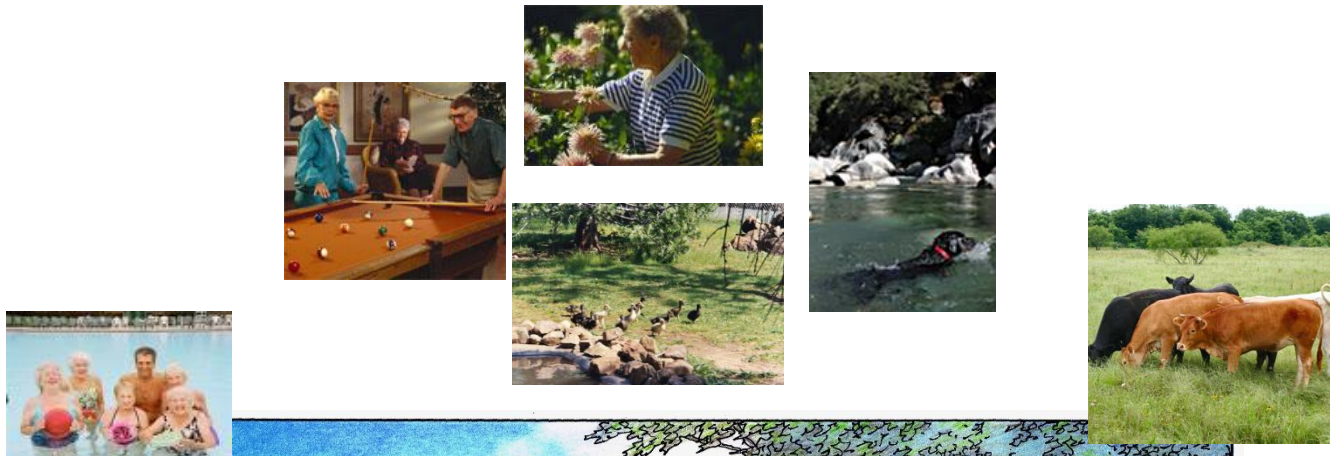


EXHIBIT E

COMPREHENSIVE MASTER PLAN

Rincon del Río

February 2020



Prepared by:



PLANNING
ENGINEERING
& SURVEYING

140 LITTON DRIVE
SUITE 240
GRASS VALLEY, CA 95945
TEL: 530.272.5841
FAX: 530.272.5880
GEN'L EMAIL: INFO@SCOPEINC.NET

TRUCKEE: 530.582.4043

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 55 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.

