



# Rincon del Rio



PLANNING, ENGINEERING & SURVEYING  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
T 530.272.5841 / F 530.272.5880  
[www.scopeinc.net](http://www.scopeinc.net)



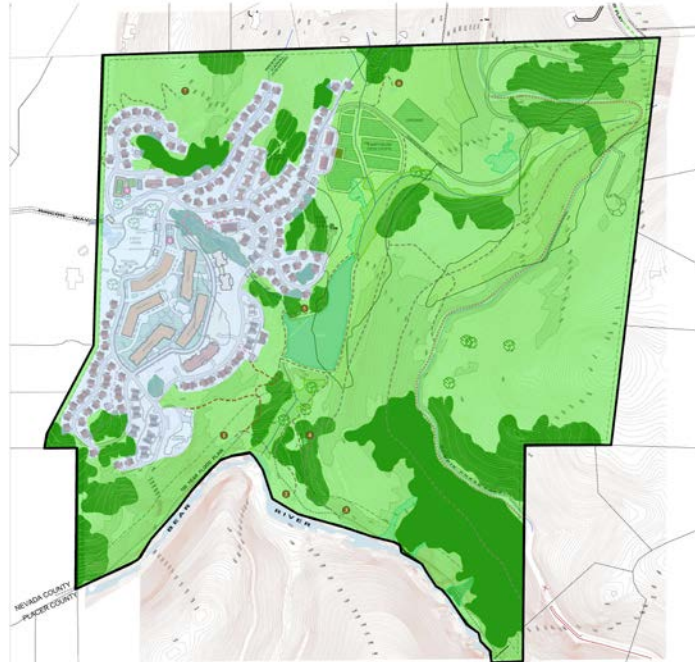
# Rincon del Rio

## Development Plan Comparison

### Proposed Changes & Benefits

- Improved Project
- Same Building Development Envelope
- Fewer Rooftops
- Less Grading

