

Ananda Village Planned Development
COMPREHENSIVE MASTER PLAN UPDATE
Project Narrative

Prepared for
Ananda Church of Self-Realization
Nevada County, California

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Ananda Village Comprehensive Master Plan Update

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Ananda Village Comprehensive Master Plan Update

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Ananda Village Planned Development COMPREHENSIVE MASTER PLAN UPDATE

Project Narrative

I. Executive Summary

Ananda Village is located at 14618 Tyler Foote Road, approximately six road miles from the intersection of Tyler Foote Road and Highway 49, and is approximately six road-miles from North San Juan. (See Location Map, Figure 1.)

Ananda Village is a cooperative intentional community, established July 4, 1969. The Village was classified as a Planned Development by Nevada County in 1978, together with an approved Master Plan. Over this 47 year period, the County General Plan and the Village Master Plan have evolved together. All the land and improvements are owned cooperatively through the non-profit Ananda Church of Self-Realization.

Our Vision is to continue the steady and slow growth we have experienced over the last 47 years, to retain the open space, recreational features and rural nature of the Village, and to enhance the Village experience for all those who wish to experience what the Village has to offer.

The current County General Plan provides for a 195 dwelling unit limit on 706 acres, with a potential of 6 acres of Rural Commercial designation, and 17 acres of PD-SP custom “office-light industrial” designation. Current

zoning is 9 acres of PD-SP custom “office-light industrial” zoning, and 3 acres of C-1 Neighborhood Commercial zoning, with 8 acres of PD-SP and 3 acres of C1 currently not sited (See Nevada County ZDM 049 and Exhibit B-1, Parcel Map.)

The current Village Master Plan has sited 87 dwelling units in 7 residential Clusters. Of the 87 dwelling units sited, 85 units have been developed, leaving 2 additional units possible under the current Village Master Plan. (See Exhibit A, Ananda Comprehensive Master Plan – Overall Site Plan and Environmental Constraints).

Both homes and non-residential buildings are clustered, sharing main roads, a community water system, and small centralized or individual septic systems. Services, jobs, schools and groceries are within walking distance of the Village Center, including a Market, Deli and Community Center. Many members live and work on the property.

One of the primary goals of Ananda has been to preserve the rural character within the PD. This is been accomplished by clustering houses, minimizing fenced yards, maintaining natural view corridors along major roads within the community, and at the Expanding Light Retreat and Crystal Hermitage.

This Comprehensive Master Plan Update takes the Master Plan to full residential buildout incrementally over time, together with certain non-residential development, adds 1.1 acres of

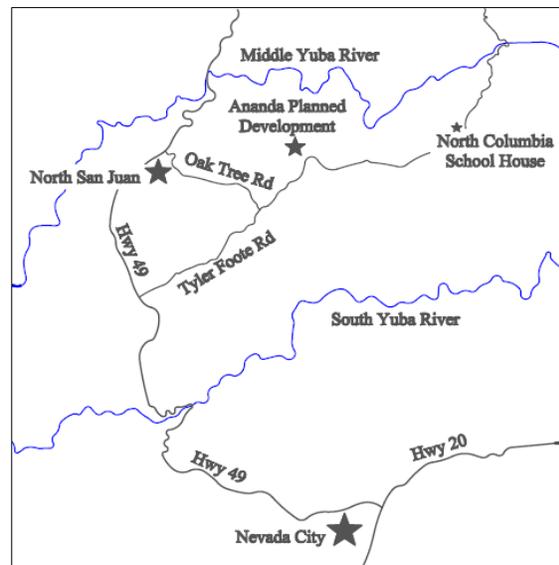


Figure 1: Location Map

PD-SP zoning in a previously impacted location in the Village Center Use Permit Area, provides the required fire-safe access and utilities, demonstrates a sustainable capacity for potable and fire-flow water with a Source Capacity Analysis and an engineered water distribution plan, demonstrates septic system capacity through extensive testing and Civil Engineer analysis, and follows the Fire Protection Plan, Environmental Management Plans, and Tree Protection Plan. (See Appendix 2, Fire Protection Plan, Appendix I-A thru C, Biological Inventory for Environmental Management Plans and Tree Protection Plan.)

Primary off-site access to Ananda Village is via Tyler Foote Road, a county-maintained Major Collector Road. Analysis performed by the County Department of Transportation for the 1996 Nevada County General Plan projects that Tyler Foote Road will remain at Level of Service "A" even at full General Plan buildout (Appendix 5). **A professionally prepared Fire Protection Plan** includes development of Primary and Secondary Emergency access for the development and extensive water piping and storage systems. (See Appendix 2, Fire Protection Plan, and Exhibit G-1, Fire Access System – Primary and Secondary Routes.)

Ananda Village has a permitted Community Water System with over 30 years of history, and the quantity of water pumped and depth to water is recorded for all 5 wells in the water system, and all water use is metered yielding a rich database going back 10 years. **These wells have been found sufficient to meet current and projected needs.**

Water demand projections are based on average Village uses since 2008. **Annual water demand will gradually grow from 43 acre-feet currently to 92 acre-feet** including irrigation wells. **Considering that 85% of the water used in buildings is recharged to ground water through septic systems, net annual demand at buildout may be projected at 54 acre-feet.**

The projected annual water demand of 92 acre-feet is less than 50% of sustained well yield. Annual recharge of the water table is estimated at 5 to 6 times the projected annual demand of 92 acre-feet in average rain years (54 inch rainfall), and 3 to 4 times demand in a critical dry years (26 inch rainfall and conservation measures in place). Considering septic returns to ground water, recharge exceeds net annual water demand by 8 to 11 times in normal years and 5-7 times in a critical dry year (Appendix 3-B, Water Supply Assessment).

All potable wells and all water users are metered and closely monitored. Village water uses are significantly below typical norms for residential, non-residential and agricultural purposes, **in the 2014 drought year peak summer demand was further reduced by over 25%, and in 2015, with a full year of conservation measures in place, the Ananda Village potable system pumped over 37% less water than in 2013!**

There is a **preponderance of evidence** in this project to suggest that **water resources are adequate to meet project demand without significant effect on the natural system.**

Proof of Concept Site Plans have been developed for seven potential new residential Cluster sites and the four existing Use Permit Area sites, **containing all the information necessary to demonstrate adequacy** of proposed access, roads and circulation, fire safety, potable and irrigation water supply, septic systems, power, telephone and propane, storm drainage systems, biological inventory, environmental management plans and mitigation measures, agriculture and forestry, archaeology and cultural resources, seismic activity, and soils, grading and erosion. (See Exhibits E-1, E-2a, E-2b, E-3 and POC-1 thru POC-7.)

Any request for residential or non-residential grading or building permits shall be accompanied by Detailed Site Plans generally conforming to the Proof of Concept Site Plans, as approved and conditioned by the County, **for administrative review,** subject to the conditions of the Development Agreement. **This process will allow measured, incremental development to continue** at Ananda Village as in the past.

A tiered Master Plan Amendment Review Procedure is established by the Development Agreement allowing minor modifications subject to Planning Director Site Plan Review, large (significant) changes subject to Planning Commission review, and major amendments subject to approval by the Board of Supervisors.

Three general periods of residential development are proposed, consisting of **approximately one third of the development in each period**. Residential Clusters K or L (POC 2 and 3) will most likely be the first new Cluster residential phase, but Cluster development may proceed in any order. **Non-residential development** shall proceed as the need arises and funds allow. **Sufficient infrastructure shall be proposed in each Detailed Site Plan submittal to serve all new development in that submittal. Development will only be allowed when the design of the required infrastructure for a building, cluster, or portion of a cluster has been approved, and occupancy will only be allowed when such infrastructure has been built and accepted by the County.**

The Biological Inventory notes that although the project has been designed to avoid sensitive biological resources, the constraints of steep slopes of the site and the need for significant solar access may result in some “significant” impacts under CEQA guidelines. However, **Mitigation Measures have been recommended for each potential impact which will reduce the impact to “less than significant” under CEQA guidelines, resulting in a Mitigated Negative Declaration for Environmental Impact review. See Section II-E and Section III-I, below.**

No development has been proposed in any wetlands. Significant mitigation is proposed for any affected Black Oak Woodlands. See Appendix 1-A through 1-C, Biological Inventory, Oak Habitat Management Plan and Wetland Habitat Management Plan.