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

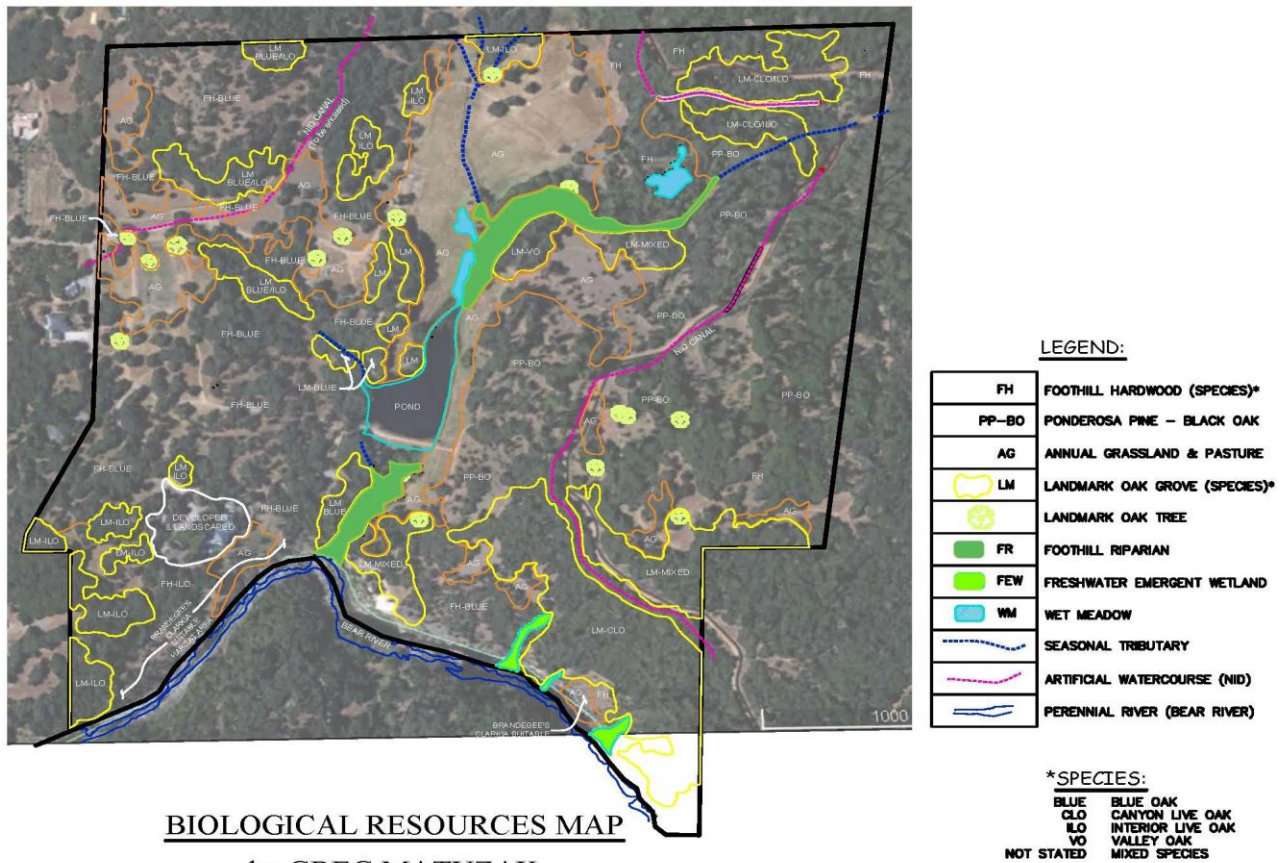


Figure 5: Looking South at Northerly Boundary on Rodeo Flat Road

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

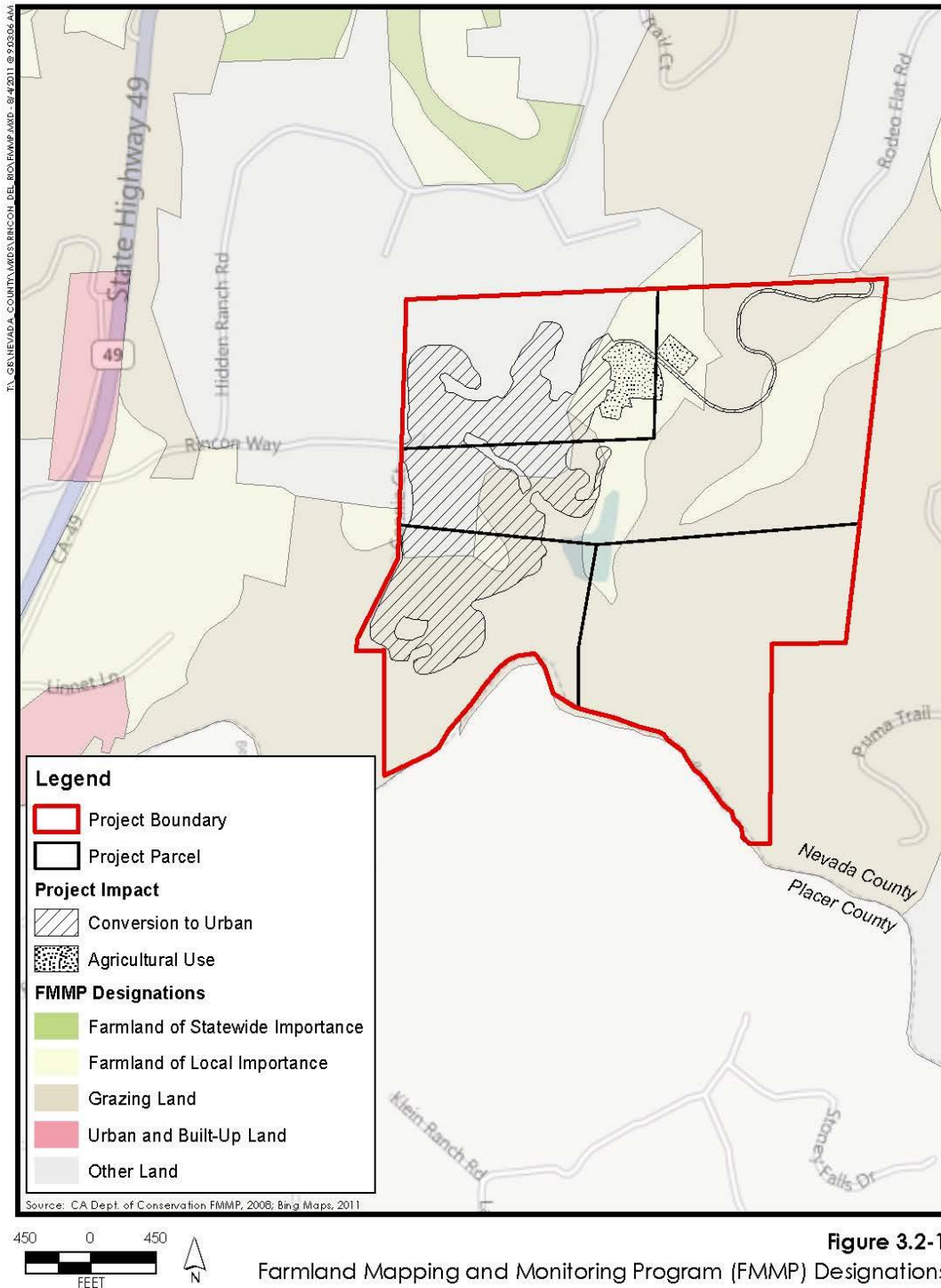
- Acoustical Constraints Evaluation – Prepared by LSA, August 2007
- Geotechnical Feasibility Study – Prepared by Lumos & Assoc., October 2007
- Air Quality Constraints Evaluation – Prepared by LSA, August 2007
- Archeological Inventory Survey – Prepared by Genesis Society, December 2006
- Biological 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.