Approved Site Plan



**DEVELOPED AREA -  
±44.8 AC**

**OPEN SPACE AREA -  
±169.7 AC**

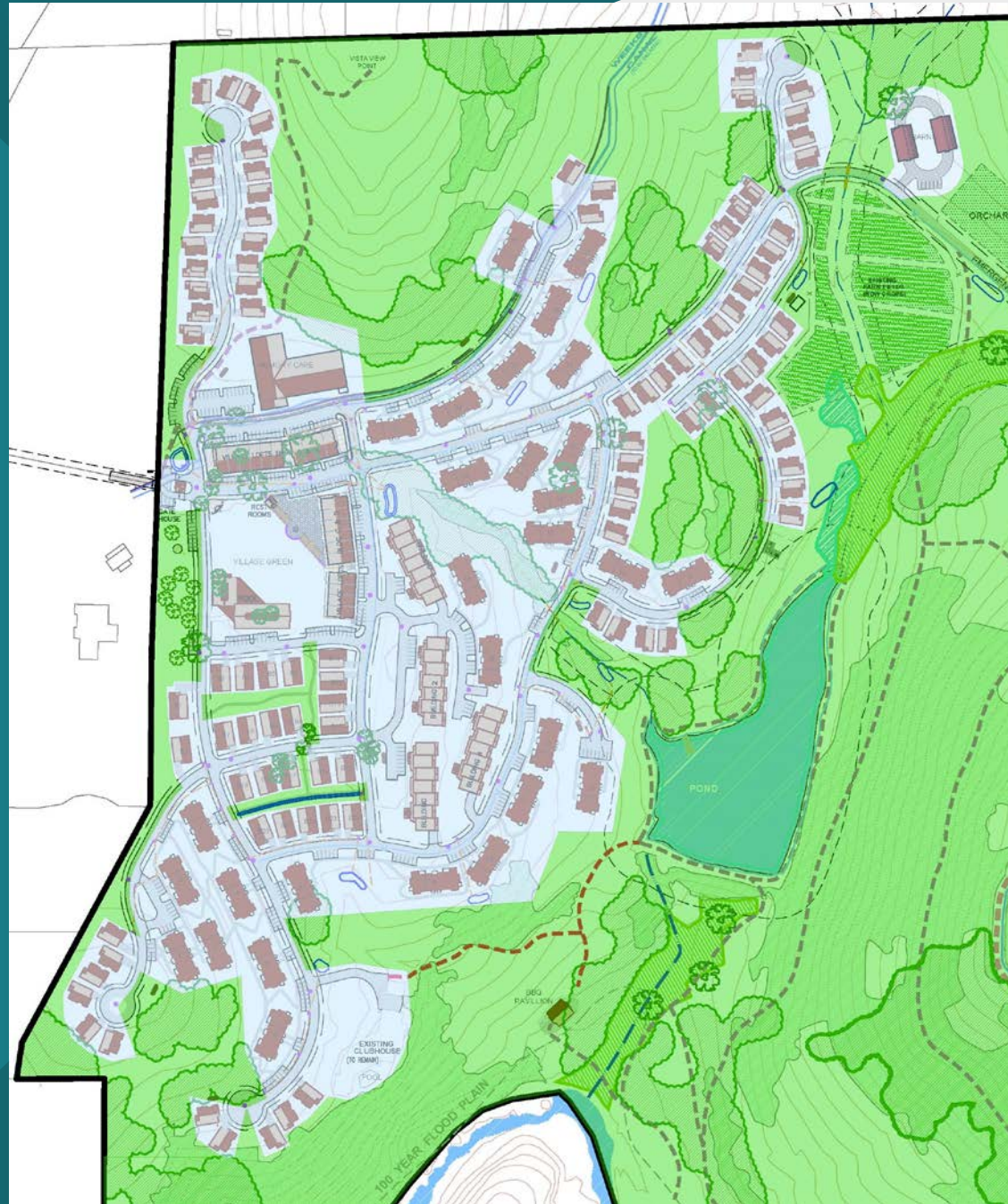
Proposed Site Plan



**DEVELOPED AREA -  
±42.4 AC**

**OPEN SPACE AREA -  
±172.1 AC**

# Project Changes



Variety of  
housing  
Types



Reduced  
Retail



Equity  
Ownership  
vs. Entry Fee



# Active Living Amenities

- 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 BARN**
- 7 - HILLTOP RECREATION & PICNIC SITE**
- 8 - RAISED COMMUNITY GARDEN BEDS**
- 9 - PICKLEBALL COURTS**
- 10 - POOL COMPLEX**



