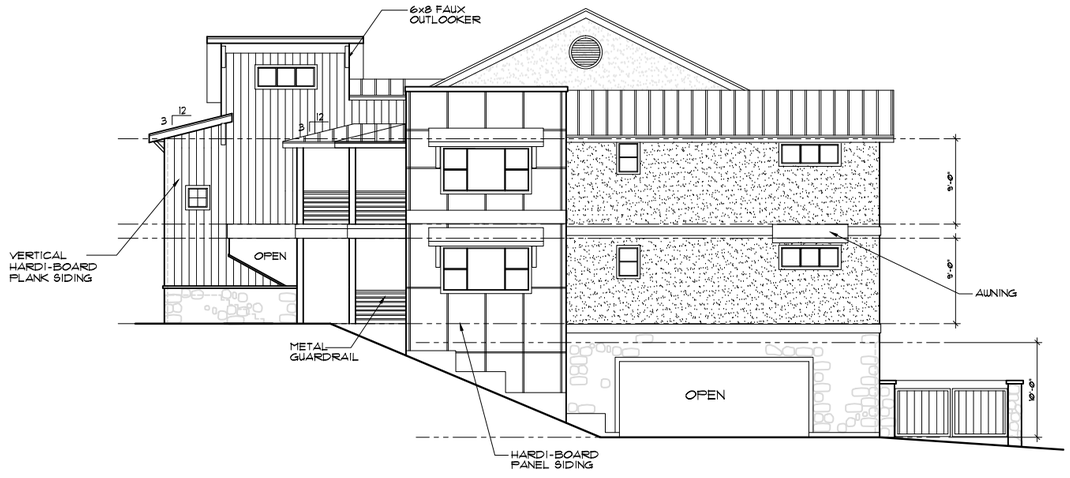
REAR ELEVATION

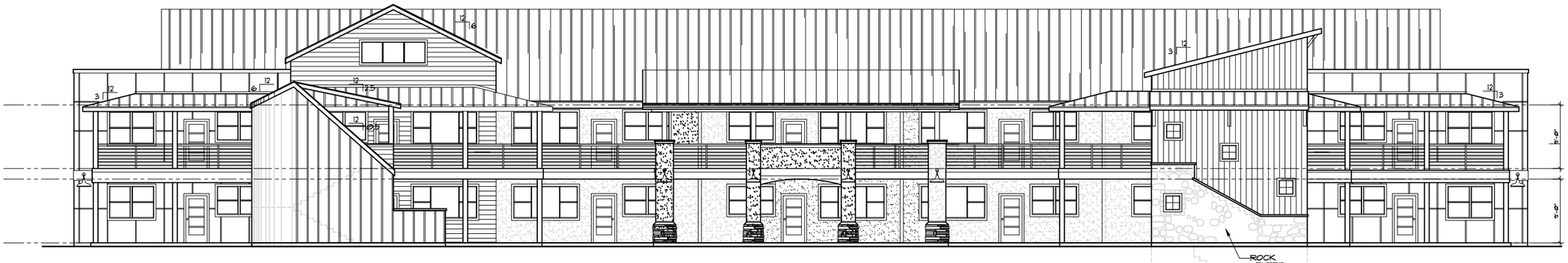
SCALE: 1"=10'-0"



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

SCALE: 1/16"=1'-0"

14 UNIT CONDOS

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NEVADA COUNTY

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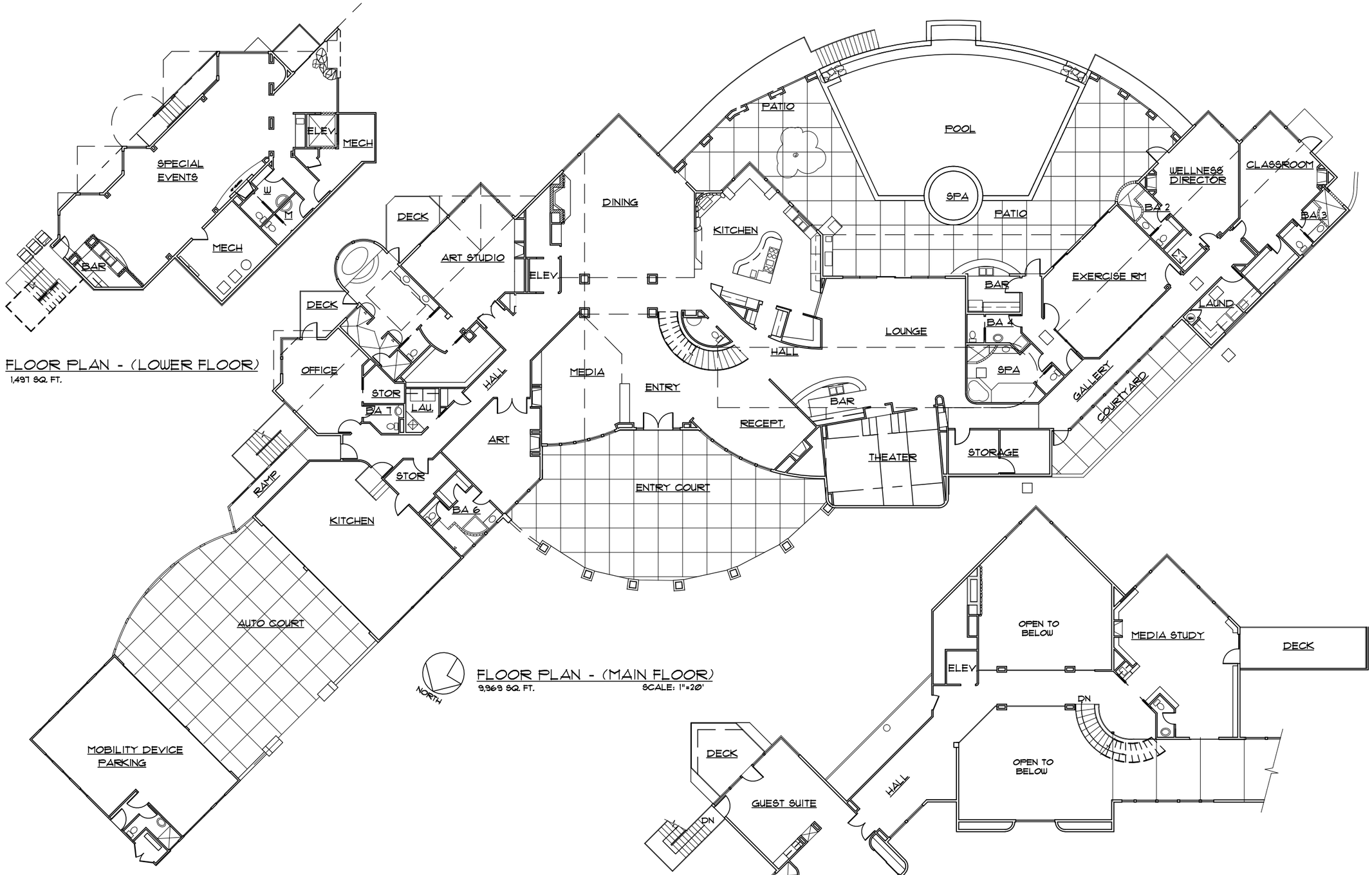
RINCON DEL RIO CLUBHOUSE



FLOOR PLAN - (LOWER FLOOR)
1,497 SQ. FT.

FLOOR PLAN - (MAIN FLOOR)
9,969 SQ. FT. SCALE: 1"=20'

FLOOR PLAN - (UPPER FLOOR)
2,356 SQ. FT.

EXISTING CLUBHOUSE

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A RESIDENTIAL PROJECT FOR:
RINCON DEL RIO
RINCON WAY
NEVADA COUNTY

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EAST ELEVATION



NORTH ELEVATION



SOUTHEAST ELEVATION

SCALE: 3/64"=1'-0"

EXISTING CLUBHOUSE

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RINCON WAY
NEVADA COUNTY

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SIDE ELEVATION

SCALE: 1"=20'



REAR ELEVATION



SIDE ELEVATION



MEMORY CARE-FRONT ELEVATION

SCALE: 1"=20'

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RINCON WAY
NEVADA COUNTY

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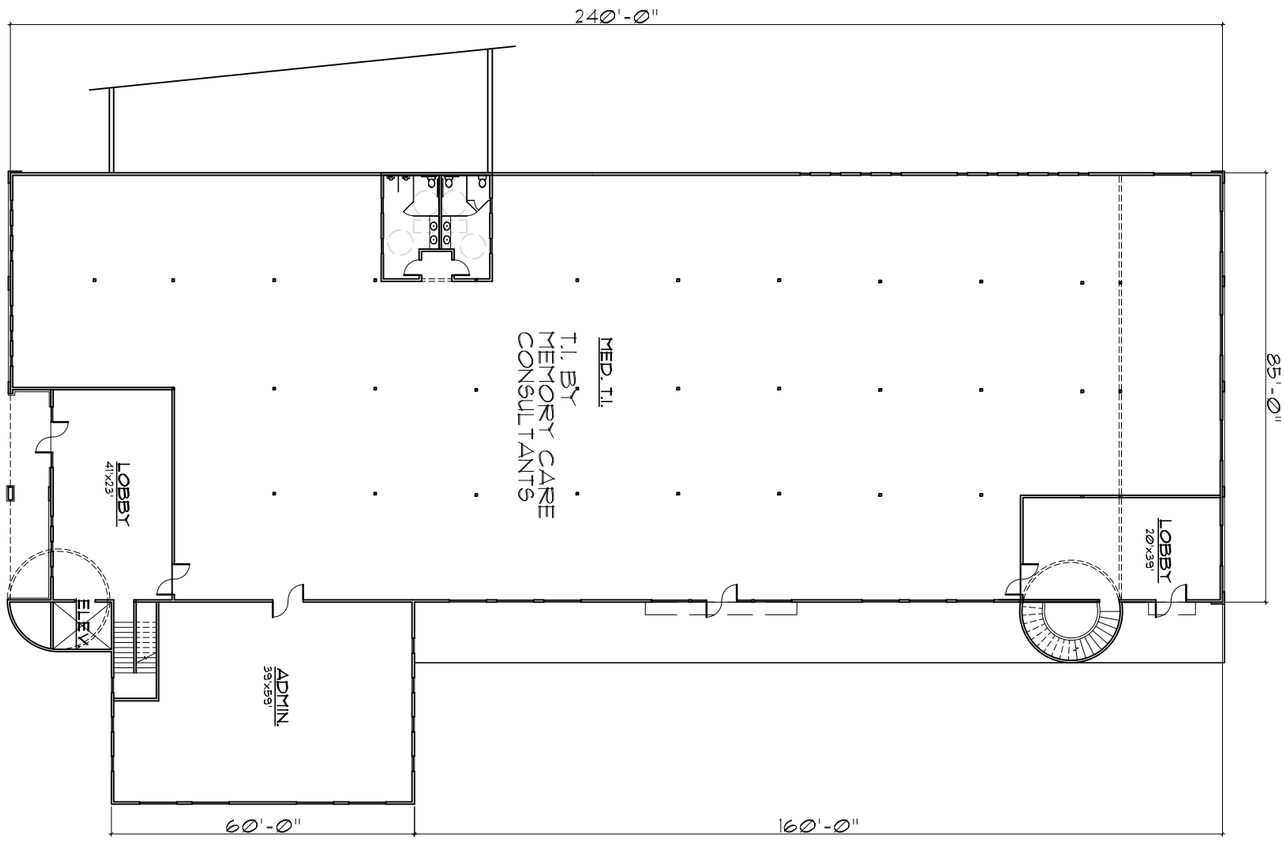
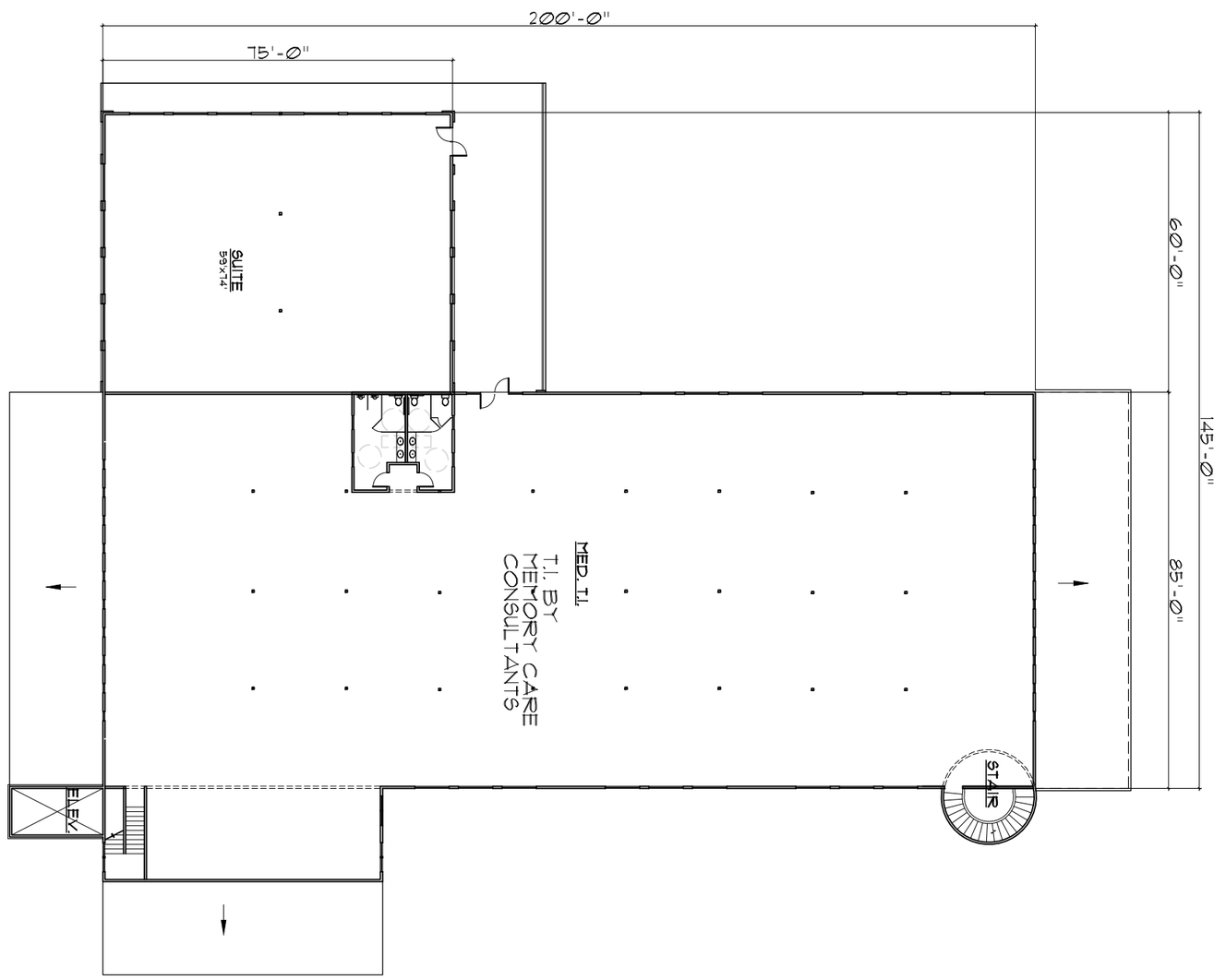