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.



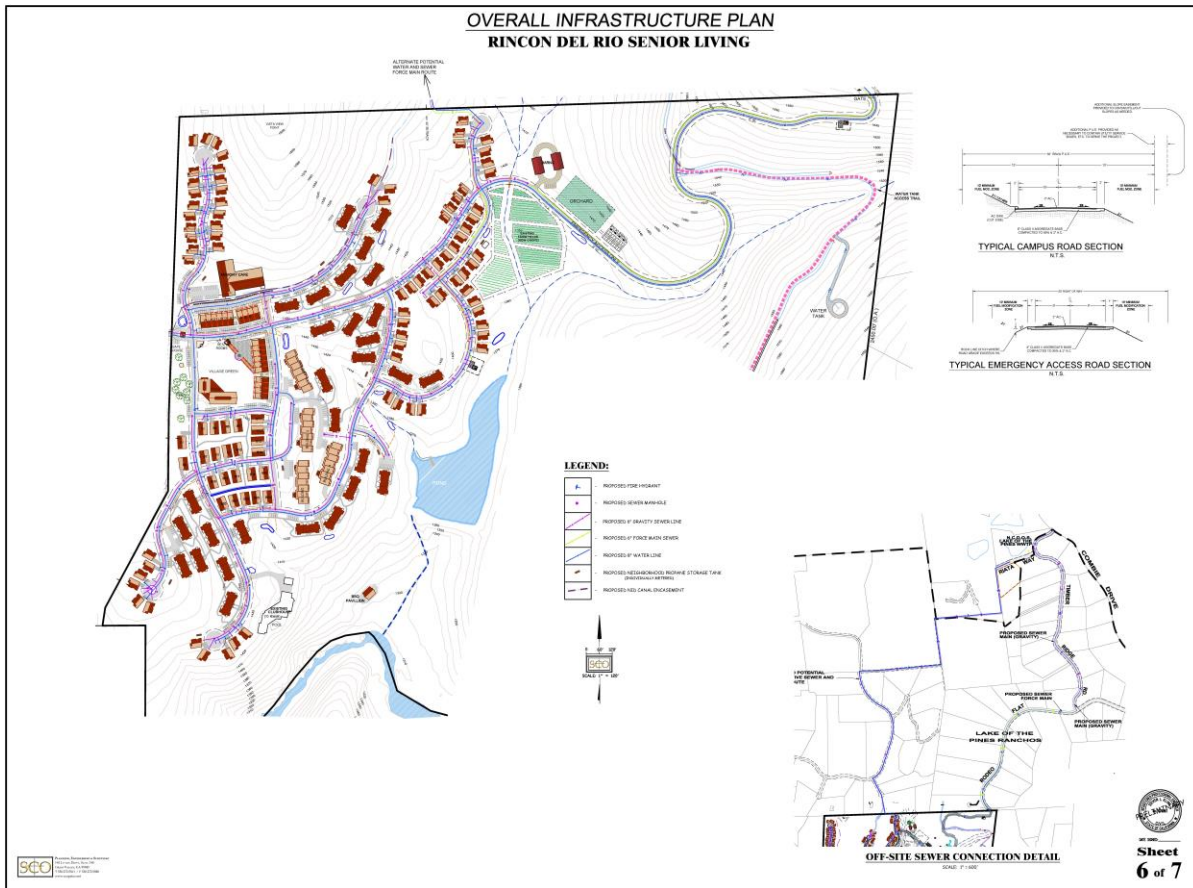
Existing and Proposed Infrastructure

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.

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



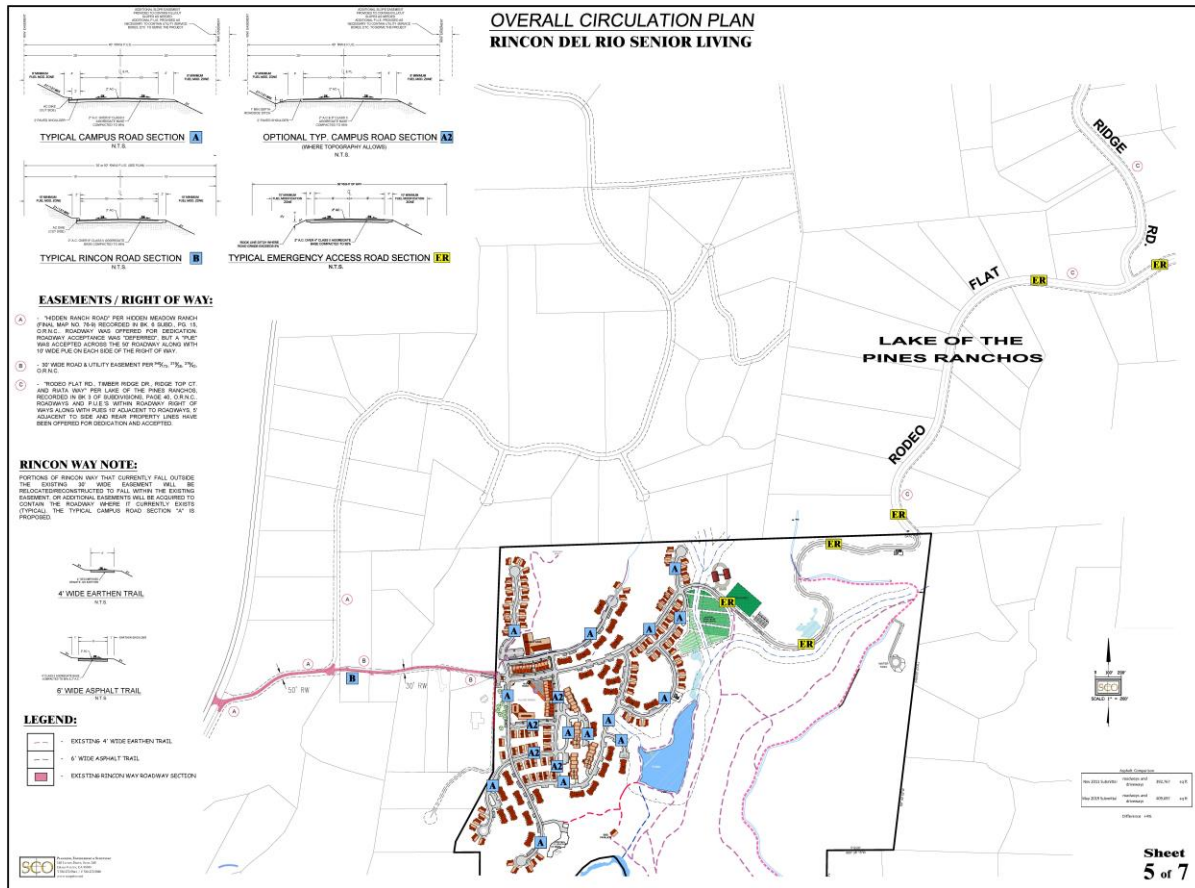
Figure 7 Landscaping Detail

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 than 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 shared 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