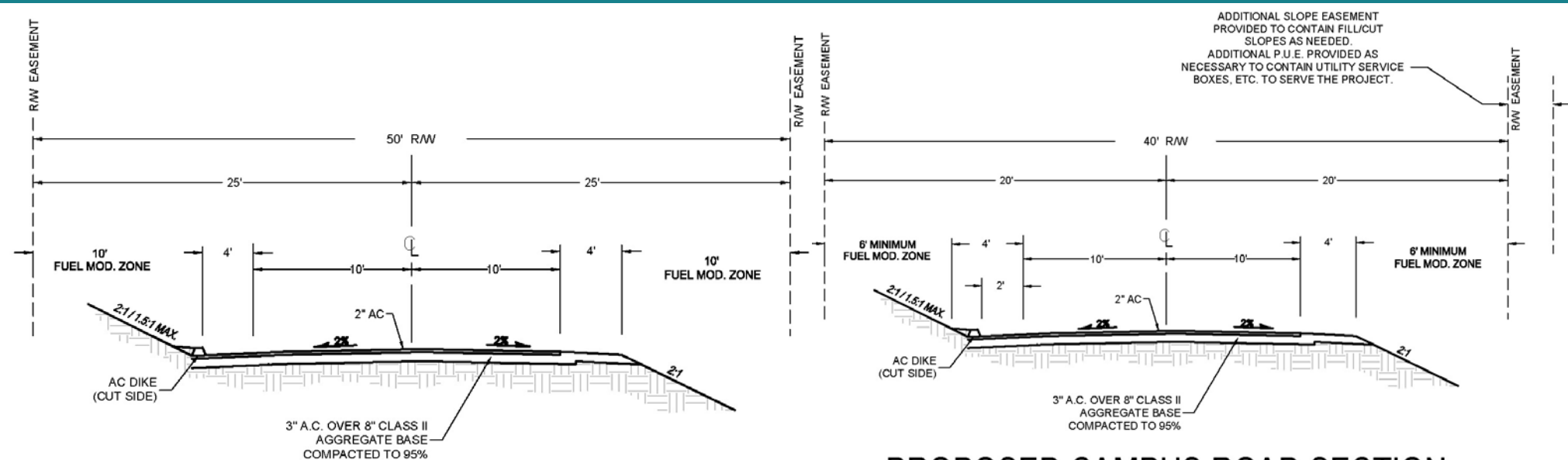


# Equity Ownership

- CCRC regulation changes
- Allow residential & condominium ownership
- Regulated by management, DRE, operational permits, and CC&Rs
- Same practical effect, but easier financing
- Owners are entitled to all campus facilities

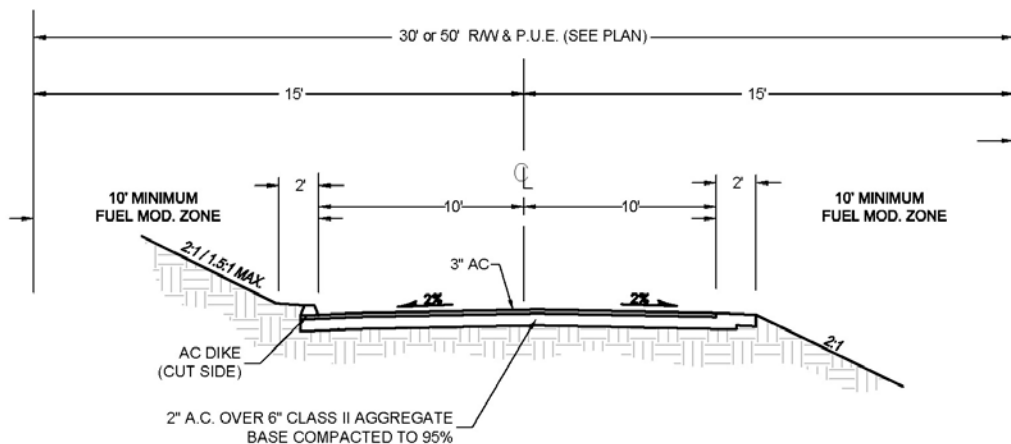


# Roadway Design



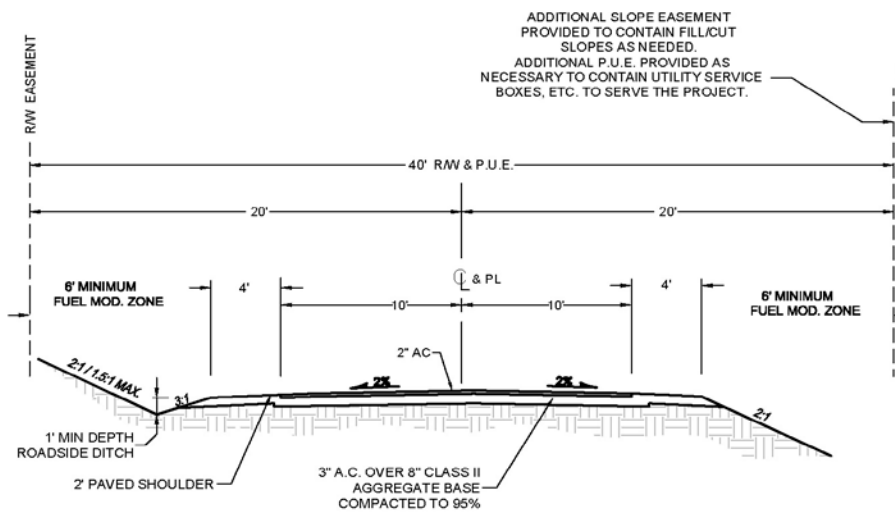
NEVADA COUNTY ROAD SECTION

N.T.S.