MAIN FLOOR PLAN

23,080 SQ.FT.



UPPER FLOOR PLAN

23,158 SQ.FT.

SCALE: 1" = 30'-0"

MEMORY CARE

SHEET

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RINCON DEL RIO

RINCON WAY NEVADA COUNTY

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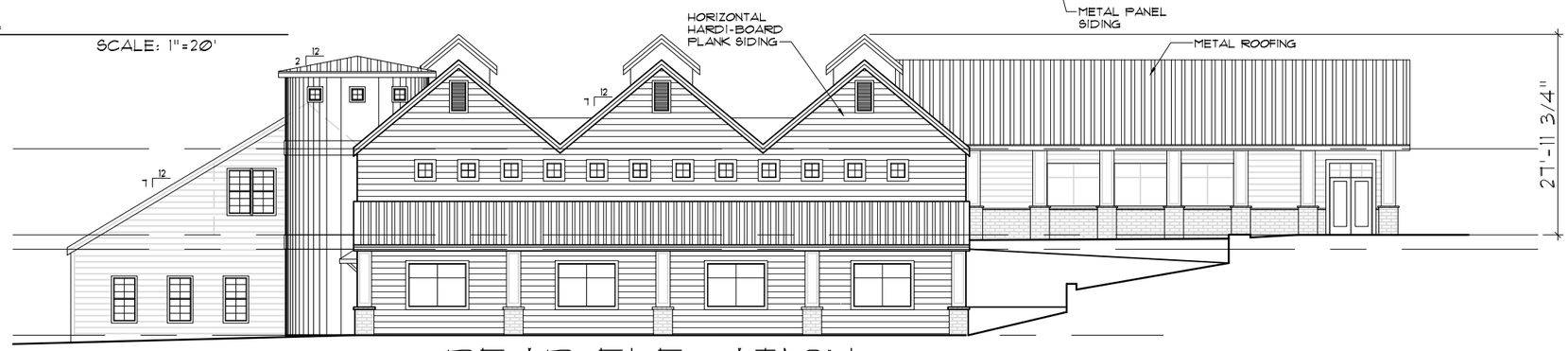
SIDE ELEVATION

SCALE: 1"=20'



REAR ELEVATION



SIDE ELEVATION



MEMORY CARE-FRONT ELEVATION

SCALE: 1"=20'

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NEVADA COUNTY

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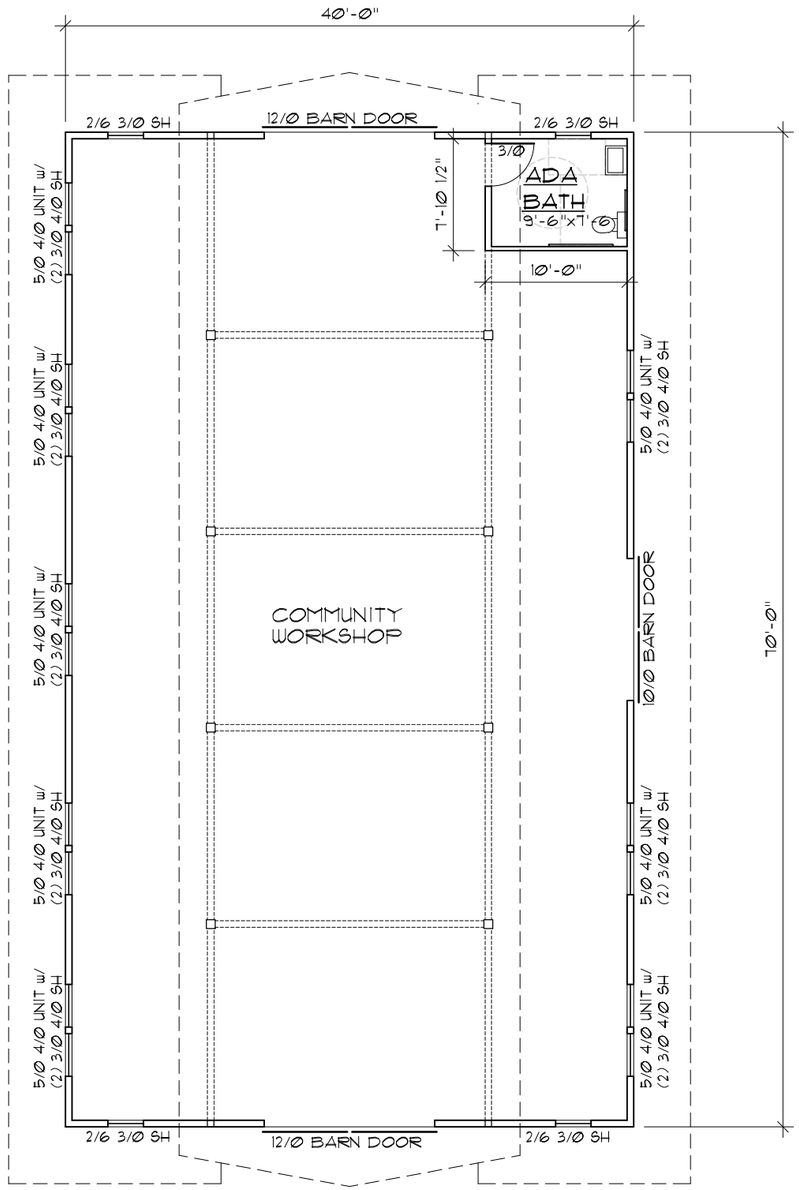
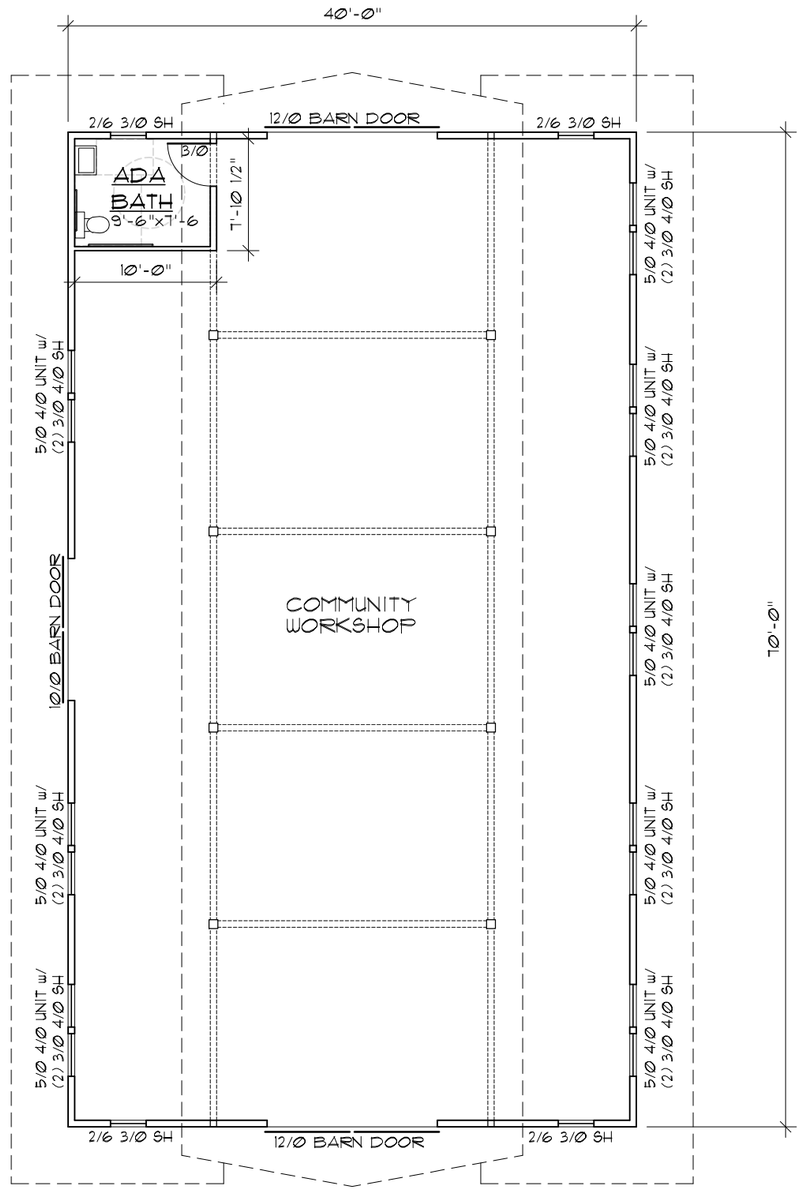


FLOOR PLAN-BARN A

2,800 SQ.FT.



FLOOR PLAN-BARN B

2,800 SQ.FT.

SCALE: 3/32"=1'-0"

COMMUNITY BARNS

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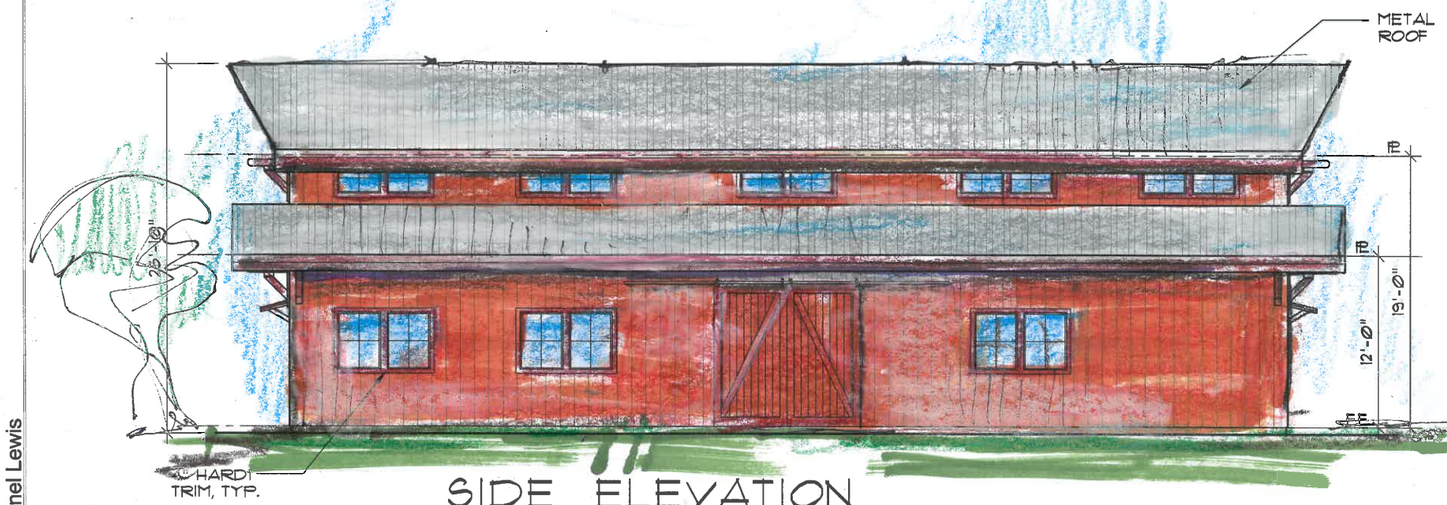
4-12-19