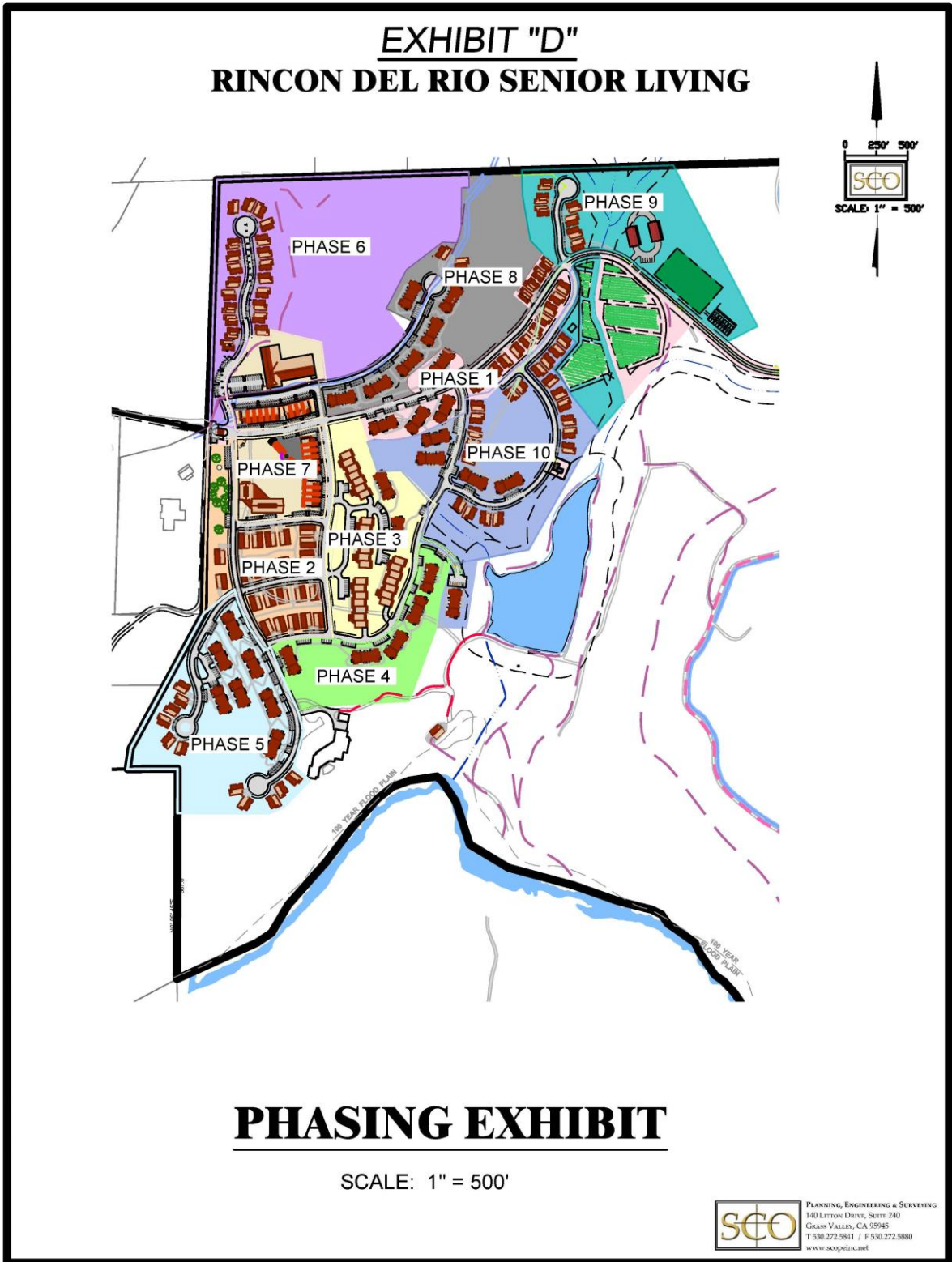


EXHIBIT "D"
RINCON DEL RIO SENIOR LIVING

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.



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.



