

**CLEARWATER CROSSING – SENIOR MARKET RATE HOUSES – FOR THE PENN VALLEY VILLAGE CENTER AREA FOR INCLUSION IN THE NEVADA COUNTY RH REZONE PROJECT**

- 131 (approx.) detached, with all 1-story single family homes (No multi-family) on +/- 20 acres
- Market-rate home prices
- Approximately 9 acres out of the 20 acres is planned for open space and trails fully integrated with Squirrel Creek, Western Gateway Park and the surrounding Penn Valley community.
- Private community clubhouse with a pool, spa, fitness center and activity room
- 2 internal parks - "Big Oak Park" and "Creek View Park"
- High quality home exteriors and interiors with energy efficient home designs
- Gated community
- Consistent with Penn Valley Village Center Area Plan
- No access needed from Highway 20. Access is located on Penn Valley Drive

Received 11/9/2015  
ec: ALL BOS  
Planning  
CEO  
Counsel

Nevada County is a special place to live and the number of people age 60+ is expected to double over the next 25 years. This major demographic shift has not gone unnoticed by the Nevada County Board of Supervisors who at the most recent October 27, 2015 meeting made the following comments:

*"Senior housing is an issue. A lot of folks are moving out of the larger homes they built in the 70s and 80s are looking for smaller places"*

Nate Beason  
Supervisor District 1

*"It's a moral imperative to ensure that there is housing available for those that grew up here and those that work here"*

Richard Anderson  
Supervisor District 5

*"People (Seniors) are leaving Nevada County to live elsewhere because there is no senior housing"*

Ed Scofield  
Supervisor District 2

*"We have no senior housing in Penn Valley"*

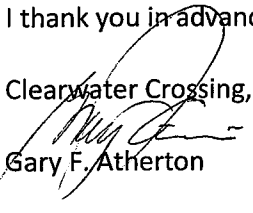
Hank Weston  
Supervisor District 4

Clearwater Crossing is a solution for Nevada County residents who want to stay local as they age and continue to live in a community that allows for living near friends, family, medical care and services.

I respectfully would like to request your support for Clearwater Crossing. The project is planned to be submitted as soon as the County allows for it. Let's keep Nevada County great and provide an incredible place where our family, friends and neighbors can continue to call home. \*PLEASE ATTEND THE NOVEMBER 10, 2015 1:30 PM NEVADA COUNTY BOARD OF SUPERVISORS MEETING TO SHOW YOUR SUPPORT.

I thank you in advance for your time and support.

Clearwater Crossing,

  
Gary F. Atherton

P.S. Call me @ (530)231-7100 for any of your questions.

Note: The project was submitted in concept to the Nevada County Planning Department in December 2014 (see enclosed letter). The project is in an advanced stage of planning with all the necessary studies/reports completed and approved, including environmental.

*Disclaimer: The above is for informational purposes only. It does not represent a solicitation to purchase or sell real estate. It is solely meant to accompany any information presented at the November 10, 2015, 1:30pm*

*\*Nevada County Board of Supervisors Meeting*

*In the County Office Center*

*950 Maidu Avenue, Nevada City, CA*

# Clearwater Crossing - Penn Valley, California (Proposed)

*A Gated, Active Adult (age 55+) Community*

**131**

**Market Rate Single Family Homes**

**Distinctive Unique Detached Single-story Home Designs**



*(Proposed)*



**PLEASE ATTEND THE NOVEMBER 10, 2015 1:30 PM NEVADA COUNTY BOARD OF SUPERVISORS MEETING TO SHOW YOUR SUPPORT**

*Applying for inclusion in the RH Rezoning +20 Acres*

**Consistent With the Penn Valley Village Center Area Plan**

**10+ Acres Walkable, Integrated and Interpretive Open Space**



<p><b>Private Clubhouse</b></p>  <p><b>2,500 SF with Pool, Fitness Center, Kitchen &amp; Activity Room</b></p>	<p><b>Quality Homes</b></p>  <ul style="list-style-type: none"> <li>• Green Technology</li> <li>• Solar Electric System</li> <li>• Mobile Device Integration</li> <li>• Water Conserving Fixtures</li> <li>• Energy Efficient Lighting</li> <li>• Dual-pane Windows</li> <li>• Energy Efficient Appliances</li> <li>• Fire Sprinklers</li> </ul>	<p><b>Big Oak Park and Squirrel Creek</b></p>  <p><b>Park &amp; Trail System Integrated with Squirrel Creek</b></p>
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# Clearwater Crossing

