


Keep Nevada County Rural
Pat Seeley
Benton Seeley
Billie Prestel


May 8, 2021

Kit Elliott
Nevada County Counsel
950 Maidu Avenue, Suite 240
Nevada City, CA 95959

Sent by email to all recipients

Re: Rincon del Rio modified project

Dear Ms. Elliott:

In response to your inquiry to Mr. Mooney regarding KNCR's current position regarding the proposed amendments to the Rincon del Rio project, please consider the following comments.

First and foremost, we would like Young Enterprises and Nevada County to comply with the Settlement Agreement. Since it appears that the County intends to proceed to approve a major subdivision which is no longer a CCRC but now a Senior Living Retirement Community (SLRC) and referred to as such on the RDR website which we contend violates the terms of the Settlement Agreement as previously outlined in letters dated January 20, 2021 from Karen Abbott, March 20, 2021 and May 3, 2021 from Virginia Akers, we are requesting the following safeguards to be enacted:

1. An enforceable mechanism not only to count the residents but an enforcement entity (not the HOA) of the population cap of 415 on a continuous basis, not merely an annual count. The enforcement entity needs to be some County or other government agency. Once the 415 population cap has been reached, no new construction of residential units (including memory care facility) until the population drops below 415.
2. Regulation of guests, i.e. definition of guest, number of guests allowed per unit at any one time, determinate length of stay, prohibition against perpetual guests or serial guests, age restriction if visiting for more than 5 days.
3. Young Enterprises, or developer, to post a bond for the road repairs in case the project fails and their construction vehicles leave Hidden Ranch/Rincon in shambles.

4. Hidden Ranch Road/Rincon from Highway 49 to the project needs to be brought up to Class II before construction of the residential units begins and maintained during the construction period and not left to being repaired until the end of construction.
5. The PRD to enforce road maintenance on Hidden Ranch/Rincon from Highway 49 to RDR to exclude surrounding property owners from any liability for repairs or maintenance in perpetuity.
6. Realign Rincon Way to within its proper easement location so as not to be encroaching or trespassing on the property owners on the north side of the current roadway.
7. Sewer and water lines to be run on Rodeo Flat as per the original plan and not through Hidden Ranch Road.
8. Prohibition of use of any construction equipment that could cause a spark during red flag day fire conditions.
9. A water truck to be onsite throughout construction in case of fire.
10. Signage at the Hidden Ranch Road turn-off directing traffic to RDR project and away from Hidden Ranch subdivisions.
11. A STOP sign westbound where Rincon joins Hidden Ranch Road and Angelina.
12. Since RDR is a gated community and there is currently a non-compliant gate at Angelina, at the option of the Hidden Ranch homeowners, a waiver and approval by the County to place a gate somewhere near the Hidden Ranch Road turn-off from Rincon to keep RDR visitors, workers, guests and other traffic related to RDR out of the Hidden Ranch subdivisions. A gate code will be provided to both Cal Fire and Higgins Fire District. We should be allowed the same protections as RDR and the Angelina property. This waiver request should not be a problem since RDR has been granted several waivers and exceptions to fire safety and road requirements.
13. The fire evacuation road from RDR to the Ranchos is to be used exclusively for fire evacuation from RDR and not for any other purpose. In case of a fire, there will already be too much traffic on Rincon/Hidden Ranch to accommodate any further traffic from either the Ranchos or LOP.
14. A pamphlet to be given to each new homeowner explaining the fire danger of this area, the meaning of red flag warnings, what high or very high fire danger means and the precautions to take during those designations.
15. A noise ordinance prohibiting noises over 80 dB for more than 10 minutes. (Actually, the whole County could benefit from a noise ordinance.)
16. Designation of quiet hours, say from 10:00 p.m. to 7:00 a.m.

17. Guarantee that the project will never revert to a non age-restricted (less than 55) project.
18. Strict enforcement of outdoor lighting components as stated in the EIR and replacement lights.
19. A full service assisted living/memory care/hospice facility with all amenities included within that facility must be added back into the center of the development in order for it to qualify as a legitimate CCRC and thus comply with the terms of the Settlement Agreement. Further discussion with regard to this stipulation is being addressed in a separate correspondence sent by Karen Abbott.

Thank you for your consideration.

Keep Nevada County Rural plaintiffs
Karen Abbott
Pat Seeley
Benton Seeley
Billie Prestel

cc: Rhett VanderPloeg, County Counsel
Matt Kelley, Planning Dept.
Board of Supervisors

From: [Kathy Hinman](#)
To: [BOS Public Comment](#)
Cc: [REDACTED]
Subject: Letter of Support for Rincon del Rio
Date: Friday, May 7, 2021 4:01:21 PM
Attachments: [Letter to the BOS RE Rincon del Rio 5.7.21.pdf](#)

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Please see the attached letter from the Nevada County Association of REALTORS pertaining our position taken on the Rincon del Rio Continuing Care Retirement Community development being reviewed by the Supervisors on Tuesday, May 11, 2021.

Sincerely,

Kathy Hinman



Kathleen Hinman, RCE, ePRO, AHWD

[REDACTED]
[REDACTED]
[REDACTED]



NEVADA COUNTY ASSOCIATION OF REALTORS

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Kathleen D. Hinman

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Nevada County Realty

May 7, 2021

Nevada County Board of Supervisors

950 Maidu Avenue,

Nevada City, CA 95959

RE: Support for Rincon Del Rio Development Project

Dear Honorable Supervisors:

The Nevada County Association of REALTORS® continues to recognize the critical need for housing in Nevada County and conveys our strong support for the Board of Supervisors' approval of the Rincon del Rio Continuing Care Retirement Community development recently modified to offer additional benefits to our community:

A) Rincon del Rio will allow seniors who desire downsizing to sell their homes and move to a local, successful aging, green, smart growth development, and help keep a vibrant portion of our residents here to support our community. The project will also generate significant property tax revenue vital to the County's financial well-being.

B) The population that Rincon del Rio will serve is one that is critical to our abundant support of local non-profit organizations that are so vital to our community; This population donates their time and savings to many varied non-profit organizations as well as supporting local businesses.

C) Our residential listing inventory is currently at a historic low; we seek more housing stock to meet the demand and our community's ability to balance the home purchasing needs of first-time home buyers, young families and the local workforce. The project will allow seniors to downsize and free up housing for those young families and workforce.

D) Enacted in April of 2021, Proposition 19 has increased demand for homes in Nevada County for the senior population and residents coming from the Bay Area due to the recreational activities and quality of life Nevada County offers, placing further stress on our limited housing stock.

We wish to remind the Board of Supervisors that the Rincon del Rio project was approved in 2014 by Nevada County; The revised application provides additional benefits: The units will now be sold to buyers in fee title with an "equity model" that is more advantageous to all parties. Residents can acquire equity while the County benefits from the property tax assessment. Additionally, Rincon del Rio will offer employment positions with its construction and ongoing operations. The modifications to the application also provide benefits to the neighbors with fire protection elements and domestic water connection.

We ask that you reconfirm your approval of the Rincon del Rio Continuing Care Retirement Community and move Nevada County in the right direction toward providing sufficient housing for its constituents.

Sincerely,

Kathleen Hinman, RCE

Association Executive

Nevada County Association of REALTORS®