TYPICAL RINCON WAY SECTION

N.T.S.



PROPOSED CAMPUS ROAD SECTION

(WHERE TOPOGRAPHY ALLOWS)

N.T.S.



Proposed changes provide:



Less Grading



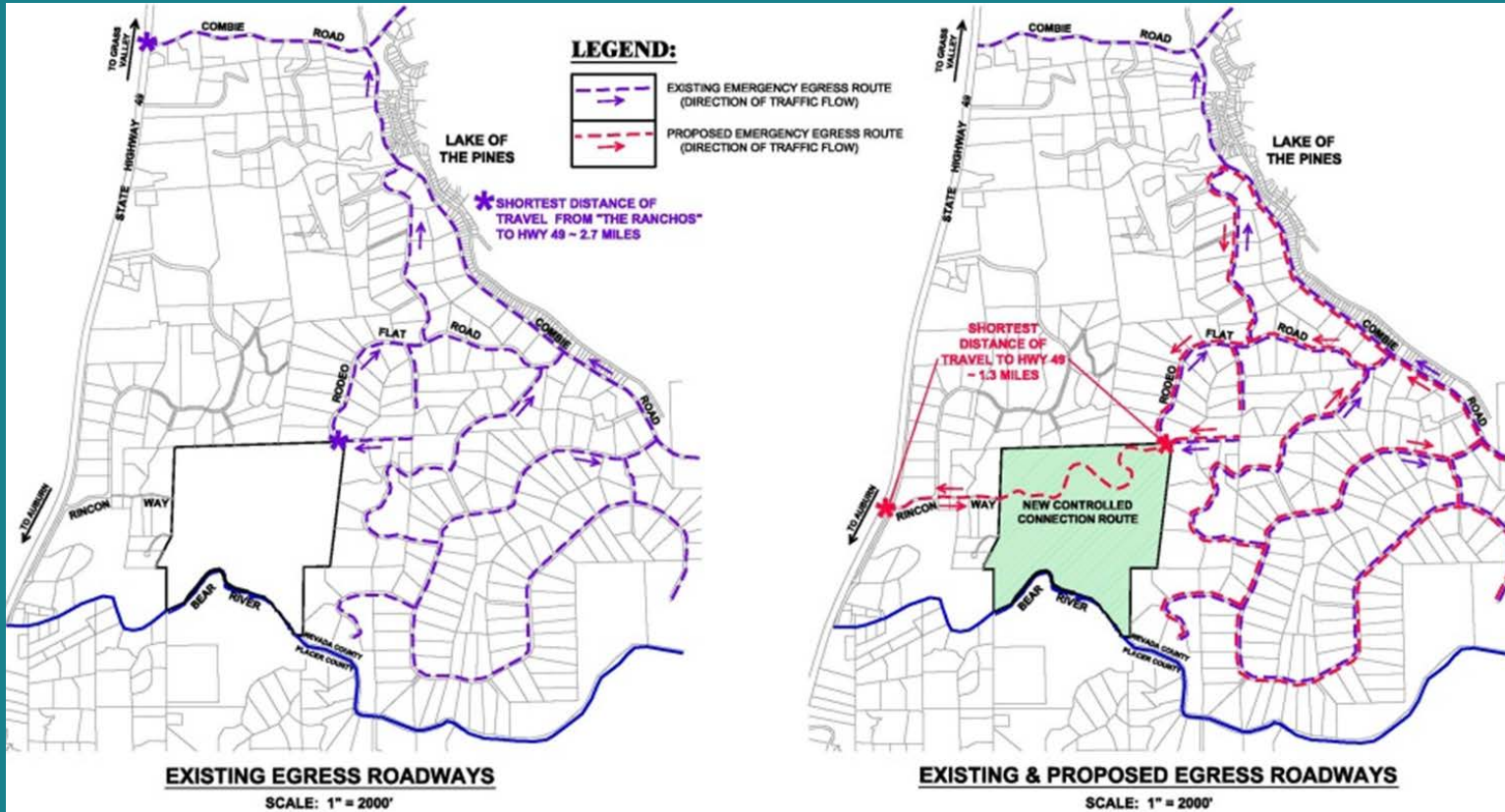
Front Porch Close to Street