The Ananda planned development is comprised of rolling hills alternating with open grasslands and mixed conifer/oak woodlands that together **form a strikingly beautiful mosaic of open vistas and sheltered woodland. The design of the community seeks to preserve and enhance the experience of this enchanting landscape for visitor and resident alike.** Both internal view corridors and those few areas visible from County roads have been protected by design, both in decisions regarding building and activity placement, and by employing screening by existing natural features. A major example is the preservation of the vista experience from Maidu Ridge Road by not locating the new Temple building complex on Maidu Ridge, and instead locating the temple at the edge of the Expanding Light meadow. (See Exhibit A, Comprehensive Master Plan, and the Master Plan Additional Checklist, Item 2.6 for a detailed review of site visual assessment and community design features.)

Ananda’s requests have been tailored to fit the planning categories and procedures of Nevada County. However, in many ways, Ananda PD is unlike most conventional development. **What makes the Ananda PD development different than conventional development?**

1. During its 47-year history, **Ananda has not deviated in its development goals and objectives, which anticipated the 1996 General Plan** goals and objectives (see Narrative Section V-B, below).
2. **All the land within Ananda PD is owned and developed cooperatively.** The same people plan the development, build the infrastructure and buildings, and live in the finished development. Being subject to the consequences of our own actions makes us considerate and careful. Development has been slow and organic. There are no outside financial imperatives driving development at Ananda Village.

3. **Ananda provides its own services:** school, roads, water, septic, security, fire clearing, and community planning; and we work closely with the local fire protection district to prepare for and fight fires within and near the Village.

4. **We live cooperatively, sharing resources, and making decisions for the best of the community:** people move among dwelling units as their needs change; housing stock and commercial buildings are modified to meet changing needs and demographics; we help each other out in times of hardship; we work together to start businesses and create jobs.

5. **All non-residential use areas within the PD are controlled by one owner.** We ourselves experience the greatest impacts of the various zones. We live with the consequences of our decisions and are able to mitigate or change them as needed.

6. **Parcels surrounding the commercial and PD-SP zones are owned by Ananda, resulting in buffered impacts to neighboring properties.**

7. **One of Ananda's primary goals is to keep housing affordable, and Ananda's ownership system has eliminated financial speculation in the housing market.** We live simply on the material level, but strive to live for high ideals of service, cooperation, and stewardship.

Ananda Village has a history of 47 years of slow, thoughtful growth directed by the people who live there, and who have made their lives and raised their children in Nevada County. **Ananda is seeking flexibility that takes into account the unique features of this development.**

Our requests appear to be compatible with both the philosophy of Planned Developments and the guidelines governing PD zones. Ananda looks forward to working with Nevada County to develop a plan that ensures adherence to County guidelines and policies while accommodating the unique needs of Ananda Village.

II. Action Requests

In order to accomplish the above, Ananda Village requests the following:

A. Zone Amendments

- **Amend the Rajarshi Park PD-SP Zone Boundary from its current location to encompass previously impacted lands only**, with no change in the 9-acre zone area. (See Exhibit D-1, Proposed Zone Changes, and Exhibit D-2, Rajarshi Park Zone Change Aerial.)
- **Add a new PD-SP zone of 1.1 Acres in a previously impacted area** east of the Village Center Rural Commercial zone, to best fit existing uses. (See Exhibit D-3, Village Center Zone Change Aerial)

B. Residential Component

- Of the 87 dwelling units approved in the current Master Plan, 85 units are built, leaving **the potential for 2 more dwelling units within existing Clusters** prior to approval of the proposed Master Plan. The maximum number of dwelling units allowed in the Ananda PD under the current General Plan is 195, giving a potential for 108 new dwelling units in this Master Plan Update.
- **Ananda is proposing no more "Pods"**, a category previously used to designate free-standing bedroom/sitting room structures without full kitchens, associated with an adjacent residential dwelling unit. **The 5 existing Pods**, all previously built with permits and fully inspected prior to occupancy, **shall be considered residences in**

the new Master Plan, and shall be **subtracted from the 108 additional dwelling unit total.**

- **Staff Housing at the Expanding Light Retreat will be considered as residences in the new master Plan.** One existing dwelling at the Expanding Light Retreat previously built with a residential permit and currently classified as staff/guest housing will henceforth be considered a residence and shall be **subtracted from the 108 additional dwelling unit total.**
- Further, 2 existing dwelling units were included on properties taken within the PD after the approval of the current Master Plan, and were not included in the current 87 dwelling unit limit. **These 2 “not-included units” shall also be subtracted** from the 108 additional dwelling unit total. **With the above considerations, the total new dwelling unit limit will then equal 100 units.** (108 units - 5 existing Pods - 1 existing staff housing - 2 not-included units = 100 new units. Also see Exhibit N-1, Building Inventory)
- **Approve site locations as shown for up to 100 new dwelling units** in both new Clusters and infill into existing Clusters, as shown in Exhibit A, Comprehensive Master Plan. In Exhibit A, more future site locations are shown than new dwelling units permitted in the General Plan, with the subtractions noted above (120 sites vs 100 new dwellings proposed). This is the same practice we have followed in past Master Plans, allowing more choice as our incremental development proceeds.
- **Approve “Proof of Concept” residential site plans for new Clusters I thru P demonstrating County requirements** for access, fire safety, environmental review, potential septic capacity, potable and fire-flow water, power, telephone, propane and storm drainage. (See Exhibits POC-1 thru POC-7)
- **Approve development of individual residential units as incremental development occurs, based on approved and conditioned Master Plan “Proof of Concept” Site Plans, and requiring County acceptance of Detailed Site Plans in administrative review.** The Detailed Site Plans shall demonstrate full service capacity for all proposed units and shall comply with the Fire Protection Plan, Oak Habitat Management Plan, Wetland Habitat Management Plan and Tree Protection Plan requirements, shall meet all County Site Plan Review requirements, and shall be submitted prior to or with requests for residential grading and building permits.
- **Allow for development of single-family detached or attached.** This means there could be more than one unit per site shown on Proof of Concept site plans. But total number of units in the Cluster will not exceed the maximum identified on the Proof of Concept Site Plan and total additional dwelling units in the PD will not exceed 100. (See Exhibit A and Exhibits POC1-7.)
- **Ananda PD is a single owner**, and as we are not requesting a subdivision, there will be no subdivision map. After clarifying discussions with the County Planning Department, **Ananda is requesting that each dwelling unit retain the right to build ancillary structures** as typically found and allowed in County ordinances for single family residences, with the exception of second dwelling units. **No second dwelling units will be permitted in the Ananda PD.**

C. Non-Residential Component Update - Use Permit Areas

- **Approve updates of the four Planned Development Use Permit Areas (UPA):** Living Wisdom School, Village Center, Rajarshi Park, and Expanding Light Retreat, **utilizing the Proof of Concept Site Plans** as approved and conditioned.
- **Incorporate and update the recently approved Living Wisdom School Use Permit #U08-013** into the Master Plan. (See Exhibit E-1).
- **Update the Village Center UPA with an added PD-SP zone**, and addition of a maintenance shed, office building and Market kitchen remodel. (See Exhibits D-3 and E-3.)

- **Update the Rajarshi Park UPA** with a new office-warehouse building of 4,800 sf. (See Exhibit POC-7.)
- **Update the Expanding Light UPA** with a new Temple (up to 14,000 sf), yoga studios (4,950 sf), office space (3,300 sf), overnight guest accommodations (8,300 sf), two shower houses (500 sf each) and staff housing (to be included in the Village residential unit cap). Reaffirm the existing campground component of the Retreat including dispersed tenting where guests provide their own tent, RV parking for guests in existing parking areas, and the addition of new tent cabins for guest accommodation. An RV dump station may be provided for the use of Retreat guests, either connected to a proposed septic field or designed as a pump-out tank facility. (See Exhibits E-2a and E-2b)
- **Approve development of non-residential units as incremental development occurs, based on approved and conditioned Master Plan “Proof of Concept” Site Plans, and requiring County acceptance of Detailed Site Plans in Administrative Review.** The Detailed Site Plans shall demonstrate full service capacity and comply with the Fire Protection Plan, Oak Habitat Management Plan and Wetland Habitat Management Plan requirements, shall meet all County Use Permit Site Plan requirements, and shall be submitted prior to or with requests for grading and building permits. (See Exhibits E-1 thru E-3 and Exhibit POC-7.)

