



# AGENDA

## NEVADA COUNTY PLANNING COMMISSION

### March 25, 2021 · 1:30 p.m. · REGULAR MEETING

Board of Supervisors Chambers  
950 Maidu Avenue, Nevada City, CA 95959

*Pursuant to Governor Gavin Newsom's Executive Order pertaining to the convening of public meetings in response to the COVID-19 pandemic, the County of Nevada hereby provides notice that it will hold its regularly scheduled meeting of the Planning Commission by remote via Zoom. The Planning Commission will attend the meeting and participate to the same extent as if they were present. To follow social distancing guidelines as outlined by the Nevada County Public Health Department, the Board Chambers will remain closed to the public until further notice. This meeting is broadcast live on Nevada County Media Channel 17 in the Western County and on Suddenlink Channel 78 in the Eastern County and can be viewed live through the web at [http://nevco.granicus.com/ViewPublisher.php?view\\_id=19](http://nevco.granicus.com/ViewPublisher.php?view_id=19). Closed Captioning is available for hearing impaired viewers. The public may also participate in the meeting using the information below.*

**Meeting ID:** 943 0971 7981

**Password:** 95959

**Join by Web:**

<https://zoom.us/j/>

Use the "raise hand" feature if you wish to speak.

**Join by Phone (San Jose):**

+1 669 900 9128

Press \*9 to "raise hand" if you wish to speak.

*To address the Planning Commission on a matter on the agenda: Members of the public can provide general comments on items that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission or on a particular agenda item before the meeting by writing a letter to the Planning Commission, emailing [planning@co.nevada.ca.us](mailto:planning@co.nevada.ca.us), or leaving an eComment at [http://nevco.granicus.com/ViewPublisher.php?view\\_id=19](http://nevco.granicus.com/ViewPublisher.php?view_id=19). Any member of the audience desiring to address the Planning Commission on an item under discussion which appears on its agenda may do so upon receiving recognition from the Chair. After receiving recognition, state your name and address before making your presentation, as all meetings are being recorded.*

*Anyone requiring reasonable accommodation to participate in the meeting should contact the Clerk of the Board's office by calling (530) 265-1480 at least four days prior to the meeting. TTY/Speech-to-Speech users may dial 7-1-1 for the California Relay Service.*

*The agenda and all supporting documents are available for review online at <https://www.mynevadacounty.com/512/Planning-Department>. Please note that the on-line agenda may not include all related or updated documents.*

*The Commission may review general correspondence or discuss Commissioner's concerns at any time during the meeting if the Commission is ahead of schedule. The Commission will not start any item before its scheduled time, but may discuss it at a later time, depending upon the progress of the meeting.*

*All items on the agenda may be acted upon by the Planning Commission*

**CALL TO ORDER:** 1:30 p.m.

**STANDING ORDERS:** Salute to the Flag. Roll Call. Corrections to the Agenda.

**PUBLIC COMMENT:** Members of the public shall be allowed to address the Planning Commission on items not appearing on the agenda that are of interest to the public and are within the subject matter jurisdiction of the Planning Commission, provided that no action shall be taken unless otherwise authorized by Subdivision (6) of Section 54954.2 of the Government Code. The following procedures shall be in effect with regard to the public's exercise of this right:

1. The total amount of time allotted for receiving such public comment may be limited to not less than 15 minutes during any regular Planning Commission meeting.

2. The Chair may limit any individual to not less than three (3) minutes. Time to address the Planning Commission will be allocated on a basis of the order of requests received. Not all members may be allowed to speak if the total time allocated expires.

**COMMISSION BUSINESS:** None

**CONSENT ITEMS:**

1. PLN21-0036; MIS21-0002: Annual Development Agreement review for Harmony Ridge

**PUBLIC MEETING:**

**1:30 p.m. PLN19-0024; TFM19-0008; CUP19-0010; MGT20-0001; PFX19-0003; MIS20-0001; EIS19-0010:** 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 know as Rincon del Rio, 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:** Recommend that the Board of Supervisors approve a

Resolution approving an Addendum (EIS19-0010) to the certified Final Rincon del Rio Environmental Impact Report (EIR10-001/SCH#2011052030). **RECOMMENDED PROJECT ACTION:** Recommend that the Board of Supervisors approve the proposed Petition for Exceptions (PFX19-0003), Management Plan (MGT20-0001), Tentative Final Map (TFM19-0008), Conditional Use Permit (CUP19-0010) and Second Amendment to the Development Agreement (MIS20-0001). **PLANNER:** Matt Kelley, Senior Planner

**1:45 p.m. NEVADA COUNTY 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT.** The Nevada County Planning Commission will hold a public hearing to accept the 2020 Housing Element Annual Progress Report pursuant to State of California Government Code Section 65400. State of California housing law requires cities and counties to submit a prescribed Housing Element Annual Progress Report by April 1 of each year. The 2020 Annual Progress Report contains a numeric and narrative review of the County's achievements in implantation of Housing Element programs during calendar year 2020. **PROJECT LOCATION:** Unincorporated area of Nevada County. **RECOMMENDED ENVIRONMENTAL DETERMINATION:** Exempt pursuant to Section 15378(b)(5) of the State CEQA Guidelines. **RECOMMENDED PROJECT ACTION:** Accept the 2020 Housing Element Annual Progress Report. **PLANNER:** Matt Kelley, Senior Planner

#### **INFORMATIONAL ITEMS & ON-GOING PROJECT UPDATES:**

1. Discussion of upcoming Planning Commission meetings.
2. Announcements (informational items only). Commission and staff members may make brief announcements or report on activities. Commission members may also provide a reference to staff or other resources for factual information, request staff to report back to the Commission at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda.
3. Adjournment: The next meeting of the Planning Commission is *tentatively* scheduled for April 8, 2021.

*POSTING: This agenda was posted 72 hours in advance of the meeting at the following location: Eric Rood Administrative Center (outside Board Chambers and outside main entrance).*