Enhanced Walking Environment



# Fire Access Road



Provides Regional Benefit



Gated to General Public Use

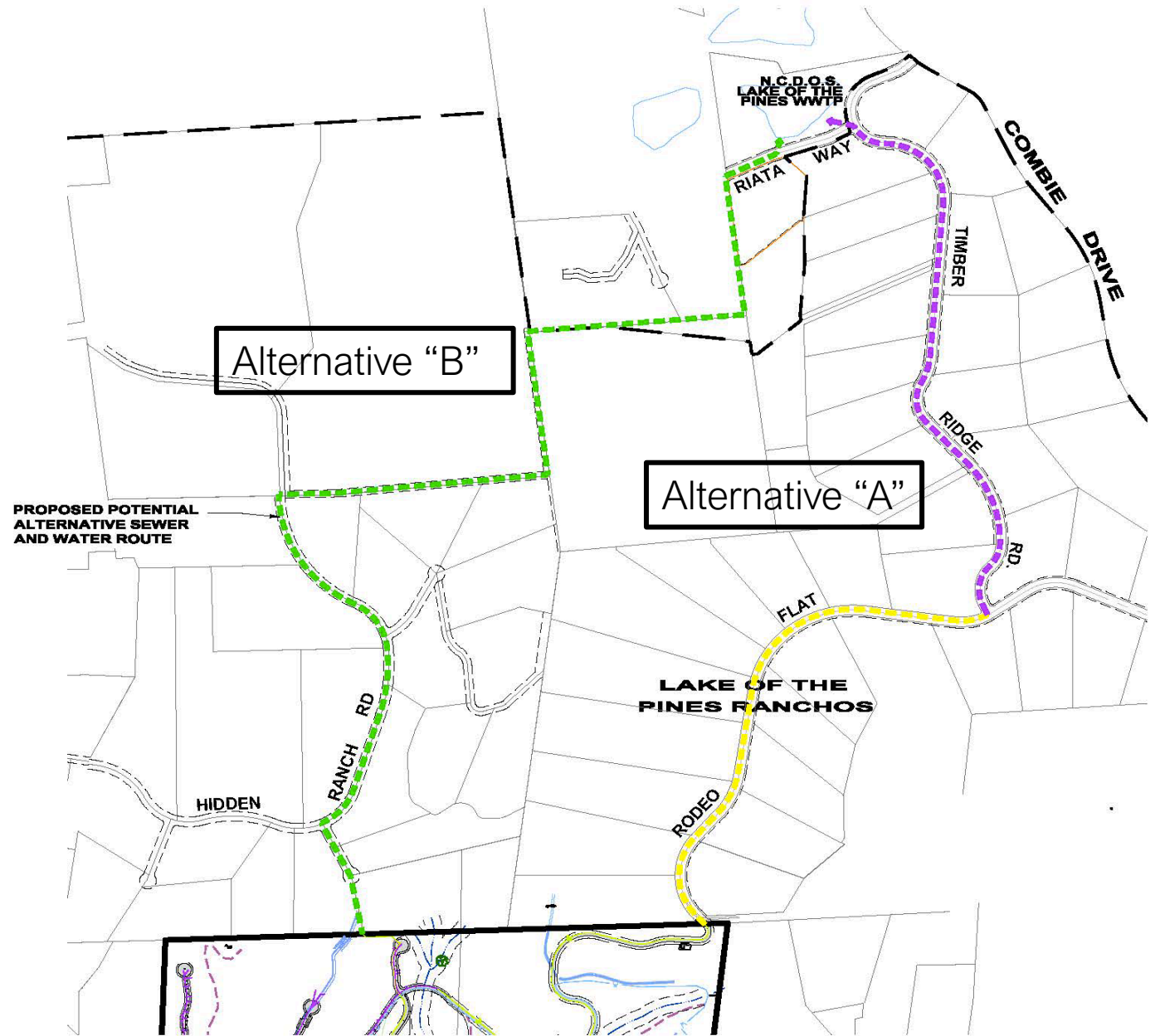


Only Used for Emergencies