D. Roads and Utilities

- **Accept technical studies, analyses, proof of concept site plans and documents demonstrating that the site has the capacity** for the fire-safe extension of roads, water, septic, power, telephone and propane to all existing and proposed development. (See Exhibits A through L for Master Plan Maps, Exhibits POC-1 through POC-7 for Proof of Concept Site Plans, Exhibits UPA-1 thru UPA-7 for non-residential building plans and elevations, and Appendices 1 through 16 including the Biological Inventory and Habitat Management plans, the Fire Protection Plan, the Water and Septic Plans, the Forest Management Plan, and various Civil Engineering Plans and Analyses.)
- **Grant the exceptions** for portions of Village Drive, Dharma Drive, and SDR1 as noted in the letter from Fire Planner Matt Furtado, see Appendix 2-B, Exhibit E-2a, and POC-2

E. Environmental Review

- **Accept the Biological Inventory and Vegetation Map**, together with the associated Environmental Management Plans and Mitigation Measure requirements. (See Appendices 1-A through 1-C.)
- **Acknowledge the request for a Mitigated Negative Declaration for Environmental Impact Review, in that any potential “significant” environmental impact has been rendered “less than significant”** through the Biologist’s recommended Mitigation Measures and Management Plans, and the engineered and phased Water Plans, which have been incorporated into the Comprehensive Master Plan Update. (See Appendices 1-A Biological Inventory pp. 30-33, 1-B Oak Habitat Management Plan, p.1 and pp. 21-34, and 1-C Wetland Habitat Management Plan, pp. 15-20. See also Exhibit 3-A thru 3-D, Source Capacity Planning Study, Well Capacity Evaluation Report, Water Supply

F. Incremental Development with Administrative Review and Tracking Documentation

- **Approve residential and non-residential sites as shown in this Comprehensive Master Plan Update**, with all support utilities and facilities extended to each residential Cluster and non-residential Use Permit Area as shown and/or as conditioned in the County approval.
- **Future development shall be based on Comprehensive Master Plan “Proof of Concept” Site Plans as approved and conditioned, which will allow the Village to proceed with Detailed Site Plans** as development is needed, **demonstrating full service capacity to County Site Plan requirements**, and **demonstrating compliance** with the Fire Protection Plan and Environmental Management Plans.
- As needed for any proposed development, an **Amendment of Internal Lot Boundary Lines shall be submitted**, creating no new lots and not involving more than four lots for any single Amendment. Two of these Boundary Line Amendments are submitted as part of the Comprehensive Master Plan Update.
- **Detailed Site Plans for residential development shall be submitted to the County for administrative review** in order to approve residential grading and building permits.
- **Detailed Site Plans for non-residential development shall be submitted to the County for administrative review as provided in the Development Agreement** in order to approve non-residential landscape, signage, lighting, grading and building permits for development that has approved and conditioned Proof of Concept Site Plans, and which already have an approved environmental review. (See Proof of Concept Site Plans, Exhibits E-1 through E-3, Exhibits POC-1 through POC-7, and Exhibits UPA-1 thru UPA-7.)
- **Three general periods of residential development are proposed**, consisting of approximately one third of the units in each phase. Residential Clusters K and L will most likely be the first new Clusters, but Cluster development may proceed in any order. **Non-residential development** shall proceed as the need arises and finances permit. **Sufficient infrastructure, including fire-safe access**, shall be shown in each Detailed Site Plan submittal to serve all new development proposed in that submittal.
- **For detailed discussion of providing access and utilities to the proposed development within each residential Cluster and each Use Permit Area, see CMP Additional Checklist Item 2.4, Provisions for Phased Development**, and Proof of Concept Site Plans Exhibits E-2a, E-2b, E-3 and POC-1 thru POC-7. **For review process overview, see Section III-B, below.**
- **A Community Identification Sign request replacing the existing Community Identification Sign** has been made, and has been submitted for review in advance of Master Plan Review. **A Comprehensive Sign Plan has been submitted** (Appendix 16) showing existing internal Community signage, with a commitment to continue similar signage for new development.
- **Ananda requests flexibility of siting and timing** of the construction of the 100 new dwelling units on sites as approved in the Proof of Concept Site Plans, **similar to what is in effect now under the 1990 Comprehensive Master Plan. Ananda Village is unique in that it is under a single owner, and the land has not been subdivided nor a subdivision map recorded.** During Ananda’s 47-year history, **growth has been a slow, incremental and organic process, driven by the**

evolving needs and resources of Village residents over time. We expect that future development within the PD will proceed in the same way. Consequently, it is difficult to predict the exact housing needs of our residents and the exact moment of demand for the proposed non-residential development.

III. Site Capacity and Impact Analysis with Mitigation

A. Residential Site Location Criteria

As discussed above, this Master Plan Update is seeking to build 100 additional dwelling units, should site capacity allow. The proposed Comprehensive Master Plan has located appropriate sites for new dwelling units in new residential Clusters and for infill dwelling units in existing residential Clusters. (See Exhibit A, Comprehensive Master Plan.)

The Ananda planned development is comprised of rolling hills alternating with open grasslands and mixed conifer/oak woodlands that together form a strikingly beautiful mosaic of open vistas and sheltered woodland. The design of the community seeks to preserve and enhance the experience of this enchanting rural landscape for visitor and resident alike. (See Master Plan Additional Checklist Item 2.6 for discussion on the role of aesthetics and view preservation in the process of siting development.)

Potential home site locations were chosen through a vigorous site analysis involving multiple criteria. The building site aspect had to be a southerly, southeasterly or southwesterly slope for both active and passive solar design. The site slope had to be less than 20%, and ideally from 0 to 12%. The site could not be located in an existing or proposed vegetated drainage swale, or interfere with existing major storm drainage patterns on the land. The building sites could not be in a wet or potentially wet area, and should avoid heavily forested areas if possible. The building sites should have either existing fire-safe roadways and infrastructure, or allow a rational and economic extension of existing roads and infrastructure. The sites should avoid visibility from major view corridors from the Village Center, the Expanding Light Retreat, the new Temple site, Ayodhya Way, and Maidu Ridge Road. New home sites should be over one hundred feet from Village boundaries and not be visible from County roads.

Approximately 120 sites fitting these criteria were found, including both new Clusters and infill in existing Clusters. **No more than 100 new dwelling units will be built.** It is anticipated that Detailed Site Plan Review at the point of development will reduce the number of acceptable sites due to underground rock formations, big trees, septic capabilities, aesthetics, views, etc. (See Exhibit A.)

B. Administrative Review of Detailed Site Plans

Proof of Concept Site Plans were prepared for all new residential Clusters and all non-residential Use Permit Areas, showing proposed fire-safe roads and utilities, and meeting the Fire Protection Plan, Oak Habitat Management Plan, Tree Protection Plan and Wetlands Habitat Management Plan. No development is proposed in a potential wetland. (See Vegetation Map (Biological Inventory, Appendix 1-A Figure 3), and Exhibits E-1, E-2a, E-2b, E-3 and POC-1 thru POC-7.)

The Comprehensive Master Plan, as approved, shall govern all future development.

For all residential development, Detailed Site Plans shall be submitted for administrative review as part of a request for grading or building permits. The Detailed Site Plans shall generally follow the Proof of Concept Plan, and shall include detailed grading plans, unit building plans, Environmental Health Department review for water and septic availability, shall follow the Fire Protection Plan, Oak Habitat Management Plan, and Wetlands Habitat Management Plan, and shall meet all residential Site Plan requirements of Nevada County and approved Comprehensive Master Plan development conditions.

