

COMPREHENSIVE MASTER PLAN RINCON DEL RIO SENIOR LIVING

LEGEND:

- WETLANDS or WET MEADOW (PER B10 REPORT BY GREG MATUZAK)
- SLOPES OVER 30%
- FARMLANDS OF LOCAL IMPORTANCE
- SEASONAL TRIBUTARY
- FOOTHILL RIPARIAN
- FRESHWATER EMERGENT WETLAND
- LANDMARK OAK GROVE
- LANDMARK OAK TREE
- 4' WIDE SOFT SURFACE TRAIL
- 6' WIDE ASPHALT TRAIL
- EXISTING NID CANAL ACCESS ROAD
- UPHILL COTTAGE
- DOWNHILL COTTAGE
- BUNGALOW
- POOL
- MEMORY CARE
- ATTACHED 14 UNIT CONDOMINIUM
- ATTACHED 5 UNIT CONDOMINIUM
- VILLAGE RETAIL W/ RESIDENTIAL ABOVE

Rincon del Rio Proposed Project Revisions					
Building Type	No. of Buildings	No. of Units	Unit Size	Business Size (sf)	Parking
Residential Independent Living					
Cottages	78	78	1785-7600 sf	Varies	78 Resident 28 Guest
Bungalows	24	24	1750	Varies	24 Resident 24 Guest
5 unit Condo	29	145			150 Resident 94 Guest
14 unit Condos	4	56	1300	28,000	56 Resident 24 Guest
Subtotals	135	303			528
Residential Nursing Care					
Group House Memory Care	1	22	88 Beds	46,000*	44
Subtotals	1	22			44
Village Center					
Support Retail	4			30,000	100
Residential Loft Condominiums	1	20	1,500		20 Residential 7 Guest
Subtotals	4	20			127
Common Area Support Services					
Clubhouse (existing/renovate)	1			14,000	8
Pool					
Building Classroom/ Gathering	1			10,000	18
Community Barn	2		2,800		6
Gatehouse	1			935	
Subtotals	5				32
Totals	145	345			731

SCO PLANNING, ENGINEERING & SURVEYING
140 LYTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
T 530.272.5841 / F 530.272.5880
www.scoptic.net

PROJECT INFORMATION:
OWNER / APPLICANT:
YOUNG ENTERPRISES, L.P.
P.O. BOX 6626
AUBURN, CA 95602
CONTACT PERSON: CAROL YOUNG
(530) 269-1047

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LYTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT PERSON: MARTIN WOOD, P.L.S. OR
DALE CREIGHTON, A.I.C.P.

ASSESSOR'S PARCELS:
057-240-017-000; 057-240-018-000;
057-240-019-000; 057-130-013-000

LAND AREA:
215± AC

ZONING / GENERAL PLAN:
CCRC

FIRE PROTECTION:
HIGGINS FIRE PROTECTION DISTRICT

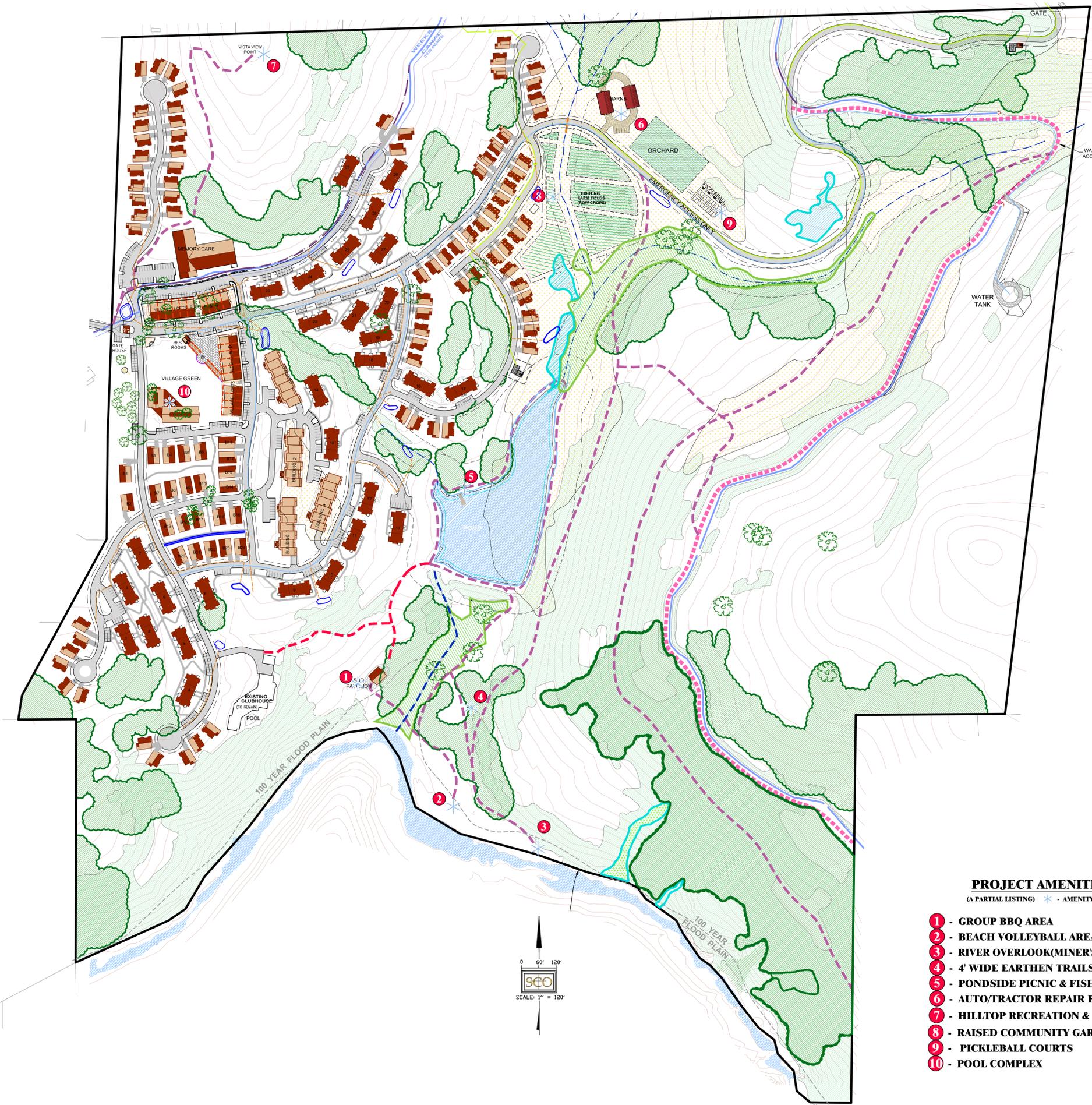
WATER:
NEVADA IRRIGATION DISTRICT

ELECTRICAL & GAS UTILITIES:
PACIFIC GAS & ELECTRIC

TELEPHONE:
AT&T

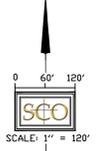
SEWAGE DISPOSAL:
LAKE OF THE PINES TREATMENT PLAN

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PROJECT AMENITIES (A PARTIAL LISTING) * - AMENITY DELINEATOR

- 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



DATE SIGNED: _____

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