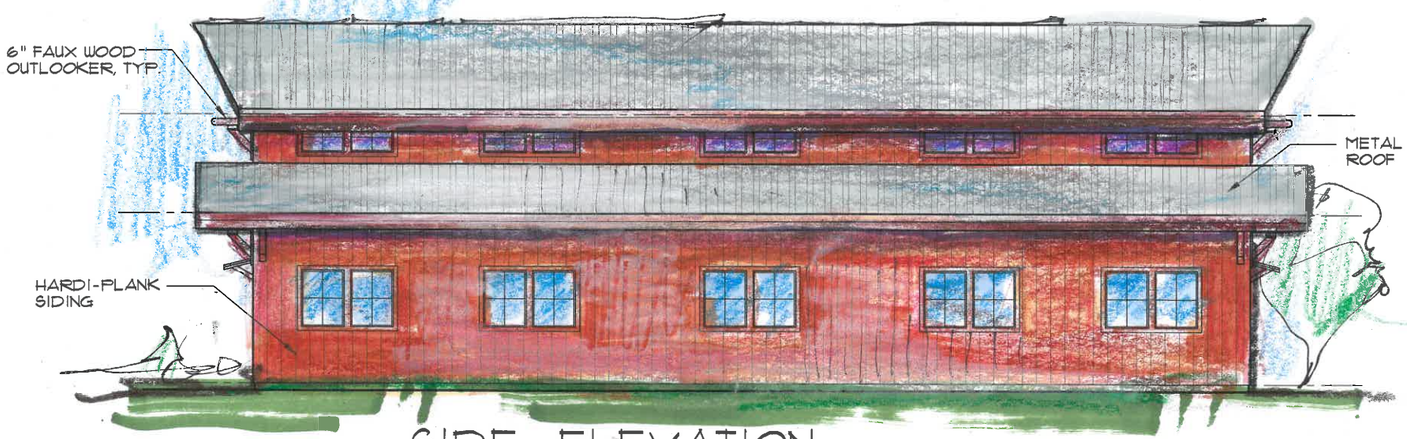
SIDE ELEVATION

SCALE: 3/32"=1'-0"



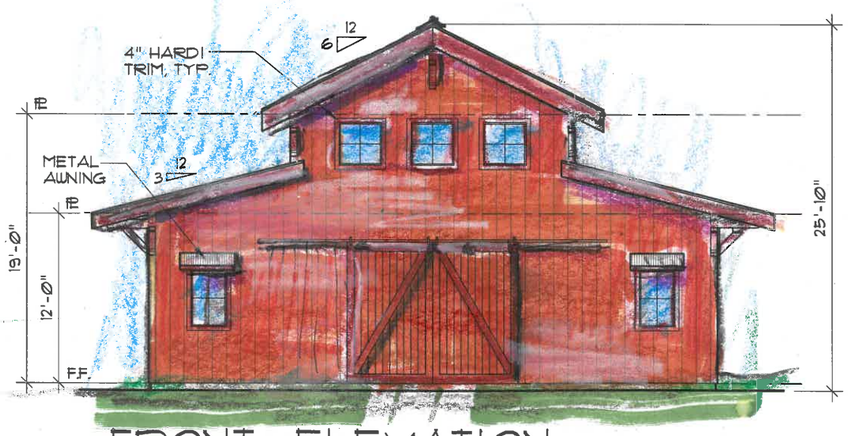
REAR ELEVATION

SCALE: 3/32"=1'-0"



SIDE ELEVATION

SCALE: 3/32"=1'-0"



FRONT ELEVATION

SCALE: 3/32"=1'-0"

COMMUNITY BARNS

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DATE: 3/21/19

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DOWNTOWN SITE PLAN

1"=50'-0"

3-4-19

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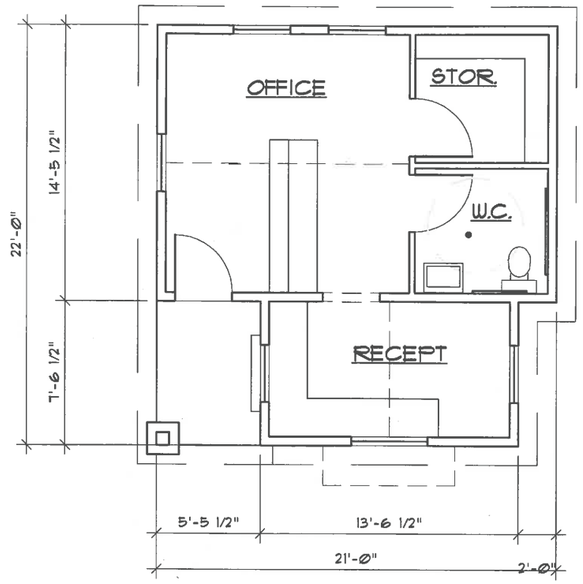
DRAWN BY: J.L.
DATE: 2/22/19

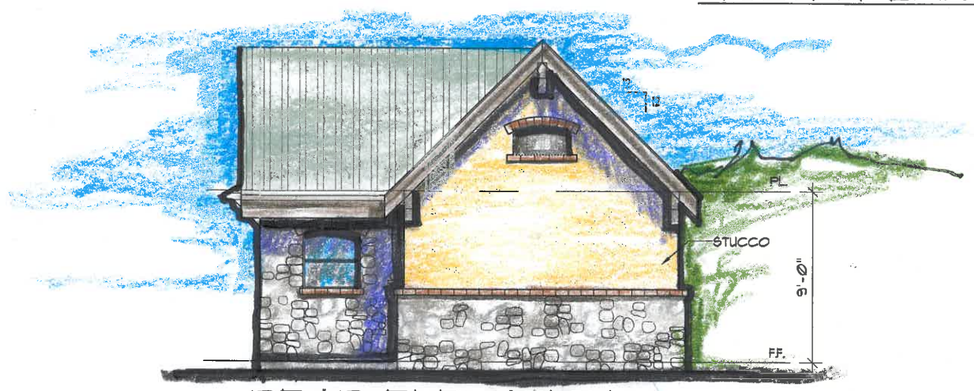
REVISED

4-24-19

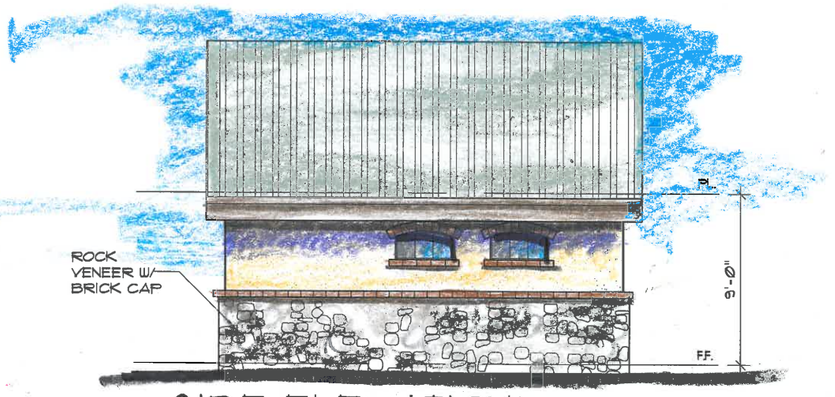


FLOOR PLAN

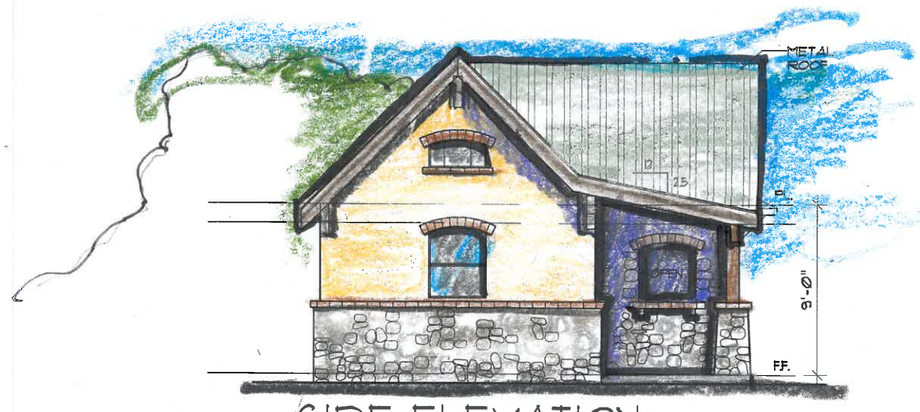
SCALE: 1/8"=1'-Ø"



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

GATE HOUSE

SCALE: 1/8"=1'-Ø"



FRONT ELEVATION

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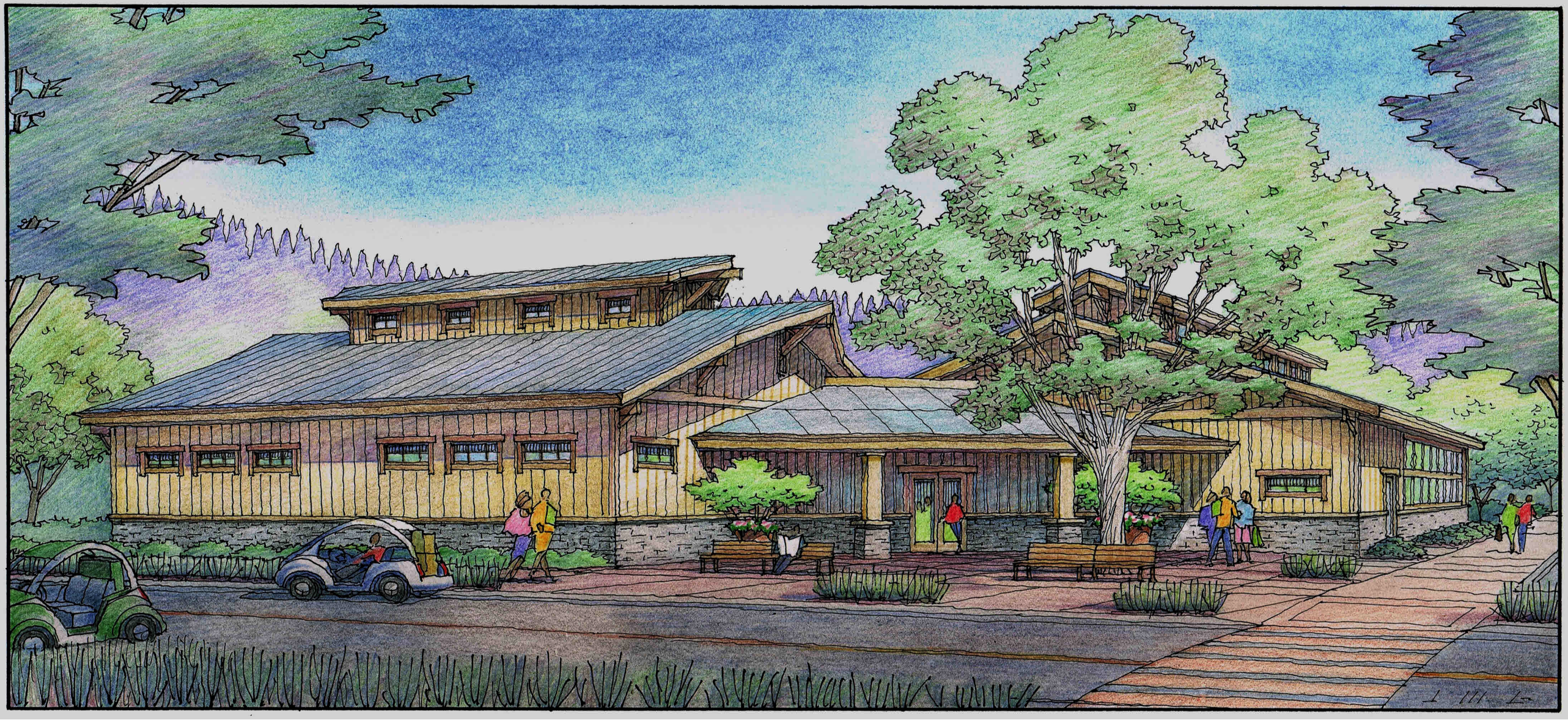
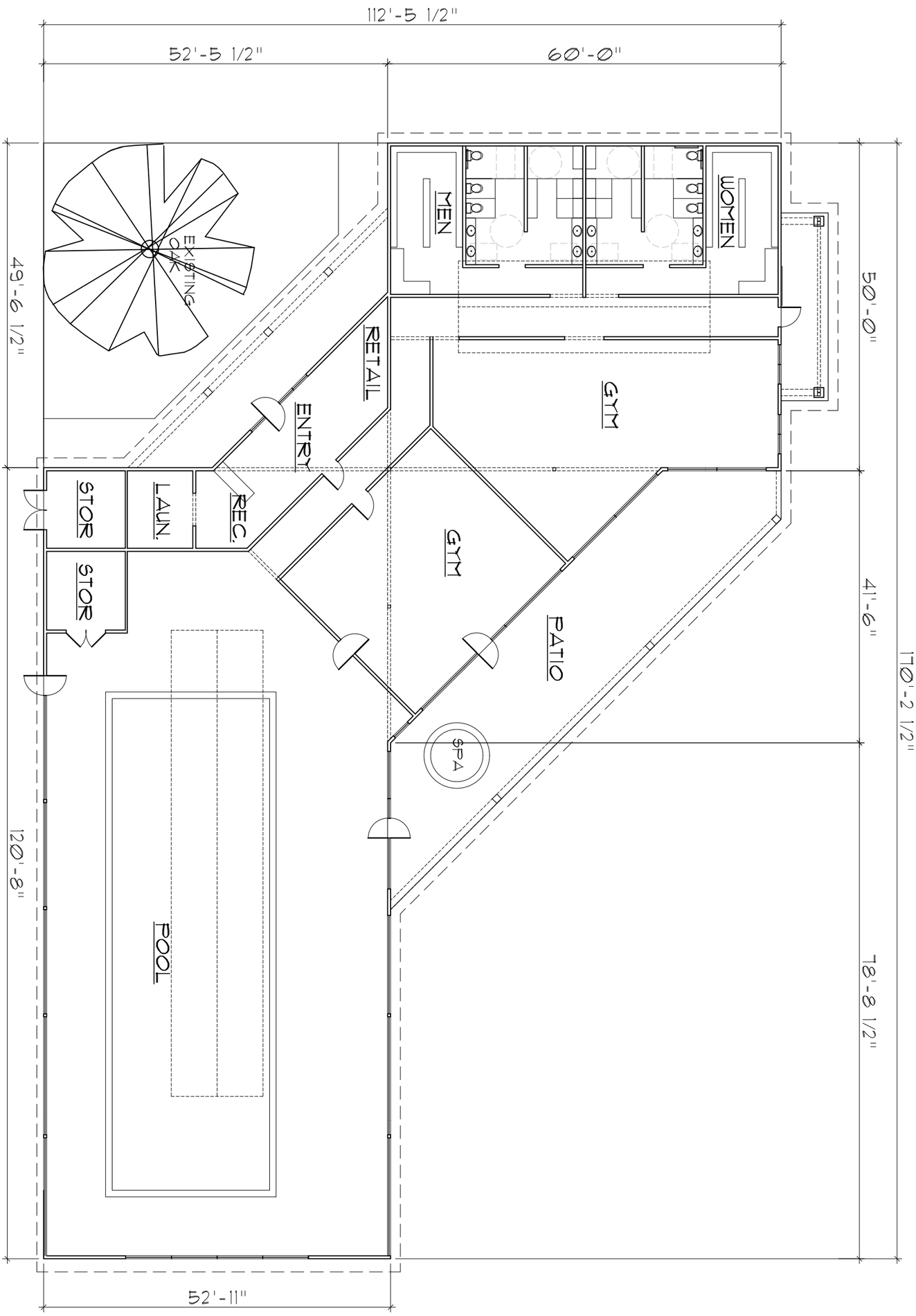
NEVADA COUNTY