Tracking Residential Development

Ananda is proposing the continuation of the current system used to track residential units at Ananda Village. Each new residence will be assigned a **Master Plan Unit Number (MP Unit #)** at the time a building permit application is submitted. These numbers are assigned sequentially with each new application getting the next available number on the new development tracking sheet, (**see Exhibit N-2, Building Inventory and New Development Tracking Sheet (by Unit Number)**). This sheet records address, building square footage, build date, and permit number.

Each residence will be built on one of the approved sites either infilling in existing clusters or in a new cluster. All the approved sites are listed on the **Building Inventory and New Development Tracking Sheet (by Cluster), Exhibit N-2.** MP Unit #, address, and build date would be filled in the appropriate site cluster # line for each new residence. **Tracking by unit number insures that only the approved number of residences is constructed, and tracking by Cluster sites insures residences are built on approved sites.**

For non-residential development, Detailed Site Plans shall be submitted for Administrative Review as part of a request for grading or building permits. The Detailed Site Plans shall generally follow the Proof of Concept Plan, and shall include detailed grading plans, unit plans, landscape plans, lighting plans and signage plans, Environmental Health Department review for water and septic availability, follow the Fire Protection Plan, Oak Habitat Management Plan, and Wetlands Habitat Management Plan, and shall meet all non-residential Site Plan requirements of Nevada County and approved Comprehensive Master Plan development conditions and the Development Agreement.

Tracking Non-Residential Development

Non-residential development shall be tracked against an inventory of buildings approved in the Comprehensive Master Plan. See Exhibits A, Comprehensive Master Plan, D-1 through D-3 (Zone Changes), E-1 through E- 3 (School, Expanding light and Village Center), N-1 (Inventory of Existing Buildings), **N-2 (Non-Residential Buildings Inventory and Tracking Sheet by Use Permit Area)**, POC-7 Rajarshi Park and residential Cluster P), and UPA-1 through UPA-7 (Non-Residential Building Plans and Sections). **Tracking by Use Permit Area sites insures that non-residential buildings are built on approved sites.**

This process has been found to suit Ananda Village's unique structure. Since Ananda owns all sites, there are no residential or non-residential lots, but instead the Comprehensive Master Plan sites all residential and non-residential structures, with each designated site shown in the Proof of Concept Site Plans (Exhibits E-1 through E-3 and POC-1 thru POC-7) and in the Comprehensive Master Plan (Exhibit A).

We have a Village Management structure including an elected Village Council, an appointed Planning Committee, and a review process ensuring full individual and

community input. We plan, develop and live in our community ourselves, and being subject to our own actions makes us considerate and careful.

C. Access, Roads, and Circulation

The entry to Ananda Village at Tyler Foote Road and Ananda Way is currently at Level of Service (LOS) “A”. The Nevada County traffic model includes the full development of Ananda Village at General Plan levels, and **shows that the intersection remains at LOS “A” at buildout.** Mr. Josh Pack of the Nevada County Department of Public Works examined project impacts to Tyler Foote Rd in April 2015 and concluded, “..the project will not result in impacts that will negatively affect the future LOS on Tyler Foote.... The County’s Department of Public Works – as a result – will not require a traffic study for the proposed project.” (See Appendix 5, Memo from County Public Works dated February 5, 1996 and email from Josh Pack, April 22, 2015.) **No further traffic analysis is required.**

Fire-safe roads developed to Nevada County standards either already exist or shall be improved, extended or developed to all proposed residential and non-residential development. See Exhibit C, Circulation Plan and Exhibit POC-9, Nevada County Road Sections. The proposed development roads are either new roads following appropriate gradients, or improvements of existing residential, forest, or farm roads. **Ananda is requesting the following road development exceptions** as agreed to with Nevada County Fire Planner Mr Matt Furtado (see letter of April 20, 2015 included as Appendix 2-B):

- 1) **Service Drive #1** from Expanding light Ave. to the Hammerhead shown just East of the Lotus Lake Dam and also immediately West of Lotus Lake Dam to Dharma Drive. See Exhibit E-2a.
 - a. In areas of the existing and proposed roadway that are impeded by Heritage/Legacy Oaks, the roadway may narrow for that specific section as to not adversely affect those specific trees.
 - b. Any area where it is agreed by the Applicant and this Office that it is unfeasible to meet the two-9’ traffic lanes, Turnouts will be utilized that meet the PRC 4290.
- 2) **Dharma Drive** from Service Drive #1 to Assisi Hill Drive. See Exhibit E-2a.
 - a. Areas that do not meet the standard of two 9’ traffic lanes due to Legacy/Heritage Oaks, the roadway may narrow for that specific section as to not adversely affect those specific trees.
- 3) **The loop off of the Southernmost point of Dharma Drive.** See Exhibit E-2a.
 - a. This loop will be shown to only have one-way traffic due to roadway width.
- 4) **Village Drive** See Exhibit POC-2.
 - a. The extension of Village Drive with the 100’ section that will have up to an 18% grade is approved. All other roadway standards shall apply.

The Fire Protection Plan requires the extension of Almora Way to Sages Road for development of new residential clusters, **and the improvement of Ranikhet Road to Ayodhya Way** for infill development in Ranikhet and Meru Clusters. (See Exhibit G-1, Fire Access System - Primary and Secondary Routes).

Ananda Village has an extensive existing pedestrian, bicycle and recreational pathway system. As new residential Clusters are developed and non-residential buildings constructed, similar pedestrian ways shall be either modified or extended as needed. (See Exhibit C, Circulation Plan.)

(Also see **CMP Additional Checklist, Item 2.3, for analysis of off-site and on-site circulation features**, including existing and proposed roads, primary access, emergency access, and pedestrian and bicycle pathways.)

D. Fire Safety

Ananda Village has experienced two significant wildfires. The first in **1976** burned approximately 500 acres and 20 homes. The second wildfire, occurring in **2004**, burned 30 acres along the southern boundary of the PD, and destroyed one guest cabin at the Expanding Light Retreat. As a result, **the Village takes preparing for wildfire very seriously, providing for extensive annual fuel treatment areas as well as volunteering for and extensive coordination with the North San Juan Fire District and coordination with CAL FIRE.** (See, Appendix 2, Fire Protection Plan, Figure 2, Annual Fuel Treatment Areas with 1976 and 2004 Fire Areas.)

Ananda Village is served by North San Juan Fire District Station #3, located 1.5 miles from the Village with a response time of approximately 5 minutes. **CAL FIRE provides protection from Station 42**, located 4 miles from the Village with a response time of approximately 10 minutes. In addition, CAL FIRE air tankers and USFS helicopters are available from the **Nevada County Airport and the White Cloud Ranger Station.**

The Ananda Village Fire Protection Plan has been prepared by consultant Vern Cannon, former Fire Marshall for the Nevada County Consolidated Fire District. **The Plan has been reviewed and accepted** by former County Fire Planners, Troy Adamson, and Jon Woody, and Mike DiMaggio of CAL FIRE, and most recently by County Fire Planner Matt Furtado. **The Fire Protection Plan meets the requirements of LUDC L-II 4.3.18.** (See Appendix 2, Fire Protection Plan, Section VI, p. 7).

The Fire Protection Plan contains Primary and Secondary access roadways. (See Appendix 2, Fire Protection Plan, Plate 1, and Narrative Exhibit G-1, Fire Access System – Primary and Secondary Routes.)

The existing Fire Protection System of the Village consists of approximately 595,100 gallons of stored water dedicated to fire suppression, stored in 14 tanks and 2 ponds, and hooked to hydrants. There are an additional 5 ponds that can be drawn from as needed, with **a potential capacity of over 15 million gallons.** Fire hydrants are located throughout the Village, and the ponds are available for helicopter use. (See Narrative Exhibits G-2 and G-3, and Appendix 2, Fire Protection Plan, Figure 3A and 3B.)

