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Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2011052030

Project Title: Addendum to the Final EIR for the Rincon del Rio Continuing Care Retirement Community Project

Lead Agency: Nevada County

Contact Name: Matt Kelley

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Project Location: 10412 Rincon Way, 10420 Rincon Way and 24885 Connie Court, Auburn, Nevada County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The project as proposed is a combined application for a Use Permit (CUP19-0010) to amend the Comprehensive Master Plan and revise the Tentative Final Subdivision Map (TFM19-0008), which was approved to facilitate the development of the subject parcels as a 345 Unit Continuing Care Retirement Community known as the Rincon del Rio project, 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), State Clearinghouse No. 2011052030. As proposed, the project is a combined application for a Use Permit to 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 proposed independent living single-family residential attached and detached units that would be located within the project site. The modified project as proposed would also subdivide the parcel from four parcels into 102 Single-Family Residential Parcels, 221 Single Ownership Condominium parcels and 23 common area parcels. For a full project description please review the proposed Draft Addendum to the Final Environmental Impact Report.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This Addendum evaluates the potential for the proposed modified project to result in new or substantially more severe significant impacts compared to the impacts disclosed in the Certified EIR. The environmental analysis provided in this Addendum describes the information that was considered in evaluating the questions contained in the Rincon del Rio California Environmental Quality Act (CEQA) Checklist. The information used in this evaluation includes the certified Rincon del Rio EIR, the proposed modified project description, updated Technical Reports, revised Site Plan, revised Tentative Final Map, revised Comprehensive Master Plan, revised project information, and site visits.

The proposed modified project would incorporate and implement all Mitigation Measures identified in the certified Rincon del Rio EIR. Specific Mitigation Measures relevant to a particular impact of the proposed modified project are cited in the same manner as in the EIR and the associated Mitigation Monitoring and Reporting Program adopted in conjunction with the Rincon del Rio project approvals. Furthermore, this Initial Study is a review the previous EIR and identifies impacts that were previously evaluated. As discussed throughout this Addendum, all impacts levels of significance have been incorporated into this Addendum from the certified Rincon del Rio EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns raised in response to the Initial Distribution and request for comments from neighboring property owners are similar to concerns that were raised during the preparation of the Final EIR for the Rincon del Rio Continuing Care Retirement Community Project. These concerns has included increased traffic and safety issues on Rodeo Flat Road, Increased traffic and safety issues on Rincon Way and Rincon / Highway 49 intersection, Traffic on an already crowded Highway 49, Public use of private roads, Use of a proposed emergency access road and gate on Rodeo Flat Road leading to the project site, Additional noise cause by the project, Air quality and greenhouse gas concerns due to traffic and operation of the proposed modified project. Wildland fire hazards and adequacy of Rodeo Flat Road to serve as an emergency road during an evacuation. Development of the proposed modified project as a Continuing Care Retirement Community with fee simple ownership of the independent living units and how the population limitation of 415 residents would be maintained throughout the operation of the proposed modified project.

Provide a list of the responsible or trustee agencies for the project.

All internal and external governmental and non-governmental agencies and special interest groups listed on the Addendum to the Environmental Impact Report for the Rincon del Rio Continuing Care Retirement Community project. For full list, please contact the project planner, Matt Kelley, at (530) 265-1423 or matt.kelley@co.nevada.ca.us.