SHEET



POOL BUILDING



POOL FLOOR PLAN

10,604 SQ. FT.

SCALE: 1/16"=1'-0"

SHEET

A RESIDENTIAL PROJECT FOR:

RINCON DEL RIO

RINCON WAY NEVADA COUNTY

MICHAEL KENT MURPHY
ARCHITECT
500 AUBURN FOLSOM RD. SUITE 100
AUBURN CA 95603 - (530) 823-3379

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DATE: 3/27/19

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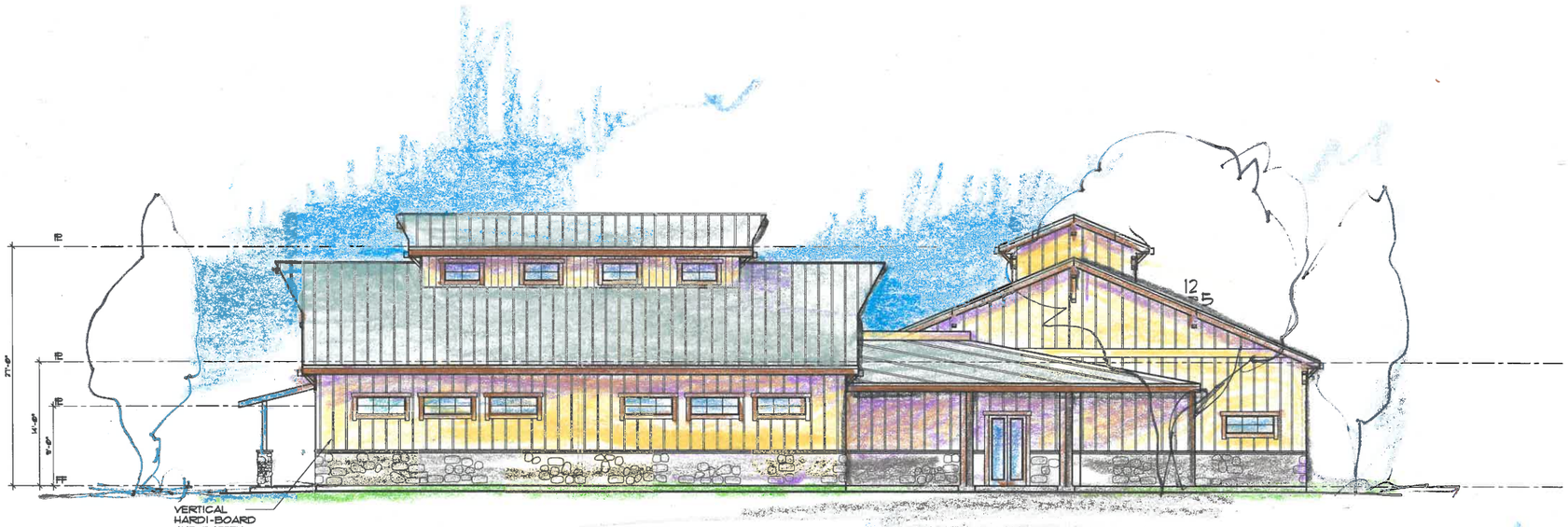

FRONT ELEVATION



FRONT ELEVATION

POOL/EXERCISE

SCALE: 1/8"=1'-0"

M:\MKM\RINCON DEL RIO 3-27-18\Pool\ELEV-Pool.dwg, 4/9/2019 12:39:29 PM, KONICA MINOLTA C364SeriesPS

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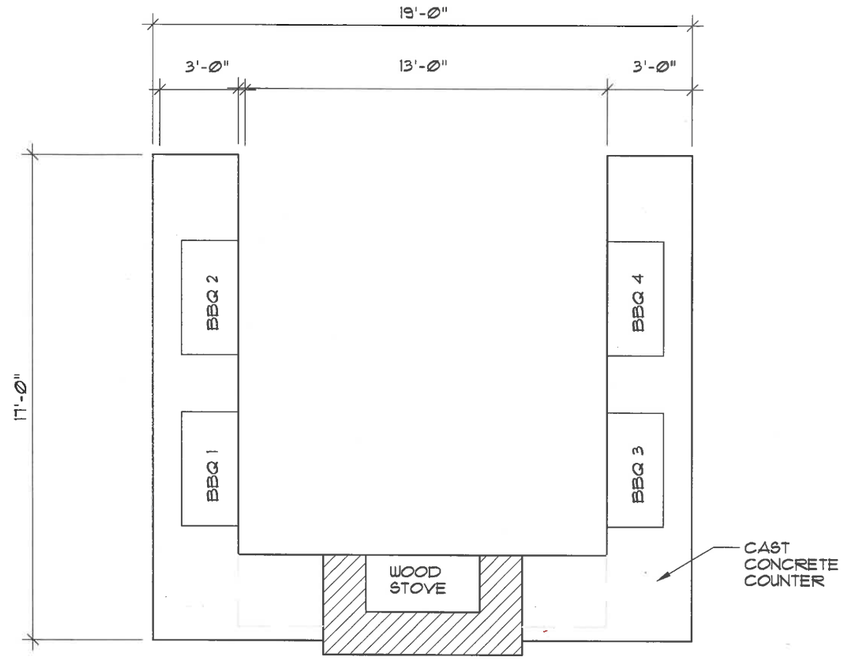
OUTDOOR KITCHEN

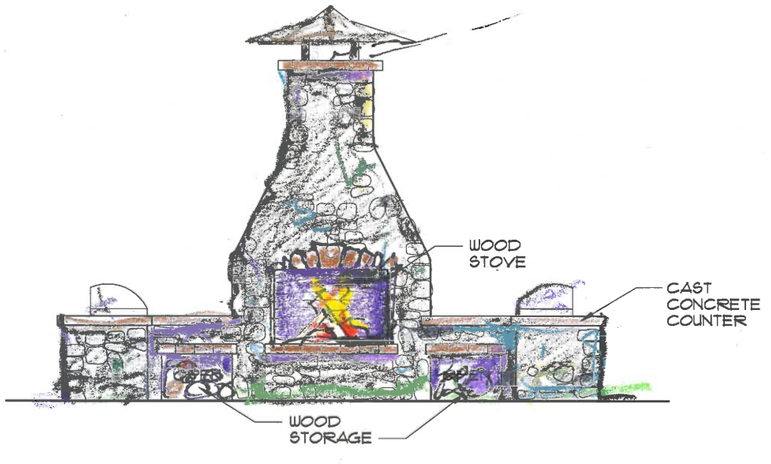
M:\MKM\RINCON DEL RIO 3-27-18\BBQ\FLRPLN-BBQ.dwg, 4/10/2019 1:53:37 PM, KONICA MINOLTA C364SeriesPS

4-4-19



FLOOR PLAN

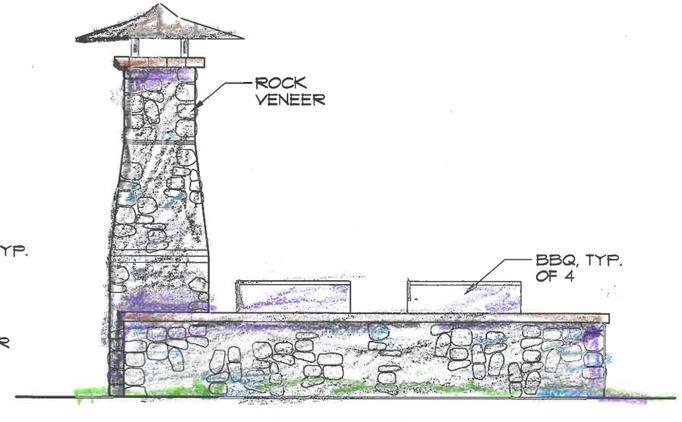
SCALE: 3/16"=1'-0"



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

BARBEQUE

SCALE: 3/16"=1'-0"

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-
-
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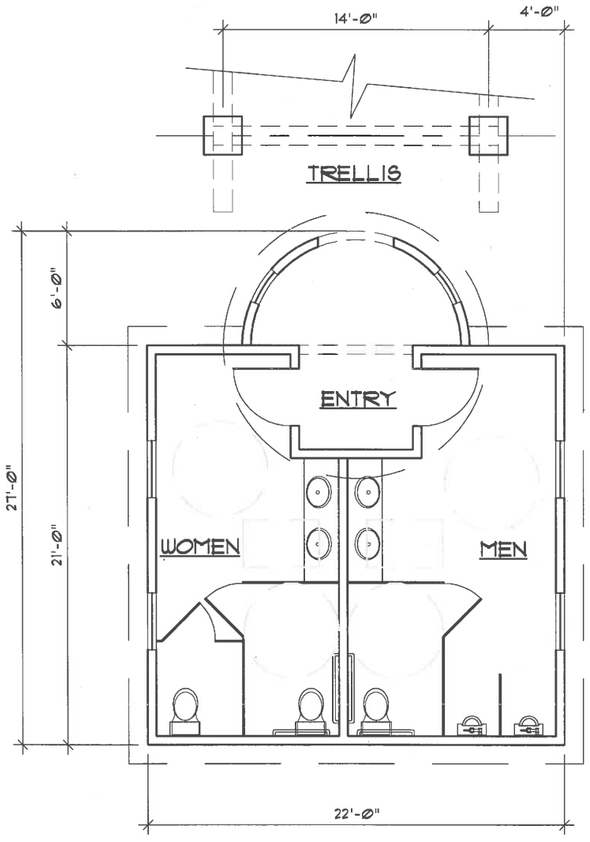
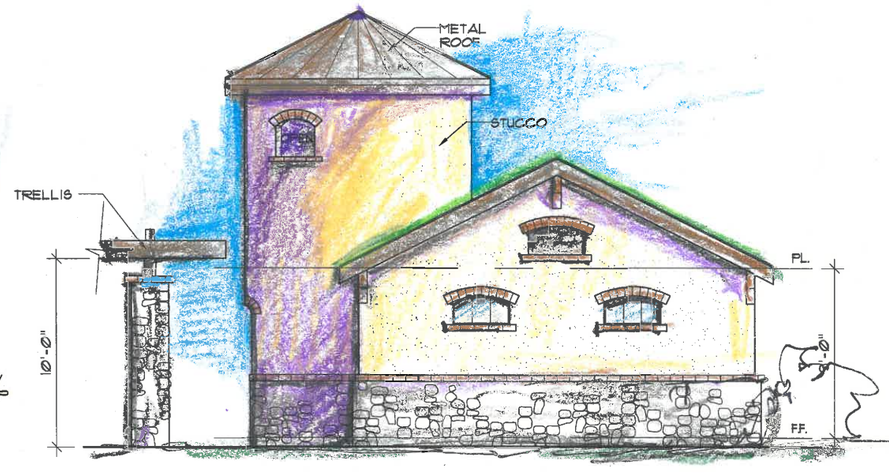