New residential development will require an automatic fire sprinkler system to be installed in each new dwelling, **and 1500 gallons of water storage for each new dwelling in decentralized tanks in each residential Cluster.** (For existing tank and fire hydrant locations, see Exhibit G-2, Existing Fire Protection System Map; for proposed Clusters, see POC-1 through POC-7, and for Use Permit Area non-residential development, see Exhibits E-1 (Rajarshi Park), E-2b (Expanding Light) and E-3 (Village Center).)

Sauers Engineering has analyzed water system fire flow for infill in existing residential clusters and new residential clusters by developing a computer model of the existing and proposed Ananda Village water supply system. **Sauers' analysis found that pressures and supply will be sufficient after recommended modifications** to provide sprinkler water at adequate pressures and quantities **to serve infill within existing Clusters A through G, and to serve new clusters I through L.**

For residential development **in new Clusters M, N and O, a pressurized system will be provided together with an automatic generator** in case the power supply is interrupted. **Additional Storage will serve new residential Clusters I through P.** See Appendix 3-A, Source Capacity Planning Study, and Exhibit POC-4, Cluster M Proof of Concept Site Plan.

The proposed Temple at the Expanding Light UPA will require an automatic fire sprinkler system. Other new non-residential buildings not requiring fire sprinkler protection will have a required flow capability based on the storage requirements set forth in NFPA 1142. **Fire Flow storage requirements for non-residential buildings are specified in the Fire Protection Plan, and are reflected in the proposed Water Supply Plan.** (See Appendices 2, Fire Protection Plan, and 3-A, Source Capacity Planning Study (Engineered Water Study.))

E. Potable Water Supply

Water supply is a critical component of project impact analysis and the issue was studied from a variety of angles employing a number of consultants . Site geohydrology was initially explored with the help of **aerial imaging and onsite surveys by geohydrologist Don Moore of Geoimagery** (see **Appendix 3-C, Test Well Locations**). A comprehensive analysis of existing wells and the underlying fractured rock aquifer, including institution of an automated well-monitoring program was completed by **geohydrologist Stephen Baker of HydroSolutions of California** (see **Well Capacity Evaluation**, included as **Appendix 1 to the Source Capacity Planning Study**, which is **Narrative Appendix 3A**).

Section 64558 of the State Waterworks Standards requires the completion of a **Source Capacity Planning Study** for any expansion of a community water system. The Study requires projection of future demand and evaluates the ability of source capacity and system infrastructure to adequately meet that demand. **Mr. Keith Knibb, PE, of Sauers Engineering of Nevada City** supervised the preparation of **the Source Capacity Planning Study, including computer modeling of existing and proposed water service infrastructure** (see **Narrative Appendix 3A**).

The **California Water Code §10910 requires the preparation of a Water Supply Assessment** for large development projects. Although the proposed project is much smaller than projects required to comply with this statute, **a Water Supply Assessment drawing on the above mentioned studies, but set in a context wider than just the Ananda Village Potable Water System, was prepared to facilitate CEQA review of the project** (see **Appendix 3-B**).

Appendix 3-D documents Ananda Village’s response to the 2014 drought and demonstrates the efficacy of systems already in place at Ananda Village.

Finally, **Appendix 3-E is a memo clarifying water system phasing and review requirements.**

Existing Potable Water System, Data Base and Water Study

The Ananda Village Water System (#2900562) was permitted by the State of California as a community water system in the 1980’s. The Village water needs are supplied by 3 active wells (Dairy, St. Francis, and Ballpark), by one standby well (Badrinath), and by one potable well not yet connected to the system (Turtle). A system of pump and supply lines, tanks, oxygenation devices and electronic readouts and alarms are managed by the Ananda Village Water Department. **Well function, water quality, and quantity of use are closely monitored, and meet or exceed state requirements.**

Water usage is metered both at the wells and at the point of use. The experience of over **30 years of system usage and 10 years of detailed data on water use** has been gathered for each of the four categories of Ananda Village water use: Residential, Non-Residential Indoor, Non-residential Outdoor, and Agricultural.

Compilation of these records showed that **Ananda Village water use, in both residential and non-residential categories, is significantly below State and County averages, and below engineering generalities for new systems.** For example, the Village residential use averages 207 gallons per day per dwelling unit (gpd/du), whereas a typical subdivision in California uses 450 gpd/du. Typical subdivision design can be as much as 900 gpd/du, and the Nevada Irrigation District average for residential uses is 400 gpd/du. (Hydrologic Investigation Report for Standing Rock Branch Subdivision, Holdridge and Kull, June 2013., and <http://nidwater.com/water-service/treated-water>.) In other words, **the Village average residential water use is only 23% to 52% of the typical norms used in new system design.** The lack of large lawns and intensive home landscaping is a factor. See also **Appendix 3-B, Ananda Village Water Supply Assessment.**

In addition, single property ownership, a strong organizational consensus process and unity of purpose even allow the Village to improve on these low norms when required. **In the 2014 drought year, peak summer demand was further reduced by over 25%, and in 2015, with a full year of conservation measures in place, the Ananda Village potable system pumped over 37% less water than in 2013! Ananda's efforts compare very favorably to conservation in the local water district (13%), and statewide (10%) from July through September, 2014.** (See **Appendix 3B, Water Supply Assessment** and, **Appendix 3D, Ananda Village 2014 Water Conservation and Groundwater Management, Table 2, p.4.**)

Water Demand Projections

Water demand has been reasonably stable over the last decade, and future water use was projected for each of the Village categories of use based on the average of 2008 through 2013 (excepting 2009 for a data recording failure). For the years 2014 and 2015, drought restrictions were in place, resulting in reductions of 25% and 37% respectively. Total annual demand on the Ananda Village Water System at buildout is projected to be 87 acre-feet. Irrigation from wells not part of the Community Water System is projected to require an additional 5 acre-feet. **Total Village annual water demand is projected to be 92 acre-feet. The current annual demand (2013) is 43 acre-feet.**

Projected water demand was based on actual Village demand by water-use category, using the ten-year database. Additional conservative factors were added, such as the restriction of future significant landscaping and large gardens, a generous multiplier for the Expanding Light function, and the use of standard engineering norms for the light industrial use (a use with which the Village has little experience.) Demand projections submitted conform to guidelines for Source Capacity Planning Studies as described in Section 64558 of the State Waterworks Standards. Demand is much higher in the summer irrigation season. **Average summer consumption during the peak period of July-September is 3.4 times higher than the winter consumption of November-January.**

Sustainable Potable Water Supply

Ananda Village put in place a comprehensive ground water monitoring program beginning in 2006, working with HydroSolutions of California Inc. (HSCI). Pressure transducers and automatic data loggers were installed in the system's primary production wells. The automatic data loggers record depth to water measurements at intervals of 45 minutes or less, and these depth to water measurements are continuous and ongoing.

In addition, a **10-day pump test**, supervised by HSCI in accordance with State Waterworks Standards, **was conducted for each of the five Class II wells** located within the project area. **Adjacent potable water wells that were monitored during the tests, and hydrographs that were reviewed after the tests, showed no observable connection between the 5 potable wells** during the duration of the tests.

The total pump test yield of the 5 wells was 183 gallons per minute (gpm). Sustained yield for each well was then determined by analyzing the **10-day pump test data**, including **step draw down tests and recovery time**, along with well-specific data, including **pumping history (more than 10 years) and hydrographs (1 to 7 year duration)**. **Sustained yields for the 5 wells total 116 gpm.**

The Dairy, St. Francis, Ballpark and Turtle wells showed similar characteristics, including water quality, chemical composition and recovery time after pumping. **Observation of the pump tests**, combined with the absence of significant seasonal variation in static water levels, **indicated a healthy aquifer condition and strong wells**. The minimal drawdown and slow recovery observed during **the pump test of Badrinath well indicated a significant underground storage capacity but a slow recharge rate**. **This well can make a significant contribution to meeting summer peak demand for a limited period, but will need a long recovery time.**

Transmissivity was calculated for the 4 similar wells, and found to be indicative of a healthy fractured rock aquifer. Transmissivity could not be calculated for the Badrinath well. See Appendix 3A, Source Capacity Planning Study, Appendix 1, Well Capacity Evaluation Report, Sections 5 through 7, pp 19-35.