# Off-Site Utility Options

## Proposed Options & Benefits

- Public Water Availability (NID)
- Roadway Improvements
- Fire Safety

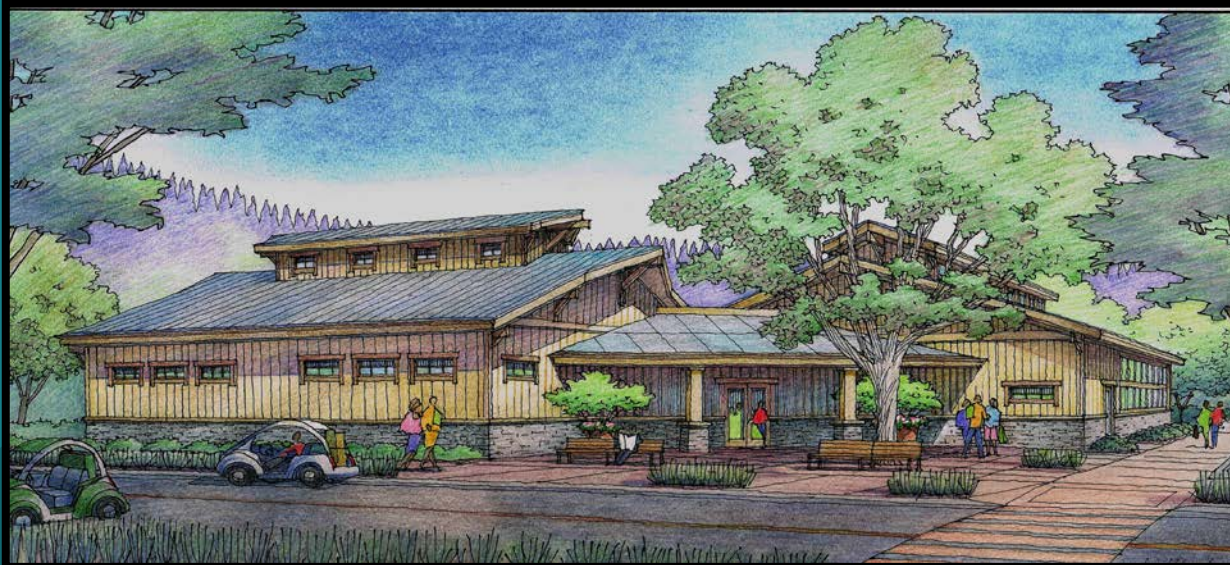
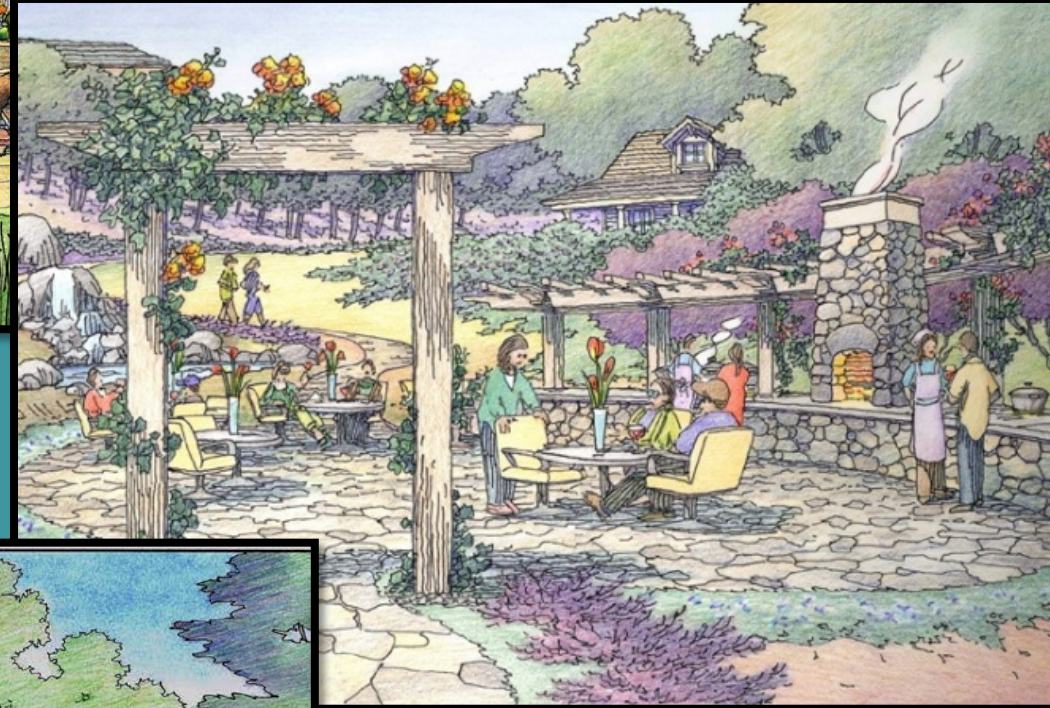


