

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Tuesday, May 11, at 1:30 p.m. or as soon thereafter as the matter may be heard, the Nevada County Board of Supervisors will hold a public hearing for the following project:

PLN19-0024; TFM19-0008; CUP19-0010; MGT20-0001; PFX19-0003; MIS20-0001; EIS19-0010: A public hearing to consider the Nevada County Planning Commission's March 25, 2021, 5-0 vote, recommending that the Nevada County Board of Supervisors approve a combined application for a Use Permit (CUP19-0010) to amend the Comprehensive Master Plan and revise the Tentative Final Map Subdivision Map (TFM19-0008), which was approved to facilitate the development of the subject parcels as a 345 Unit, Continuing Care Retirement Community known as Rincon del Rio, originally 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).

As proposed, the modified project, would 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 independent living single-family residential attached and detached units, located within the project site. As proposed, the 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. As proposed, the revised project would be similarly designed as the original approved project and would serve a senior population of 415 people within 345 living units consisting of the following revised elements as shown below:

- 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.
- 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 the applicant.

Development of the modified project would be clustered within a 48-acre envelope located on the western half of the 215-acre site, with the remaining approximately 167 acres to remain in open space. The modified project would include a village center for onsite commercial services for residents. The project would also include recreational elements such as walking trails, community gardens, aquatic fitness center, bocce ball courts, tennis courts and a pickle ball area.

The modified project would also include 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 modified project as proposed would include three Management Plan (MGT20-0001) components for proposed encroachment into identified sensitive resources including: Steep Slopes, Landmark Oak Trees, Landmark Oak Groves and Water Resources. The modified project as proposed would also include a Petition for Exception (PFX19-0003) to Road Standards on Rodeo Flat Road and Rincon Way as well as for the interior primary access roads. The modified project as proposed would also include a revised Development Agreement (MIS20-0001) for operational aspects of the proposed Continuing Care Retirement Community.

APN: 057-130-013; 057-240-017; 057-240-018; 057-240-019. **LOCATION:** The east terminus of Rincon Way, one-half mile east of State Route 49, and south of the Lake of the Pines Community. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Approve the Resolution approving an Addendum (EIS19-0010) to the certified Final Rincon del Rio Environmental Impact Report (EIR10-001/SCH#2011052030). **RECOMMENDED PROJECT ACTION:** Approve the Resolution approving the proposed Petition for Exceptions (PFX19-0003), Management Plan (MGT20-0001), Tentative Final Map (TFM19-0008), and Conditional Use Permit (CUP19-0010) and adopt the Ordinance approving the Second Amendment to the Development Agreement (MIS20-0001). **PLANNER:** Matt Kelley, Senior Planner

The public meeting will be held at the Eric Rood Administration Center Board of Supervisor Chambers, located at 950 Maidu Avenue, Nevada City, unless Governor Newsom's Executive Order pertaining to the COVID-19 pandemic and/or the social distancing guidelines as outlined by the Nevada County Public Health Department are still in effect at that time. In the case of ongoing social distancing, the Board Chambers will remain closed to the public as they are currently. The Board of Supervisors will attend the meeting and participate remotely to the same extent as if they were present.

If social distancing measures are no longer in effect and the meeting occurs in the Board Chambers, any person wishing to offer testimony on this matter should appear at the public hearing or may submit written comments (an original and 9 copies) to the Clerk of the Board in advance of the meeting.

If social distancing measures are in effect and the meeting occurs online, members of the public may still provide live public comment during the hearing, and may submit written comments on this matter by email, U.S. Mail, or through our eComment system at www.mynevadacounty.com/boardmeetings. In order for comments to be entered into the administrative record of the meeting, they must be received no later than 8:00 a.m. on the morning of the noticed meeting.

As the date grows closer to the public hearing, please see the May 11, 2021 Agenda, or contact the Clerk of the Board at (530) 265-1480 or clerkofboard@co.nevada.ca.us for additional information on the location of the meeting, as well as how to provide live comments during the public hearing.

If approved, the amended ordinance will become effective 30 days after the adoption of the resolution. A copy of the agenda packet and all documents on which the proposed amendments will be available for public review at the following link: <https://www.mynevadacounty.com/513/Projects-Supporting-Documents>.

If you challenge the proposed amendments in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

NEVADA COUNTY BOARD OF SUPERVISORS

By: 
Julie Patterson-Hunter, Clerk of the Board

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