Adequacy of Ananda Village Water System to Meet the Projected Water Demand

Annual demand on the Ananda Village Water System of 87 acre-feet is equivalent to 54 gallons per minute (gpm), or 47% of the sustained well yield of 116 gpm. On an annual basis, Ananda's wells can meet projected demand **pumping less than 50% of their sustained yield, a safety factor of 2.0 times.** **Preliminary review of the Water Study by staff from the County Department of Environmental Health**, with the assistance of an engineer from the **State Water Resources Control Board (WRCB)**, Division of Drinking Water, **validated the approach to projections of annual demand.**

State Water Works standards require public water systems to demonstrate source capacity equal to or higher than Maximum Day Demand (MDD). Ananda in consultation with County Staff in conjunction with an engineer from the WRCB, Drinking Water Division revised its projection of MDD at buildout from the figures originally presented in the Water Study. The new projection is based on **an alternative, simpler, and more conservative method that projects MDD by using the highest MDD/du observed during the previous 10 years**, about 0.7 gpm/du. **Thus while projected total annual consumption by the Ananda Village Water System will remain 87 acre-feet per year at buildout, the MDD will rise to 137 gpm.**

Peak capacity will exceed MDD through Phase II of the development (approx. 2/3 of buildout) but using current MDD/du results in a projected peak-capacity deficit by Phase III. **Ananda will review water system performance at the end of Phase I and Phase II.** **An outline for what would be included in the water system performance review was included in a April 17, 2015 memo from Ananda to Nevada County DEH and is included as Appendix 3-E, Phased Water System Report Outline.** **MDD/du for the next phase will be based on the highest MDD/du observed in the system during the 10 years previous**

to review date. If at the end of Phase II there is still a projected deficit in peak capacity to meet MDD at buildout, **Ananda has a number of options for demonstrating a net increase in peak capacity, including: shifting irrigation demand to non-potable wells, increasing capacity by bringing new wells into the system, and showing through historical records from the previous phases that existing system wells can contribute more to peak demand** than the sustainable yield figures assigned in the 2013 Well Capacity Study. (See **Appendix 3A**, Source Capacity Planning Study, **Addendum**; and Section 6 pp. 14-24.)

Project Impact on the Local Aquifer

Characterization of fractured hard rock aquifers is inherently uncertain. Detailed quantification of the size, depth, direction and interconnection of the fractures is not possible. A general understanding of the way that water is recharged, stored, and discharged in the project vicinity was developed by using both field observations and published information on a variety of factors including: lithology, hydrology, soils, faulting, topography, climate, vegetation coverage, and land use. **The resulting characterization allows the groundwater use proposed by the project to be examined in the context of the existing hydrologic flows and an evaluation made as to the likelihood of impacts on the aquifer and other users** of the aquifer.

Sustainability of Withdrawals from the Aquifer

On an average rain year, some 54 inches of rain falls on the 706 acres of Ananda Village, or 3,195 acre-feet. Depending on soil type, topography, vegetation, ponds, and the bedrock fracture systems underneath it all, varying portions of **this rainwater will either seep into the groundwater system, be utilized by the vegetation and ultimately transpired into the air, captured in ponds, or run off the property in streams and swales.** (Village ponds can hold over 76 acre feet, when full.)

Groundwater recharge was quantified by 3 different approaches: the Water Table Fluctuation Method, the Applied Hydrogeology of Fractured Rocks Method, and the Water Budget Method.

Annual Recharge to Groundwater in Acre-Feet (AF)

Water Table Fluctuation (WTF)	444 AF
Applied Hydrogeology	160-479 AF
Water Budget	579 AF

The many springs and seeps of the Village suggest the land is more water abundant than many other areas of the Sierra region. These facts, combined with consistency with the other methods shown above, **support using the upper range value for the Applied Hydrogeology Method.** Details of recharge estimation is included in Narrative Appendix 3A, Source Capacity Planning Study, the Well Capacity Evaluation Report (Appendix 1 of the Study) Section 3.0 pp. 7-17.

Using these methods, expected groundwater recharge of 444 to 579 acre-feet would be 5 to 6 times more than the projected annual Village demand of 92 acre-feet. Most of the water used in Village buildings enters the septic system, and is recharged back into the ground. **Septic returns at full buildout are estimated to be 38 acre-feet annually,**

effectively reducing the net water withdrawal associated with the project from 92 acre-feet per year to 54 acre-feet per year. With a Village annual water demand of 54 acre-feet per year, recharge during an average water year would be 8 to 11 times greater than net demand.

Drought Years

Recharge was analyzed for dry years (33.3 inches of precipitation, 10% probability of occurrence) and critical dry years (26 inches of precipitation, 3% probability of occurrence). Based on these assumptions groundwater recharge is expected to exceed demand by a factor of 3 to 4 times during a critical dry year. If septic returns are factored in, recharge can be expected to be 5 to 7 times higher than net withdrawal in a critical dry year (see Appendix 3-B, Water Supply Assessment, p. 9-10).

On this basis, the projected water demand at buildout appears well within the expected recharge of the underlying fractured rock aquifer.

Impacts to Other Users of the Aquifer

Neighboring parcels are also supplied by groundwater. Recharge over the 706 acre project area substantially exceeds projected withdrawals, indicating that the project is generally in balance with the area's water resources and one would not expect adverse impacts to neighboring wells in general. A number of factors can be examined to assess the likelihood of influence among Ananda wells and neighboring wells, including 1) lithic zones; 2) faulting; 3) topography and hydraulic divides; 4) water chemistry; and 5) water levels in wells, especially during pump tests:

- **There are only three neighboring wells within a half mile that are in the same lithic zone as the Ananda wells. The water producing fractures in these wells are at a lower elevation than Ananda's wells.**
- **The Ananda wells are located in a natural bowl or amphitheater at the top of a hydrologic basin. Most neighboring wells within a half mile radius are in neighboring basins. Six of the seven wells in the same basin are at lower elevation than the Ananda wells.**
- **The four wells in the basin around the Village center are similar in water chemistry. Anecdotal evidence suggests that the majority of neighboring wells to the north and east in the MS and Tg lithic zones exhibit different chemistry. This is suggestive of different sources and travel trajectories and less connection. There also seems to be great variety in water chemistry among neighboring wells in the granitic formations.**
- **During the 10 day pump tests, "no connection was observed" among Ananda's wells, which are closer to each other than they are to neighboring wells.**

None of these factors are definitive but, **taken together these factors support the conclusion that Ananda Village is relatively isolated from neighboring wells.** For a more detailed discussion see **Appendix 3-B, Water Supply Assessment, pp. 10-11.**

Summary of Water Supply Analysis

There is a preponderance of evidence in this project to suggest that water resources are adequate to meet project demand without significant effect on the system:

- **Ananda Village is relatively water abundant**, demonstrated by the many springs, seeps and ponds present on the property.
- **Ananda Village lies at the intersection of four lithic zones** and there is evidence that these contact zones exhibit **greater collection and conduction of ground water** than if the Village was underlain by one lithic zone.
- **The Village has a per capita water use** and a non-residential water use **significantly below National and County averages**, and below industry averages and engineering generalities for new systems.
- **Groundwater recharge is expected to be 5- 6 times withdrawal in a normal year, and 3-4 times withdrawal in a critical dry year.**
- **Including the septic system replenishment of groundwater reduces the net annual water demand by 40%, dramatically increasing the ratio of recharge to net withdrawal to 8-11 times in a normal year.**
- On an annual basis, **Ananda's wells will pump less than 50% of their sustained yield.**

In order to mitigate inherent uncertainties:

- **Slow buildout (over several decades) will allow the gathering of additional data** and the testing of the validity of assumptions in the water analysis.
- Single property ownership, a strong organizational consensus process, and unity of purpose means there is no outside financial imperative to development and **development plans can be revised to balance with future analysis of the water system.**
- **Ananda Village has a proven ability to reduce water consumption in response to drought.**
- **Ananda has developed a comprehensive ground water monitoring system well above the norm for a Planned Development. Depth to water** is automatically recorded for all wells. There are **end-use meters** at all service connections and water pumped at **every well head is also metered.** A **licensed water operator monitors the system** and implements adjustments to pumping to maintain needed output while at the same time **keeping existing wells healthy.**
- **Ananda will adjust pumping rates and spread demand among the wells so that water producing fractures are not dewatered**, thereby ensuring that the aquifer system is maintained in a dynamic equilibrium that protects the health of Ananda wells and neighboring wells.