**OFF-SITE UTILITY CONNECTION**



# Common Area Design Revisions

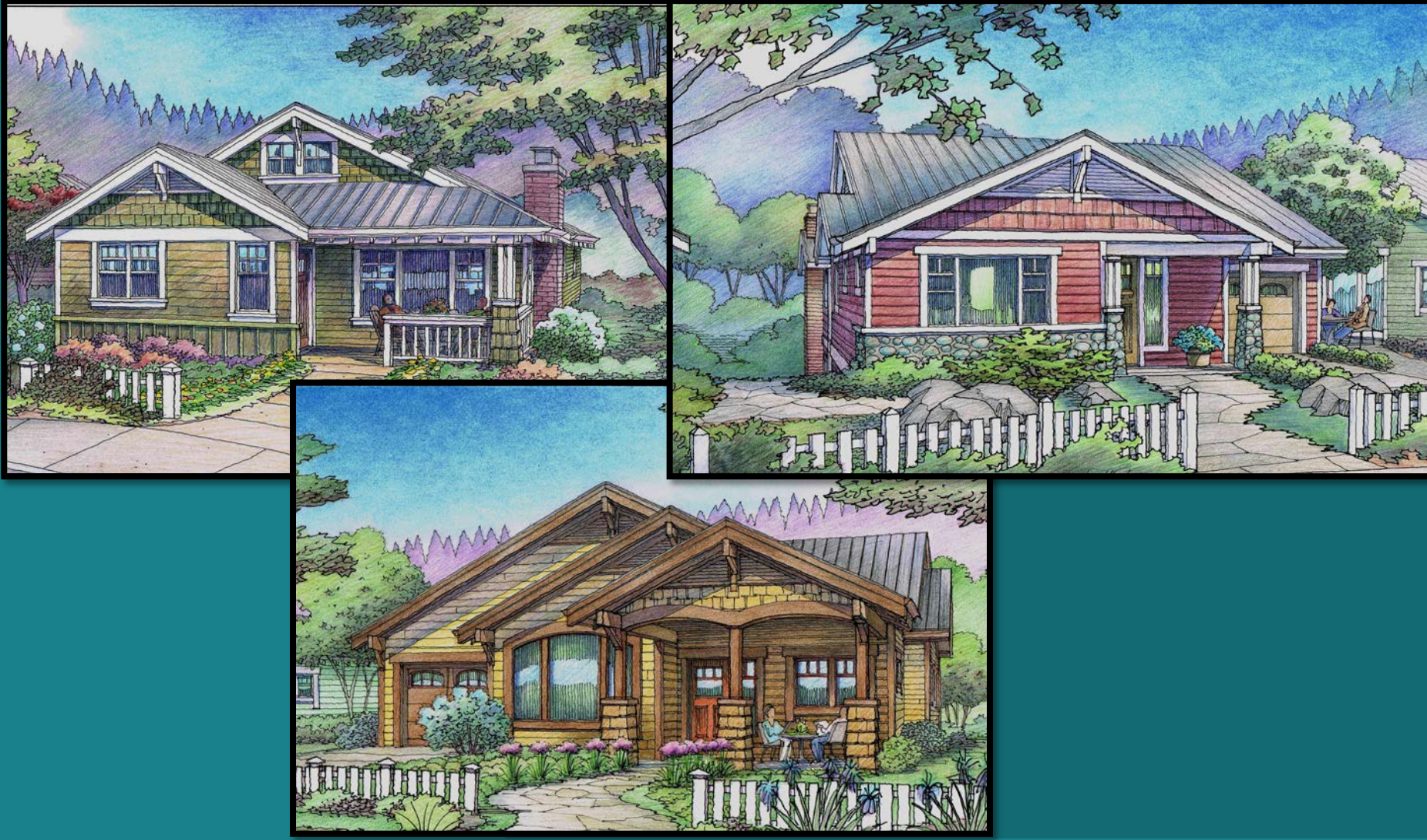
- Smaller Village Center:
  - Commercial/Retail: Hair, Food, Sundries
- Condo Lofts
- Event Lawn
- Aquatic Center