A Gated, Active Adult (age 55+) Community

## A Modern Community



### Home Automation System

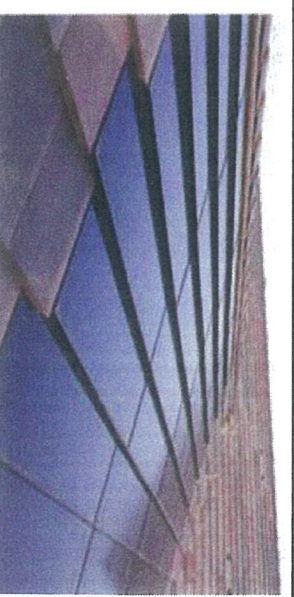
Control and monitor your home from anywhere in the world, directly from your smartphone.

- Lock and unlock doors
- Control the thermostat/Monitor solar system
- Control the lights
- Monitor kids and pets



### High Quality Interiors

- 9' ceiling height and chrome interior hardware
- Tile and Quality Mohawk® carpeting
- Granite slab kitchen and bathroom countertops
- Maple cabinetry with concealed hinges
- High-end, Energy Star appliances
- Moen® chrome fixtures and bath hardware



### Energy Efficiency

- Solar roof panels save energy and offer credit for excess solar electricity produced.
- Radiant roof sheathing improves efficiency
- Low-E, dual pane windows block 95% of UV rays
- Compact fluorescent bulbs
- Programmable thermostats

## Integrated with the Nature and History of Penn Valley



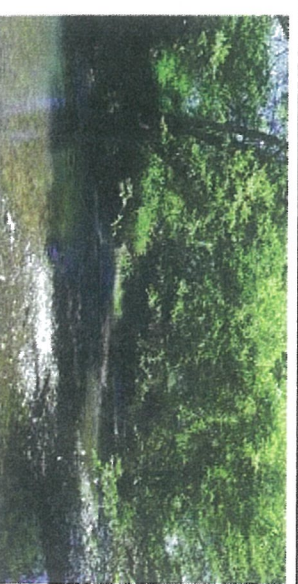
### Accommodating a Growing Trend

Demand for age-restricted communities will continue growing rapidly during the next decade. By 2019, 45% of all U.S. Households will be headed by someone at least 55 years old.



### Utilizing Natural Architecture

Reminiscent of the Bridgeport Covered Bridge, walkways and bridges designed to keep with natural history of the Penn Valley area.



### Actively Connecting with Nature

Nature, pedestrian and bicycle trails connect to adjacent Squirrel Creek, Western Gateway Park and the Penn Valley Village Center.

December 8, 2014

Nevada County Planning Department  
Attn: Brian Foss and Tyler Barrington  
950 Maidu Avenue Suite 170  
Nevada City, Ca 95959

RE: 20-acre Penn Valley Property owned by Clear Creek Oaks, LLC (CCO)

Dear Gentlemen,

As mentioned in previous letters to Nevada County Planning, Supervisors and Planning Commission, I have owned property and been part of the Penn Valley community since 1998. (Through Casilli Partners, LLC who originally purchased property from Don Young, invested significant efforts planning the Penn Valley Oaks project and sold the land and provided the necessary infrastructure improvements for the new Penn Valley Post Office to the current Clear Creek Oaks, LLC (CCO) who own the subject adjacent 20-acre parcel to the north) These partnerships were involved, to a small degree, in the development of the Penn Valley Village Center Area Plan by supplying environmental reports used for the report. The effort has involved an exhaustive, expensive and collaborative process with neighbors, decision makers, and local agencies that utilized local land planners, architects, engineers, environmental consultants, biologists, botanists, landscape architects and others to produce project plans that created a strong sense of place by embracing the heritage and rural character of Penn Valley.

Throughout the years, we have focused our efforts on what would be most beneficial and fit in best with the Penn Valley community and be consistent with the Penn Valley Village Center Area Plan. While we no longer own the Penn Valley Oaks project, CCO does still own the adjacent 20-acre parcel to the north and have been working diligently to create a project that makes a great deal of sense while being consistent with the requirements of the Penn Valley Village Center Area Plan.