With the potential to mitigate the inherent uncertainties of a fractured rock water source as detailed above, with **the proposed phased development requiring a potable water analysis and review at the end of Phase I and Phase II, the proposal should meet the requirements for a Mitigated Negative Declaration of Environmental Review. See Addendum to Ananda Village Source Capacity Planning Study, January 20, 2015, p. 2-3.**

F. Wastewater Disposal Systems

In preparation for the Master Plan Update, **the Village prepared approximately 60 new mantles, conducted percolation tests and obtained civil engineering review and County approval.** These mantle test sites, together with existing active and reserve septic systems, have been mapped. See **Exhibit A, Comprehensive Master Plan.**

Using the extensive history of finding, developing and managing septic sites on the 706 acre Village property, and the location of approved mantle sites, the Village developed “**Proof of Concept**” **Site Plans** for each new residential and non-residential development site, **showing potential new active and reserve septic fields.** (See Exhibit A, Comprehensive Master Plan, Exhibits POC-1 thru POC-7 for proposed residential Clusters, and Exhibit E-2b, Expanding Light Use Permit Update – Utilities., and Exhibit 3, Village Center Site Plan.)

Dave Lincoln, the project Civil Engineer, in consultation with County Sanitarian Zander Karim, based on Lincoln’s and Karim’s experience with both the new and existing mantle sites that they have inspected at the Village, and their many years of experience in the Sierra Nevada foothills, has proposed that this preliminary investigation is sufficient for Master Plan approval. (See Sewage Evaluation Report, Appendix 4)

If needed prior to residential or non-residential building development, **additional site-specific mantle and percolation tests shall be done and approved, and this approval shown on Detailed Site Plans to be submitted and approved by the County prior to issuance of grading or building permits.** See also page 12, above, and Appendix 3-E, Phased Water System Report Outline.

G. Power/Telephone/Propane

PG&E 12kV power lines run both overhead and underground throughout the developed portions of the Village acreage. We propose to run new electrical services, both high and low voltage, underground wherever possible. (See Exhibit J, Power Line and Road Easements.) **PG&E service planning representative Keith Kincheloe** has reviewed the proposed development and has stated **there should be no difficulty in PG&E servicing the development.** See Exhibit J and Appendix 12, PGE Project Review. For power line and transformer schematics, see Proof of Concept Site Plans, Exhibit E-2b and Exhibits POC-1 through POC-7. **Ananda Village has one of the larger solar photovoltaic installations in Nevada County,** totaling approximately **164 kilowatts** of generating power. **Proper placement and orientation of buildings on south-facing slopes will be critical to any new development,** thereby allowing for both direct and indirect use of solar energy.

Ananda Village has its own telephone and high-speed Internet cable system, which is sourced from AT&T fiber optic and copper lines running along Tyler Foote Road. As part of a single system, Ananda telephones can also operate as a Village-wide intercom system, greatly facilitating coordination of activities among a large number of people. Technological advances have raised the question about whether the future extension of telephone and Internet service will still be through a physical wire network. Until such time as this proves practical, affordable and safe, **we propose to extend telephone and Internet service through a physical network.**

Individual propane tanks will be placed above ground to serve individual residential and nonresidential buildings. Propane tanks will be located in accordance with setbacks required by the Nevada County Department of Environmental Health.

All necessary utility easements will be shown on the Detailed Site Plans submitted with a request for grading or building permits.

H. Storm Drainage System

There are **seven man-made ponds** within the PD that are used for irrigation, fire protection, and recreation. The ponds are fed by winter rains and spring flow. Road and parking area drainages throughout the Village are designed as sheet flow across large vegetated areas, allowing for absorption of any storm water pollutants. Road crossings of vegetated drainage swales are culverted. (See **Exhibit A**, Comprehensive Master Plan.)

Existing and future residential storm drainage consists of roof and driveway drains leading to existing vegetated swales, or sheet drainage onto existing vegetated areas. Roadway drainage consists of a series of culverts leading into existing vegetated swales. **The vegetated swales have been mapped**, and no development other than the occasional roadway when necessary is proposed across these swales. (See **Exhibit A**, Comprehensive Master Plan.)

The USGS 7.5 minute topographical map does not identify any perennial or intermittent watercourses within the Ananda PD (see **Exhibit I**, USGS Map Quadrangles). The Biological Inventory identified and mapped vegetated swales, ephemeral streams and intermittent streams. See **Biological Inventory, Figure 2**, and **Exhibit A**.

No development is proposed in any wetlands. “No Waters of the U.S., Waters of the State, or other aquatic features, including ponds or springs would be directly affected and these resources do not occur within the proposed development areas.” (Biological Inventory, Summary, page iii).

However, the Biological Inventory has identified the presence of seasonal wetlands below proposed new Clusters I and J. **Therefore portions of this development will be within the 100 foot non-disturbance buffer, and consequently development will follow the Wetlands Habitat Management Plan** for these areas. This will include creation of vegetated drainage swales leading to **detention and settling basins below new Clusters I and J** before storm drainage waters from residential development are released into the existing vegetated drainage swales within the existing wetland. (see Exhibit POC-1.) **Detailed Site Plans complying with the Wetlands Habitat Management Plan requirements** will be submitted prior to issuance of grading or building permits for these Clusters.

I. Biological Inventory, Environmental Management Plans and Mitigation Measures

A Biological Inventory was prepared for the entire 706 acre Ananda Village site by Beedy Environmental Consulting, authored by Edward Beedy, Ph.D, and Carolyn Chainey-Davis. (See **Appendix 1A-C**.) In conjunction with the Biological Inventory, **a Forest Management Plan was prepared by Kevin Whitlock, Registered Professional Forester**. (See **Appendix 8**, California Cooperative Forest Management Plan.)

The **Biological Inventory** includes a **full-site 706-acre Vegetation Map**, and a 40-page report including methodology of the Inventory, description of existing conditions on the site, potential impacts of development if any, and **mitigation measures required to render any potentially “significant” impacts to “less than significant” impacts, together with Management Plans** for actions required prior to, during and after development to ensure that no significant unmitigated impacts to the resource take place. **The Biological Inventory states (emphasis added):**

“The mitigation measures described below were designed to comply with CEQA requirements and to ensure consistency with local zoning ordinances... And with other local, state, and federal laws (see Table 2).”
Appendix 1-A, Biological Inventory, pp. 30-33.

“Implementation of this Management Plan would ensure the project’s consistency with the Nevada Land Use and Development Code (Section L-II 3.15C.2) and minimize the project’s impacts to a level less than significant through restoration - at a community scale - of 39 acres of fire-affected Oak

Woodlands to promote old-growth conditions and enhance wildlife values. The restored wetlands in the mitigation areas would be preserved in perpetuity under a conservation easement or deed restrictions.” Appendix 1-B, Oak Habitat Management Plan, p. 1. See also Management Prescriptions-Guiding Principles, pp. 21-34.

“The following mitigation measures are designed to ensure that the proposed Master Plan Update has less than significant impacts on water quality, habitat values, and nesting or breeding wildlife species, including special-status species, and minimizes the spread of weeds from encroachment within the 100-foot non-disturbance buffer for wetlands, ponds, and riparian areas. These mitigation measures would be incorporated into the project design as management measures and administratively and/or contractually required if the proposed project is approved.” Appendix 1-C, Wetland Habitat Management Plan, pp. 15-20.

For less than significant impact of potable water supply, please see Exhibit 3-A thru 3-E, Source Capacity Planning Study and Addendum, Well Capacity Evaluation Report, Water Supply Assessment, Test Well Locations, and Ananda Village 2014 Water Conservation and Ground Water Management.)