FLOOR PLAN

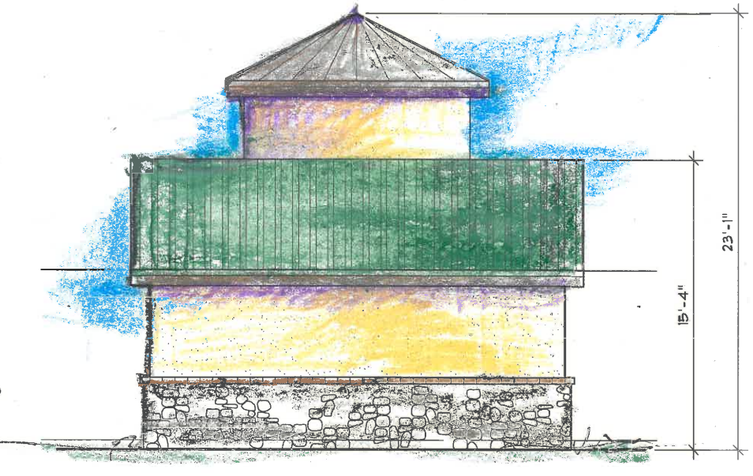
SCALE: 1/8"=1'-Ø"



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

RESTROOMS

SCALE: 1/8"=1'-Ø"

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ARCHITECT
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NEVADA COUNTY

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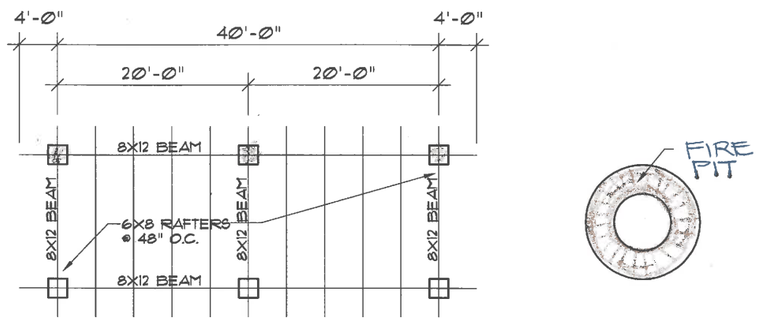
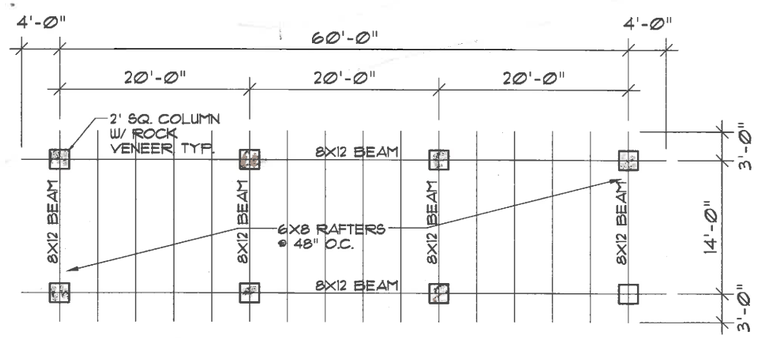
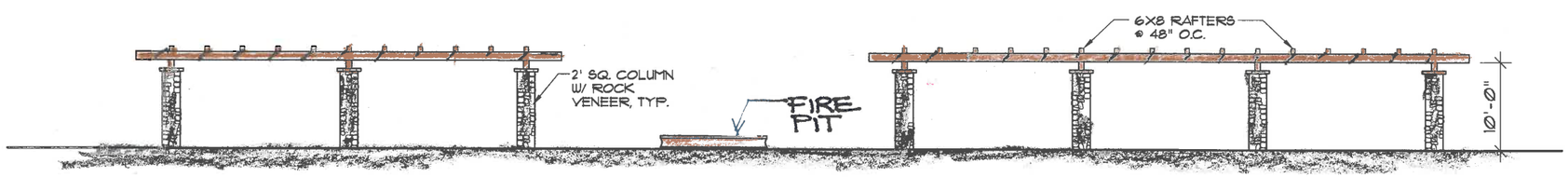




FLOOR PLAN



SIDE ELEVATION

TRELLIS

SCALE: 1/16"=1'-0"

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3/21/19

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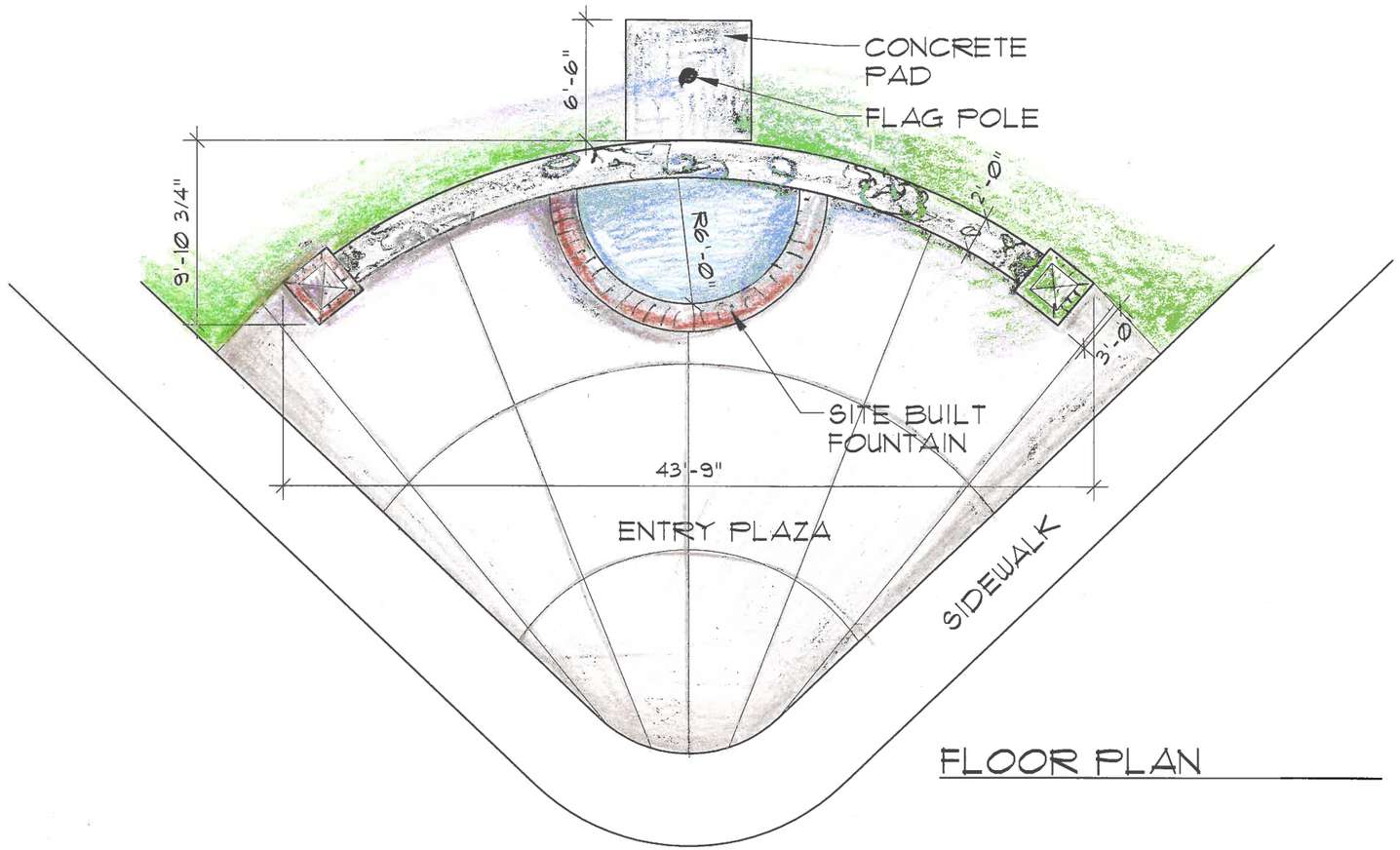
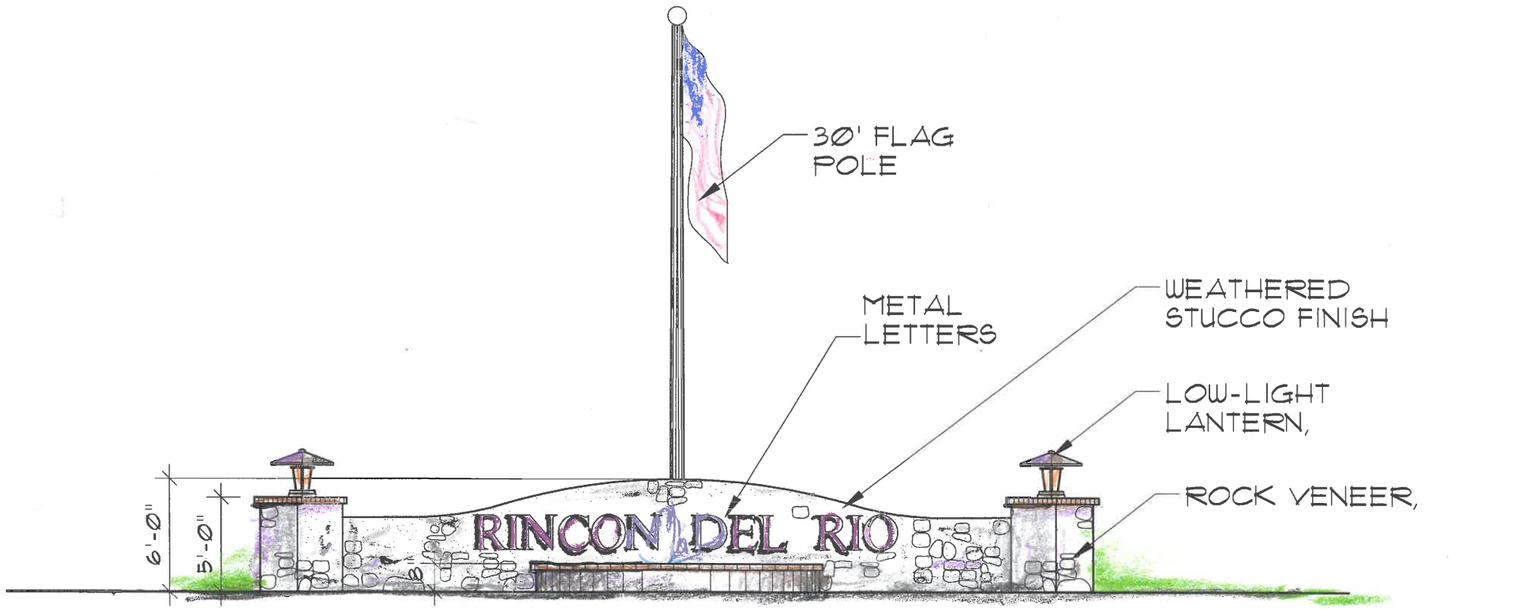
RINCON WAY
NEVADA COUNTY

SHEET

4-4-19



FLOOR PLAN



FRONT ELEVATION

SCALE: 1/16"=1'-0"