# Design Revisions Bungalow & Cottage

- Front porch on street
- Village neighborhood
- Single story
- Minimize slopes
- Walkable to amenities





# New Unit Type



- 14-Unit Condominiums
- Covered Parking
- Views
- Works with Terrain/Contours

# New Unit Type



- 5-Plex vs Duplex
- Hillside Design
- Less Grading
- Fewer Rooftops
- Cost-Effective Separated Parking



# Summary

Project Characteristics	Approved Project 2014	Amended Project 2021	Project Characteristics	Approved Project 2014	Amended Project 2021
Entry Fee	Yes	No	Is a Proposed CCRC (regulated by State of CA)	Yes	Yes
Resident Owns Unit	No	Yes	Is an Age-Restricted Community	Yes	Yes
Building Envelope Size = 40 Acres	Yes	Yes	Has Assisted Living	Yes	Yes
Open Space = 80% of Project Acreage	Yes	Yes	Has Memory Care	Yes	Yes
Unit Count = 345 Units	Yes	Yes	Environmentally Superior Design	No	Yes
Population Cap = 415 Residents	Yes	Yes	Will be Professionally Operated	Yes	Yes
Method to Legally Enforce Population Cap	No	Yes	Generates Fewer Daily Traffic Trips	No	Yes
Produces Greater Property Tax Revenue	No	Yes	Has an approved Lighting Plan	Yes	Yes
Has a Will-Serve Letter from NID	Yes	Yes	Has Fewer Rooftops	No	Yes
Has a Lower Building Density and Intensity	No	Yes	Requires Less Grading	No	Yes



# Rincon del Rio

Project is refined and improved:

- Numerous amenities & active recreation
- In conformance with Zoning Code
- In conformance with Dept. of Social Services
- A CCRC offering a quality, active, age-in-place community option



# Rincon del Rio

Abundant Living  
Successful Aging

Martin D. Wood, P.L.S.

SCO Planning & Engineering, Inc.

[martinwood@scopeinc.net](mailto:martinwood@scopeinc.net)

[www.scopeinc.net](http://www.scopeinc.net)