The property is currently zoned for 120 units with approximately 6-acres of required open space and is also designated as such in the Penn Valley Village Center Area Plan. (It has been zoned this way for well over 15-years) The property was recently included in the County Housing Element Rezone Program as one of the properties available to satisfy the County's unmet housing needs as required by the State of California. To meet these requirements, the County would need to change the current land use designation to a proposed Urban High Density designation which will accommodate a proposed density of 16 to 20 units per acre.

While we accepted the County's invitation to participate in the Housing Element Update, we believe the higher density is something we cannot support for Penn Valley. Therefore, we have designed the project to a density of 131 one-story, single family detached units and over 10-acres of open space. This is 189 to 269 fewer units than would be required by the State and 4 acres more of open space than required by zoning.

The project is called "Clearwater Crossing" and it will be a gated, active adult (age 55+) community offering a variety of distinctive market-rate, single-story home plans nestled amongst over 10-acres of open space, parks and trails that are fully integrated with Squirrel Creek and the surrounding community. The project will feature a private community clubhouse with a pool, spa, fitness center and activity room along with the Big Oak Park and Creek View Park which have been designed by a team of arborists and landscape architects with paths and interpretive panels that celebrate Penn Valley's native oak habitat.

Clearwater Crossing has been carefully planned as a green project with homes that utilize solar electric systems, mobile device integration, water conservation fixtures, energy efficient lighting and rain sensor

irrigation systems. Each home will have fire sprinklers and will be landscaped with native plant species with the entire community planned to be maintained by a private home owners association.

The project is in an advanced stage of planning. All necessary studies/reports, including environmental have been concluded and all necessary infrastructure solutions have been studied, designed and can be accommodated through existing and planned facilities. In addition we have provided the appropriate upsized infrastructure underground stubs to supply the property.

Clearwater Crossing is designed to meet the housing demands of existing residents as well as an aging population. The location and design of the project encourage walkability, biking and connectivity with The Penn Valley Village Center and Western Gateway Park. The site has appropriately engineered creek crossing spans conducive to the traditions of Penn Valley.

Most importantly, Clearwater Crossing has been designed to conform to the Penn Valley Village Center Area Plan. Some of the key elements of the plan that have been addressed and incorporated into the design (Page numbers are in parenthesis):

- ✓ SP1. Development should be considered as part of the cohesive whole of the Village Center. (Pg.10)
- ✓ SP3. Buildings should be sited to preserve views, vegetation and existing surroundings. (Pg.10)
- ✓ SP4. Site design should not change natural drainage patterns. (Pg.10)
- ✓ SP5. The alignment of roads and driveways should follow the contours of the site. (Pg.10)
- ✓ SP6. Riparian corridors should be maintained in their natural state as much as possible. (Pg.10)
- ✓ SP10. Site design should facilitate pedestrian circulation and bicycle use. (Pg.10)
- ✓ BD1. Development should be of an architectural style that melds and harmonizes with the overall character of the Village Center. (Pg.11)
- ✓ LD1. All elements of the landscape should be considered in preparing a landscape plan. (Pg.14)
- ✓ C1. Paths or trails are encouraged to link open space areas to community service areas. (Pg.15)

We have attached some exhibits demonstrating how Clearwater Crossing integrates into Penn Valley, the Squirrel Creek Corridor and Village center. We are very passionate about providing a community that residents will be proud to call home and existing citizens of Penn Valley will be happy to call their neighbors. We request that you begin to take the necessary steps to submit this project for approval. If you have any questions, I would welcome meeting with you to discuss the project.

Thank you for your consideration,



Gary F. Atherton  
Clear Creek Oaks, LLC

Cc:

Nate Beason, District 1 Supervisor, Chair  
Ed Scofield, District 2 Supervisor, Vice Chair  
Terry Lamphier, District 3 Supervisor  
Hank Weston, District 4 Supervisor  
Richard Anderson, District 5 Supervisor  
Richard A. Haffey, County Executive Officer  
Brian Foss, Planning Director

Ruth Poulter, Planning Commissioner  
Laura Duncan, Planning Commissioner  
Suzanne Smith, Planning Commissioner  
R. Douglas Donesky, Planning Commissioner  
Bob Jensen, Planning Commissioner  
Alison Barratt-Green, County Counsel  
Tom Griffin, Hefner, Stark & Marois, LLP