SIGN-FOUNTAIN

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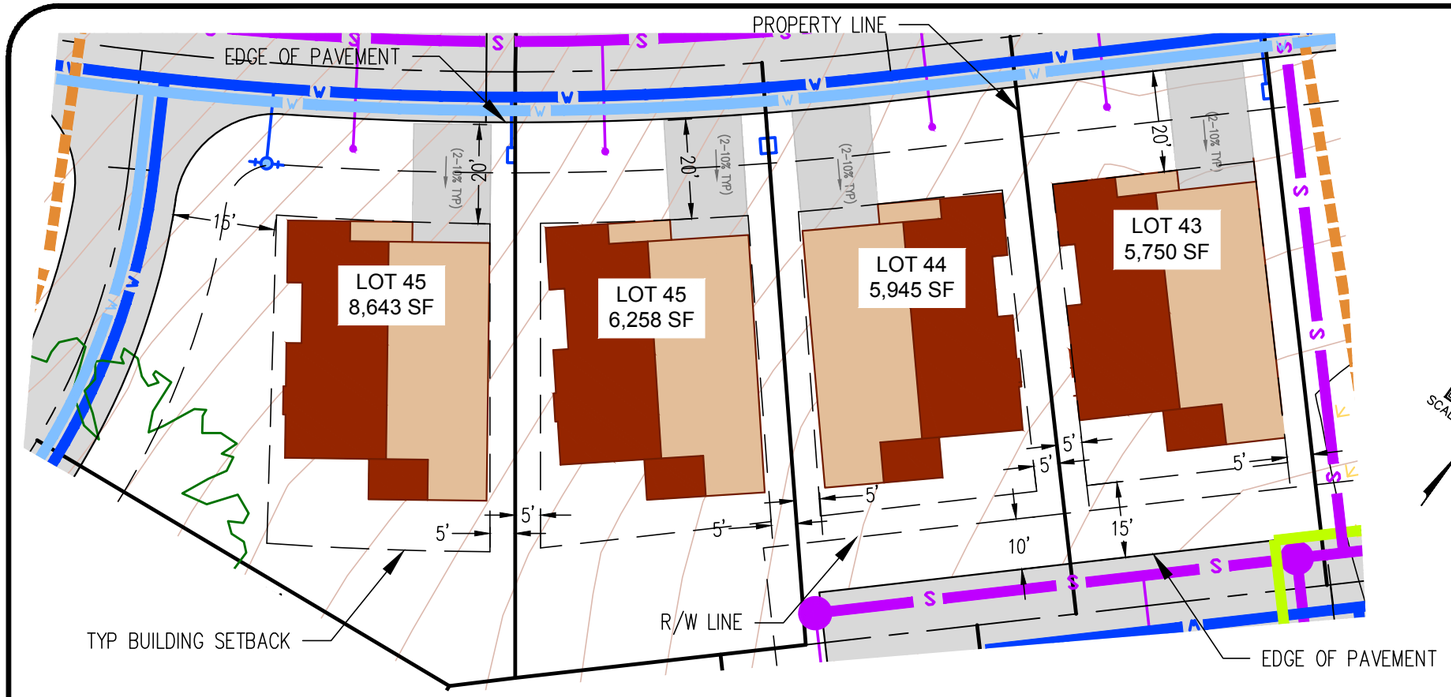
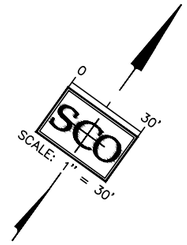
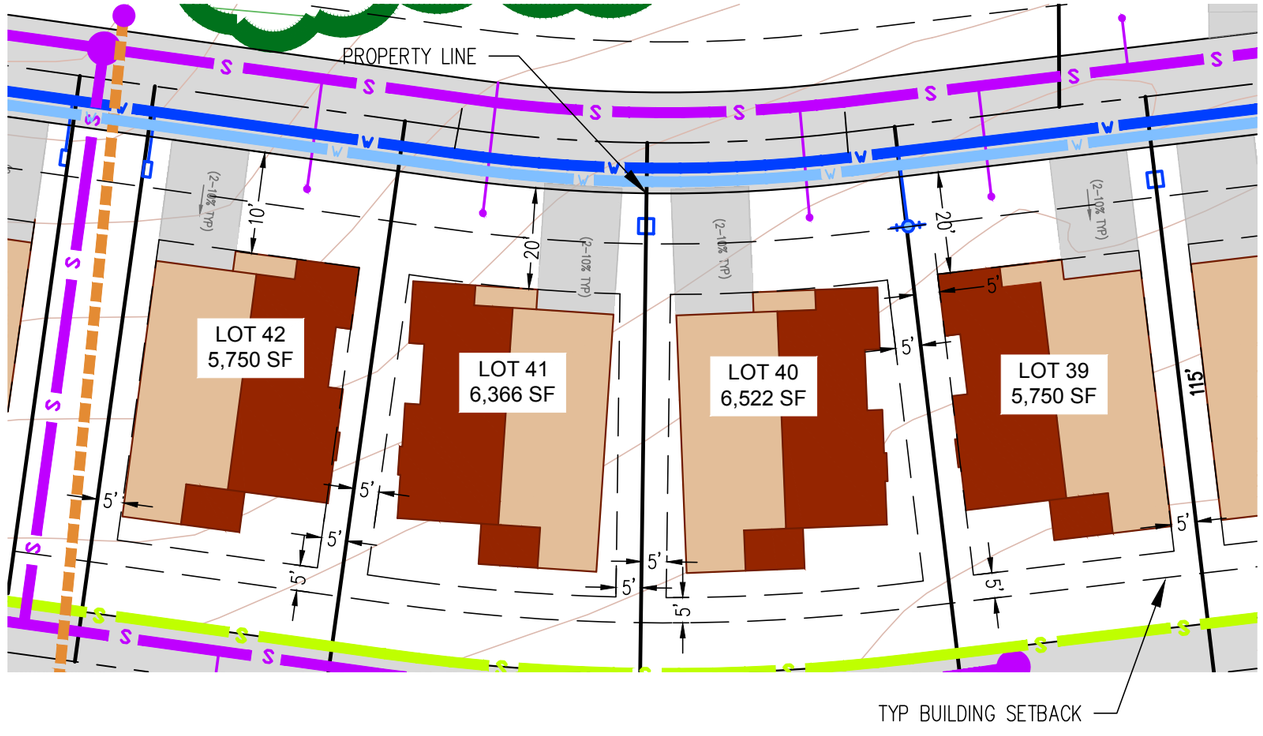
RINCON WAY
NEVADA COUNTY

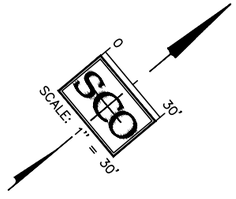
SHEET

PLOT PLANS
FOR
LOTS 39–45
JANUARY, 2020
1" = 30'









LEGEND

- BUILDING ENVELOPE
- SEWER FORCE LINE
- SEWER LINE
- WATERLINE
- FIRE WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE

NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
DWG: SEE PLOT STAMP
DATE: SEE PLOT STAMP

PLOT PLANS
RINCON DEL RIO SENIOR LIVING
CALIFORNIA

SCO PLANNING ENGINEERING & SURVEYING
GRASS VALLEY 530-272-5841 FAX: 530-272-5880
TRUCKEE 530-582-4043

1 OF 12

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PLOT PLANS
FOR
LOTS 25–36, 52–55

JANUARY 2020
1" = 30'



LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE
- DENSE CANOPY
- FARMLANDS OF LOCAL IMPORTANCE



NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
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DATE: SEE PLOT STAMP

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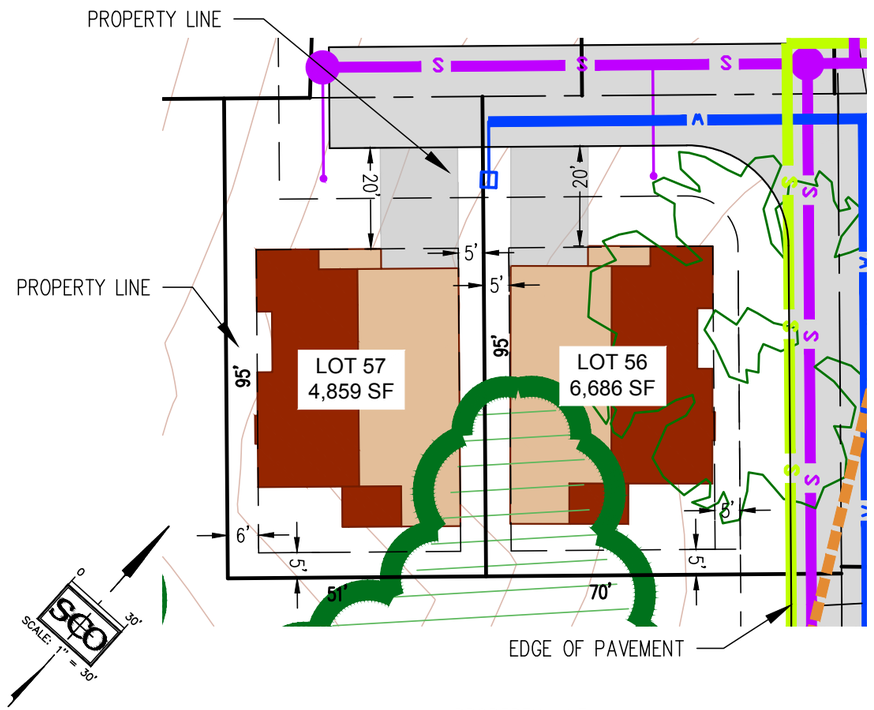
PLOT PLANS
FOR
LOTS 29–35,56,57
JANUARY 2020
1" = 30'







NO.	REVISIONS	DATE

DESIGNED: SK
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PROJ NO: 201628
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DATE: SEE PLOT STAMP

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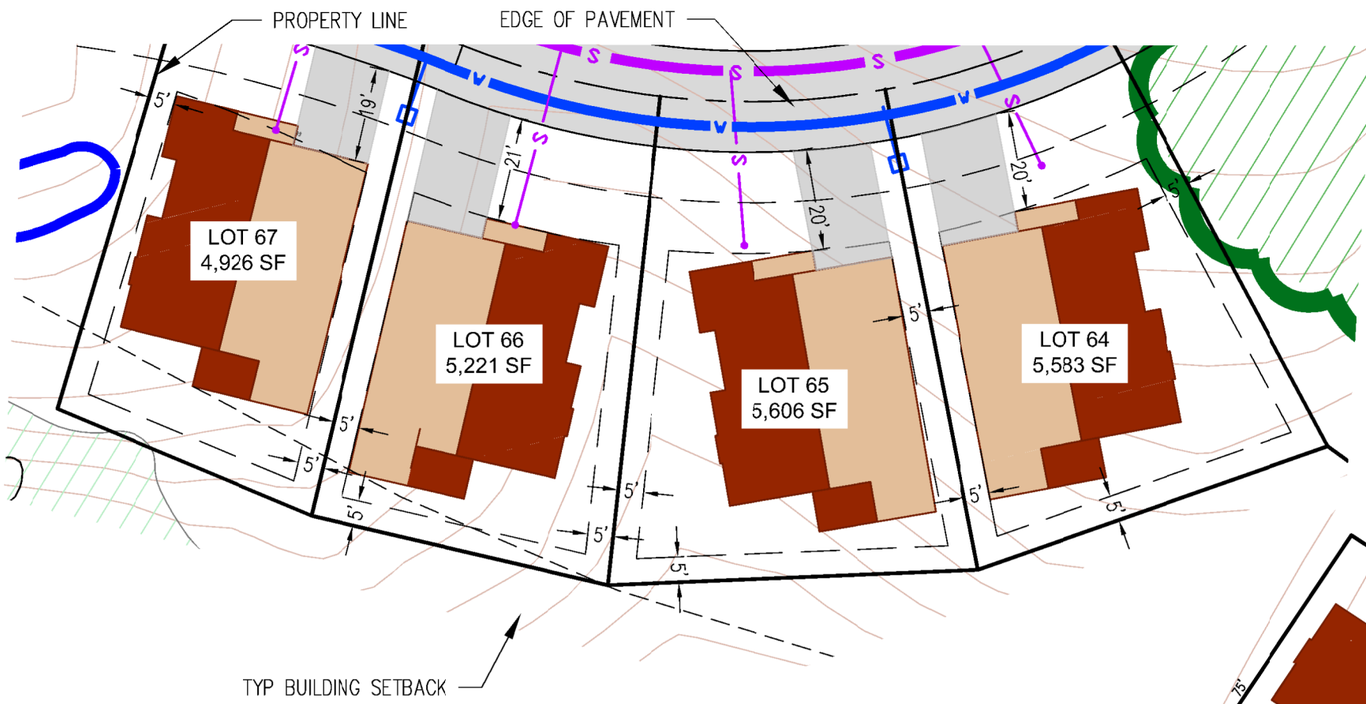
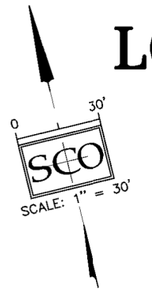
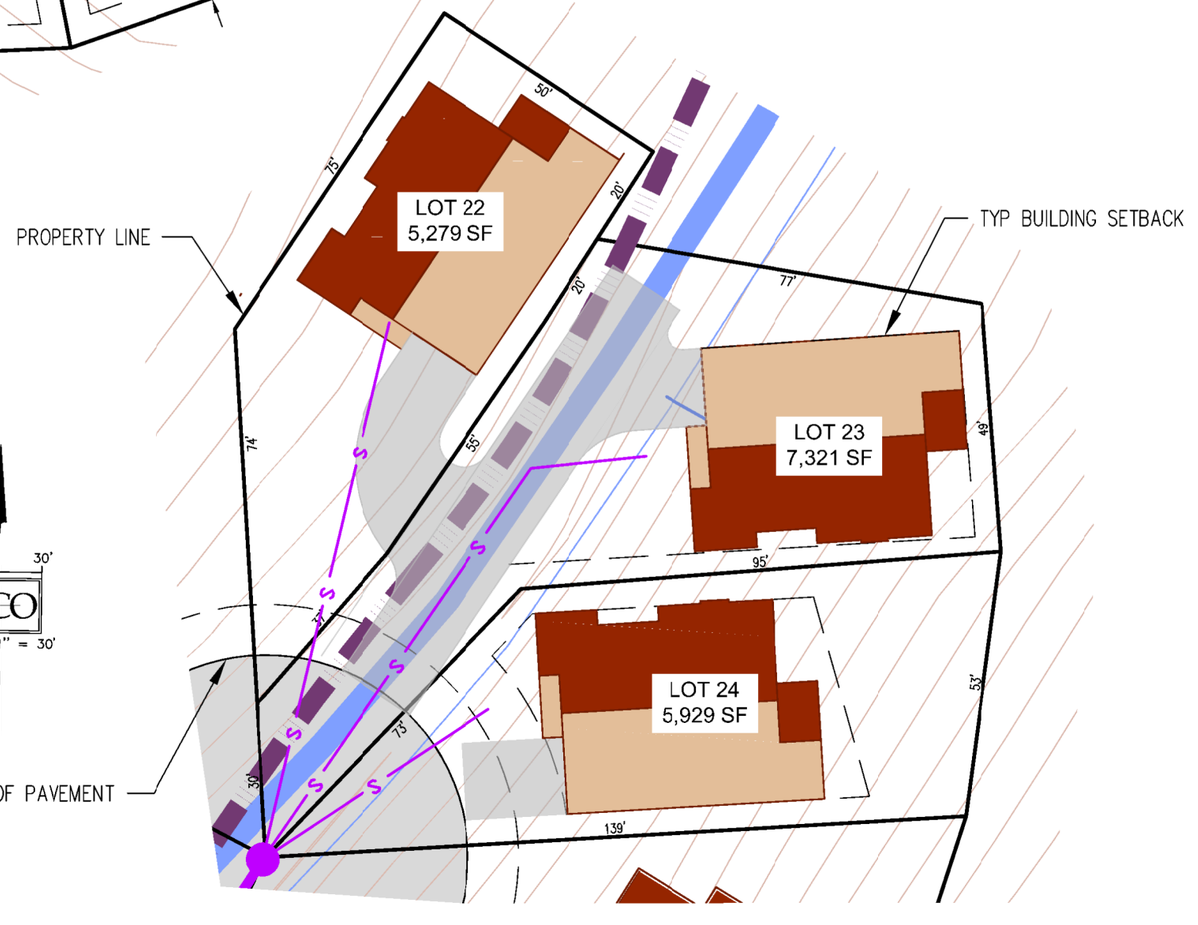
PLOT PLANS
FOR
LOTS 22-24,64-67
JANUARY 2020
1" = 30'







LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- NID CANAL
- ENCASEMENT CANAL
- FIRE HYDRANT
- SEWER MANHOLE
- DENSE CANOPY

NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
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DATE: SEE PLOT STAMP

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TRUCKEE
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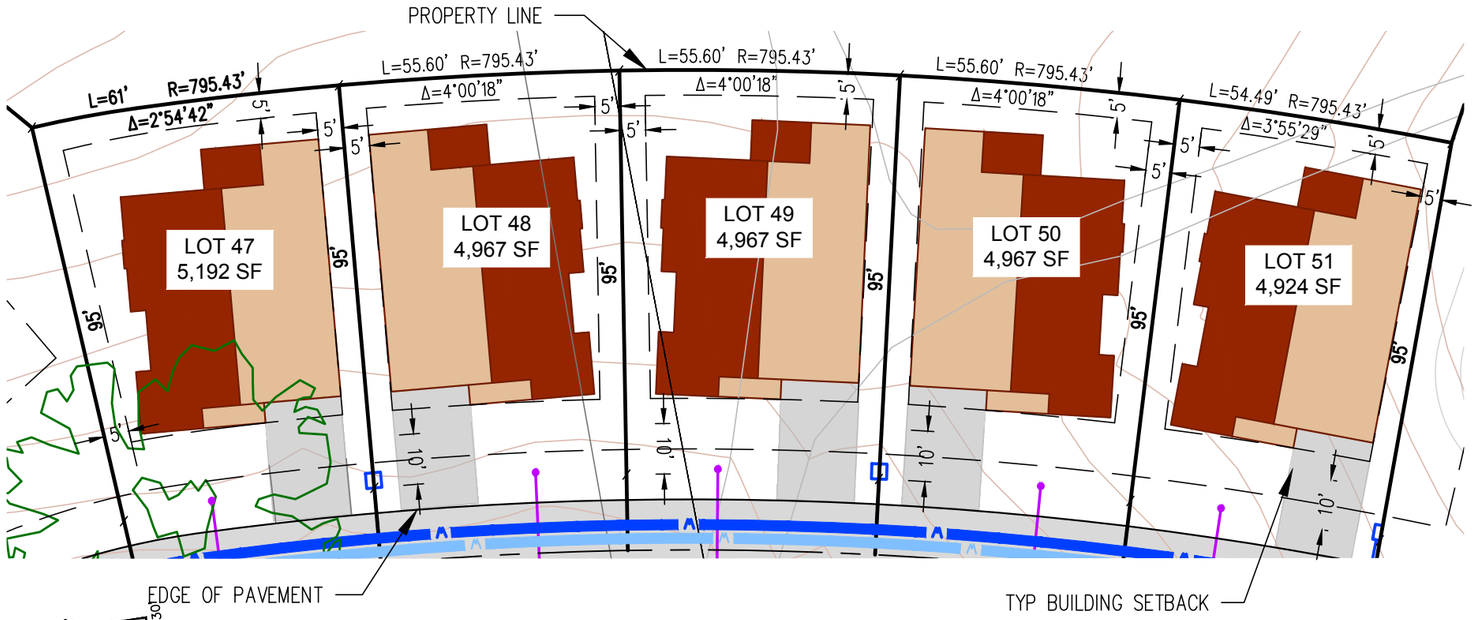
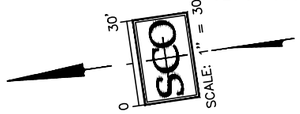
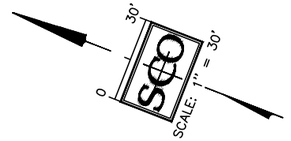
PLOT PLANS
FOR
LOTS 47–51,58–62
JANUARY 2020
1" = 30'

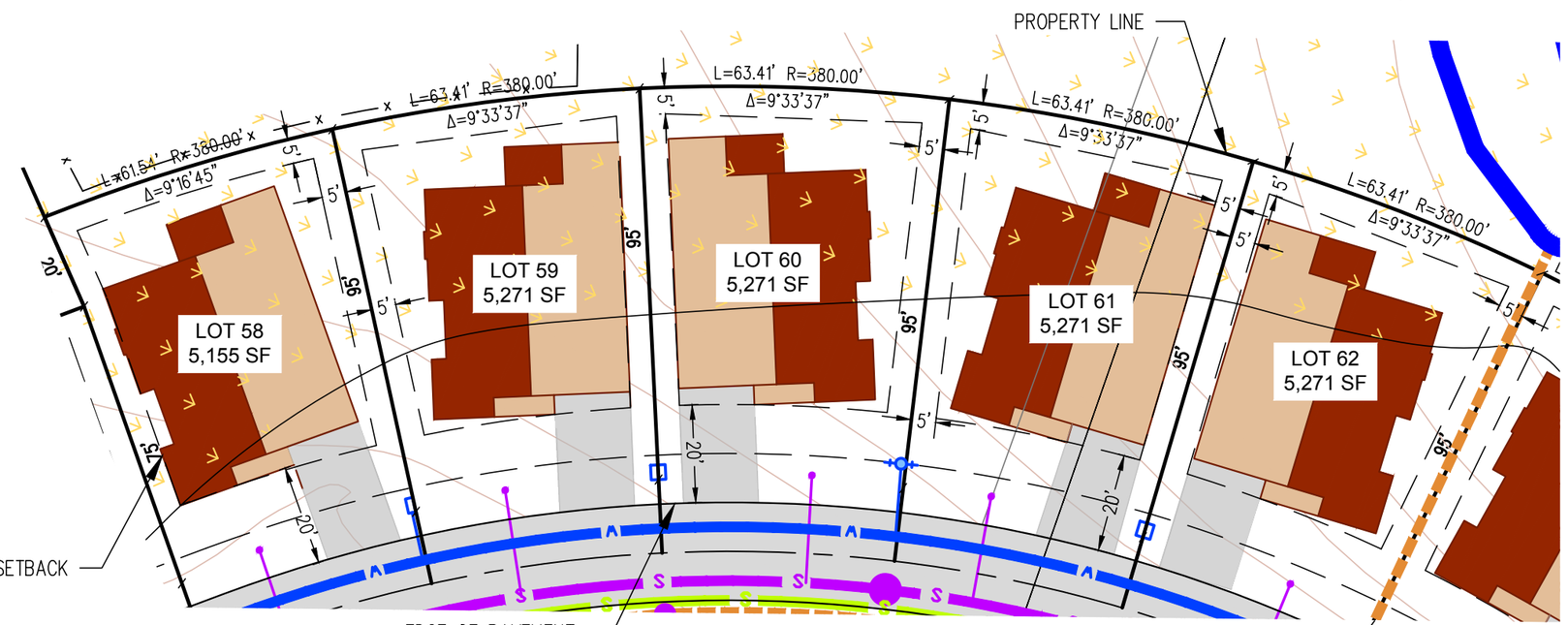






LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE
- FARMLANDS OF LOCAL IMPORTANCE



NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
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DATE: SEE PLOT STAMP

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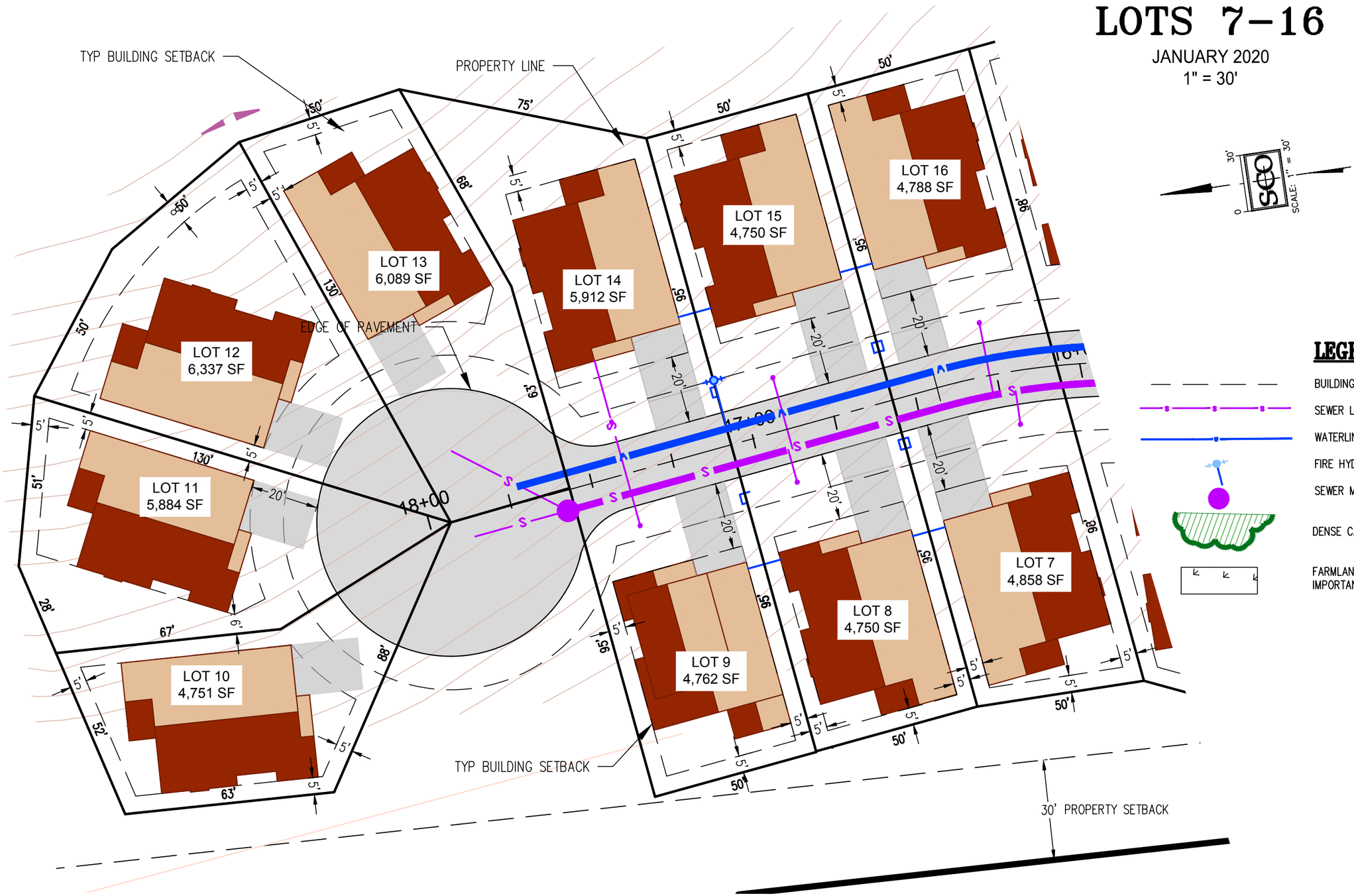
PLOT PLANS
FOR
LOTS 7–16
JANUARY 2020
1" = 30'



LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE
- DENSE CANOPY
- FARMLANDS OF LOCAL IMPORTANCE

NO.	REVISIONS	DATE

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PLOT PLANS
FOR
LOTS 1–6,17–21
JANUARY 2020
1" = 30'

LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE
- DENSE CANOPY



SCALE: 1" = 30'

NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
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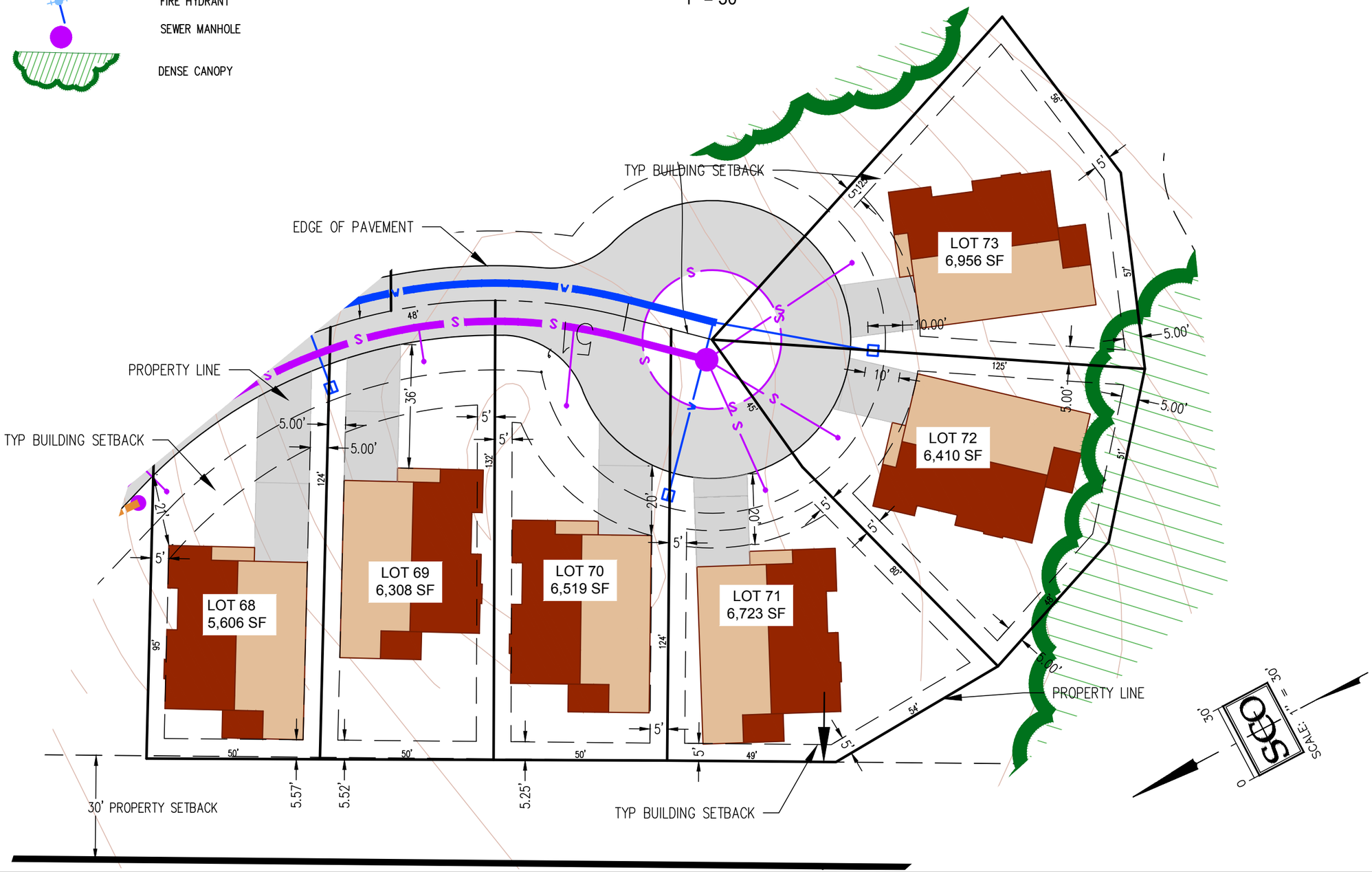
PLOT PLANS
FOR
LOTS 68–73
JANUARY 2020
1" = 30'

LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE
- DENSE CANOPY



NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
DWG: SEE PLOT STAMP
DATE: SEE PLOT STAMP

PLOT PLANS
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LEGEND

BUILDING ENVELOPE

SEWER LINE

WATERLINE

FIRE HYDRANT

SEWER MANHOLE

DENSE CANOPY

PLOT PLANS
FOR
LOTS 74–78

JANUARY 2020
1" = 30'



DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
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DATE: SEE PLOT STAMP

NO.	REVISIONS	DATE

PLOT PLANS
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GRASS VALLEY
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TRUCKEE
530-582-4043

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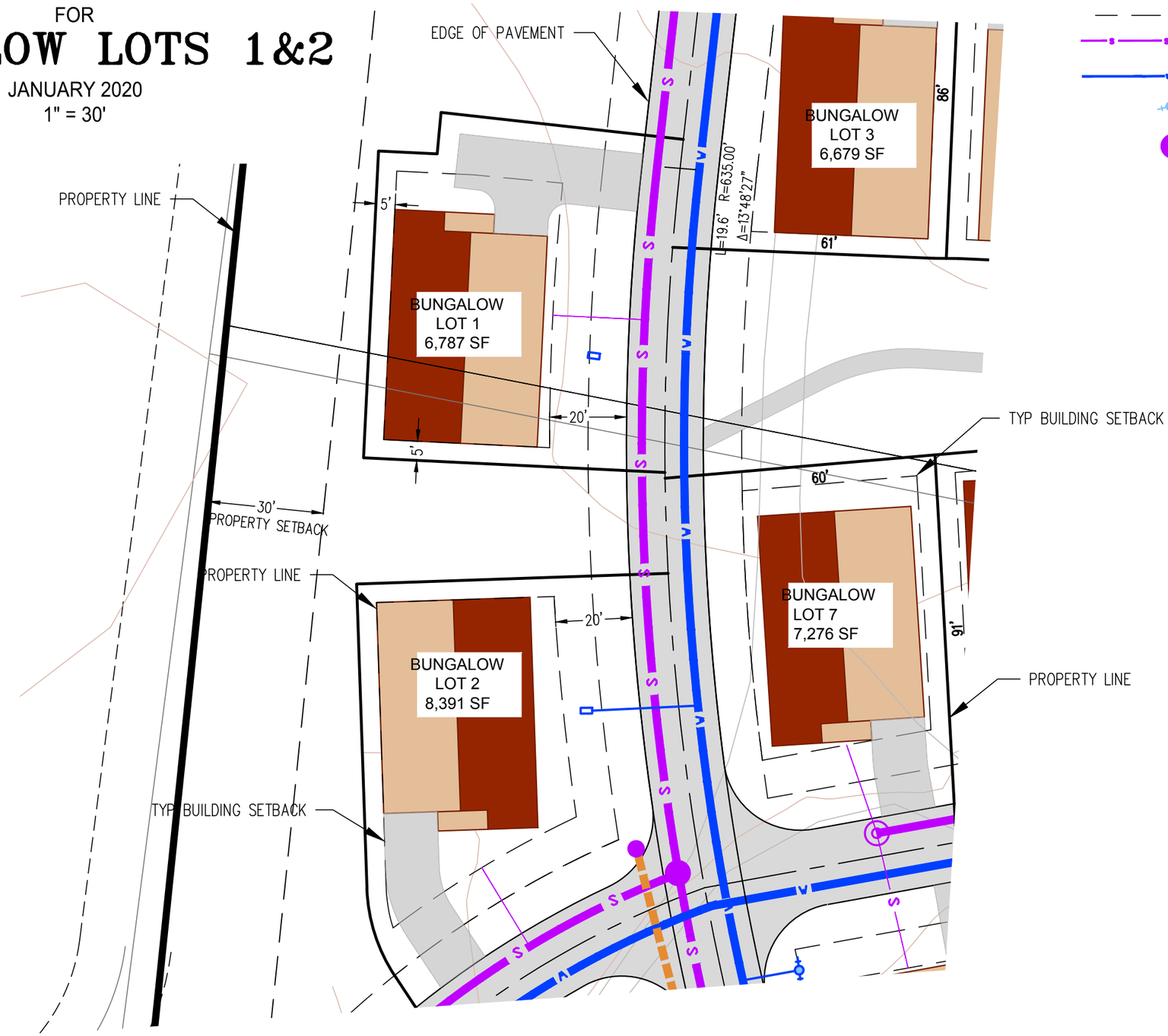
PLOT PLANS
FOR
BUNGALOW LOTS 1&2
JANUARY 2020
1" = 30'



LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE
- FIRE HYDRANT
- SEWER MANHOLE

SCALE: 1" = 30'

NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
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DATE: SEE PLOT STAMP

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PLOT PLANS FOR

BUNGALOW LOTS 3-14

LEGEND

BUILDING ENVELOPE

SEWER LINE

WATERLINE

EDGE OF PAVEMENT

S83°38'18"W 52.9'

L=19.6' R=635.00' Δ=13°48'27"

BUNGALOW LOT 3 6,679 SF

BUNGALOW LOT 4 5,252 SF

BUNGALOW LOT 5 5,329 SF

BUNGALOW LOT 6 5,566 SF

BUNGALOW LOT 7 7,020 SF

BUNGALOW LOT 8 5,150 SF

BUNGALOW LOT 9 4,778 SF

BUNGALOW LOT 10 6,112 SF

BUNGALOW LOT 11 7,276 SF

BUNGALOW LOT 12 5,304 SF

BUNGALOW LOT 13 4,922 SF

BUNGALOW LOT 14 4,742 SF

TYP BUILDING SETBACK

TYP R/W SETBACK

LOT "O"
16,445 SF

PROPERTY LINE

PROPERTY LINE

SCALE: 1" = 30'

NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
DWG: SEE PLOT STAMP
DATE: SEE PLOT STAMP

PLOT PLANS

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SCO PLANNING ENGINEERING & SURVEYING

GRASS VALLEY 530-272-5841 FAX: 530-272-5880
TRUCKEE 530-582-4043

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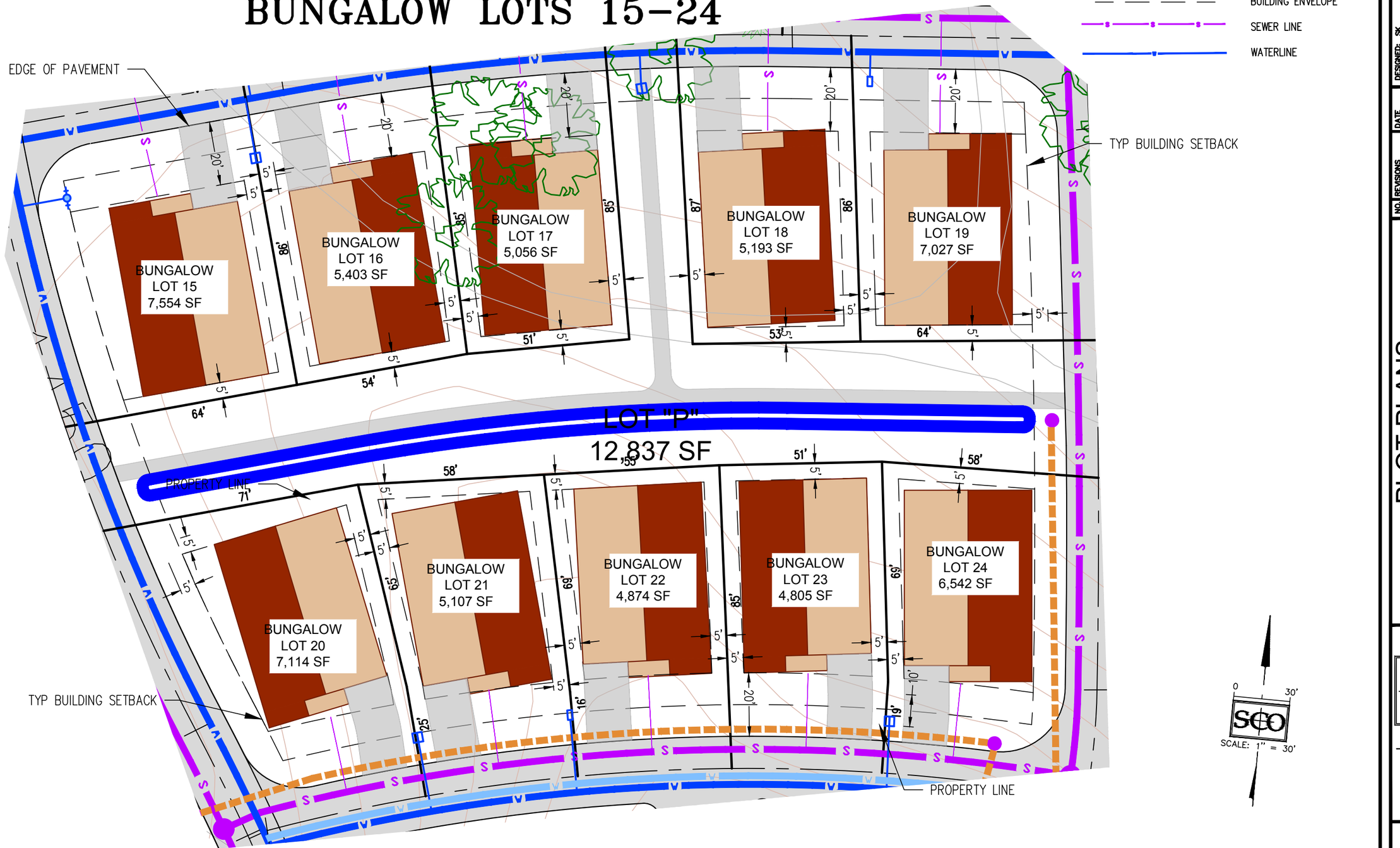
PLOT PLANS FOR

BUNGALOW LOTS 15-24



LEGEND

- BUILDING ENVELOPE
- SEWER LINE
- WATERLINE

SCALE: 1" = 30'

NO.	REVISIONS	DATE

DESIGNED: SK
DRAWN: KST
PROJ NO: 201628
DWG: SEE PLOT STAMP
DATE: SEE PLOT STAMP

PLOT PLANS
RINCON DEL RIO SENIOR LIVING
CALIFORNIA

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