The Biological Inventory made the following Findings, with emphasis added (bold typeface):

“No state- or federally-listed plants or animals were observed or are expected to occur in the proposed development areas. No other special status plants or animals were observed. No listed or other special status animals have moderate or high potential to occur within the proposed development areas.” (See Inventory, page ii, Appendix 1-A).

“No state or federally listed threatened or endangered plants were found during the field survey; nor is suitable habitat present within the proposed development areas to support the listed plants known from the region. No other special status plants were found. Special status plants identified as having the highest potential for occurrence based on at least marginally suitable habitat and/or nearby occurrences... were not found within the Master Plan Update project area and surveys were conducted at the time of year adequate for detecting these taxa, if present.” (Inventory, page 16)

“Most of the special status animals listed in Appendix C can be ruled out as occurring at the Ananda Village property based on absence of suitable habitat, especially a lack of suitable wetland habitats for most aquatic species. ... The northern goshawk [and] California spotted owl are known to nest on San Juan Ridge, and have moderate potential to nest or forage in the project area....[P]re-construction nesting bird surveys would be required to ensure that active nests are not destroyed or disturbed during construction.” (see Mitigation, Biological Inventory, page 17-18)

“Limited areas on-site of less than 20% slope requires that construction occur within some landmark Oak groves. Direct impacts to landmark Oaks and Oak groves have been minimized by clustering development away from

sensitive resources including wetlands and riparian areas, seeps and springs, and ponds. Unavoidable impacts to black oak groves within individual building envelopes (including septic systems and driveways) will require development of an Oak Management Plan for construction within landmark Oak groves or within the drip line of landmark Oaks.” (Biological Inventory, page iii, and see Narrative Exhibit L, Black Oak Impact and Mitigation Areas, for the overlay of project development envelopes for buildings, roads and parking areas onto the vegetation map.)

A detailed Oak Habitat Management Plan has been prepared by the Biologists. Ananda Village has followed the Biologists’ recommendations for project modifications, and agrees with the Plan’s measures to avoid or minimize impacts, to protect trees during construction, to control Scotch broom infestations, and to perform compensatory mitigation for unavoidable impacts to Black Oak Groves through habitat management of 39 acres of designated Oak Mitigation Areas for old-growth characteristics of the Oaks, and to place the Mitigation Areas into a conservation easement. (See Narrative Exhibit L, Black Oak Impact and Mitigation Areas, Narrative Appendix 1-A, Biological Inventory “Impacts”, pg 19, and “Impacts to Landmark Oaks and Landmark Oak Woodlands”, pg. 25-27. Also see Oak Habitat Management Plan, Appendix 1-B, Table 1, Pg 5, and Tree Protection Plan, pg 30, and OHMP Appendix B, “Detailed Specifications for Oak Mitigation Areas”).

In addition to avoiding development impacts to wetlands, ponds and riparian areas as referenced by the biologists, it was imperative for the Village to find areas with slopes less than 20% for residential and non-residential development, and where infrastructure could be economically extended, that were also southerly in aspect and good candidates for the use of passive and active solar energy. As it happens, these southerly-facing and drier slopes are also favored by the oaks. Further, all of the existing residential Clusters are in wooded areas that still qualify for Landmark Oak Grove status with the existing development in place! Careful selection of building sites as shown in the Proof of Concept Site Plans, together with techniques meeting requirements for identifying Heritage Oaks prior to development will further minimize impact. These techniques will be utilized in preparing the Detailed Site Plans, and will show how significant trees (identified on the Site Plan) can be avoided and protected.

The Biological Inventory states: *No Waters of the U.S., including wetlands or ephemeral drainages, occur in the Master Plan Update project area or would be directly affected by the proposed project. Impacts of these resources were avoided by designing development areas outside the large wet meadow, riparian areas, ponds, streams, and seep-fed wetlands that dominate the central portion of the 706-acre Ananda Village property near existing development. However, construction for proposed clusters I, J, and K, a minor road improvement, and a portion of the proposed Village Center and Expanding Light development areas (see Figure 3) would occur within the 100-foot non-disturbance buffer of the seep-fed wetlands in the east-central portion of the village and Lotus Lake. [A Management Plan is required to] be prepared for projects in non-disturbance buffers, including areas that are within 100 feet of wetlands and riparian areas.* (See Inventory, Appendix 1-A, page 27.)

A detailed Wetland Habitat Management Plan has been prepared by the Biologists, and Ananda Village has complied with the recommendations for project modifications, including such modifications as reducing infill around Heritage Oaks, moving the access road to the new Temple, and adding extra sites to proposed clusters to allow for moving proposed building sites to avoid large trees, among other measures. **Ananda Village agrees with the Plan's measures to minimize the indirect impacts**, and ensure consistency with the Nevada County Land Use and Development Code. In addition, **measures are included in the Wetland Habitat Management Plan for avoiding indirect impacts to "swales"**, that is to say drainage contours that are vegetated with upland plant species and contain no evidence of recent flows. (See Wetland Habitat Management Plan, Narrative Appendix 1-C, "Mitigation Measures", pg 15.)

In addition, **mitigation measures provided to avoid potential direct and indirect impacts to raptors and other nesting bird species, and to minimize and avoid introduction and spread of noxious weeds** have also been placed in the Oak Habitat Management Plan and the Wetland Habitat Management Plan. (See Narrative Appendices 1-B and 1-C.)

J. Agriculture and Forestry

Ananda Village maintains an active agricultural program, producing over 20,000 pounds of fruits, nuts and vegetables annually! Village Agriculture includes the **Certified Organic production of Ananda Farms, Prana Gardens CSA (Ananda Community Supported Agriculture), and Ananda Permaculture**, with over 10 acres fenced and irrigated. Individual gardens are also supported and encouraged, and comprise another 4 acres. Village produce is utilized at the Expanding Light Retreat, sold in Ananda Village's Master's Market, and Mother Truckers (a local San Juan Ridge market), and prepared for individual households at the Village.

Another area of about 26 acres is utilized as pasture for a cow coop, and two herds of goats are utilized throughout the Village open space for fire clearing and for milk, cheese and whey production in a goat coop. **Most of the agricultural activity takes place in the lower meadowlands, in areas that were historically farmed.**

The proposed new residential **Cluster L places approximately 3.3 acres of residential development within a 20-acre area currently mapped as "Farmland of Local Importance."** (See Exhibit POC-3, Proof of Concept Site Plan for Cluster L, and Exhibit A, Comprehensive Master Plan.) **Nevada County Agricultural Commissioner Jeff Pylman** has visited and walked the mapped Farmland area. In his memo of November 13, 2013, Commissioner Pylman stated that **"I do not consider that area to meet the criteria of Farmlands of Local Importance** and will recommend the Planning Department **waive the requirement of an Agricultural Management Plan...**" This conclusion was confirmed by the subsequent Agricultural Commissioner Chrisandra Flores during a site visit on June 10, 2015. She also recommended that..."the Planning Department waive the requirements for an Agricultural Management Plan."(See Memos, Appendix 7.)

As a result of this finding, combined with the agricultural land-use described above, **Cluster L will not negatively impact agricultural lands, and no Agricultural Management Plan is required.**

Ananda Village has previously carried out approved Timber Harvest Plans on Village lands. Further, **the Village has identified areas totaling 223 acres for continued forest management** to improve forest health and productivity on Assessor Parcels 61-230-06, 61-210-04, 61-210-20, 61-170-23, 61-180-02, and 61-170-34. (See Appendix 8, California Cooperative Forest Management Plan pp. 44-45, Map 10.)

K. Archaeology and Cultural Resources

A recent inquiry to the North Central Information Center (NCIC) reports that **approximately 70% of the project site has been surveyed for archaeological resources. No prehistoric resources have been recorded in or adjacent to the project area. Eight historic archaeological sites** have been recorded within or adjacent to the project area, **all of which relate to mining** ditches, a loggers camp and portions of the historic Milton Ditch. Surveys conducted on the Ananda project site did not find significant historical artifacts or unusual features other than those already recorded, e.g. the Milton Ditch. (See Appendix 9, NCIC Report and 1994 Jensen and Associates Survey.)

NCIC estimates there is a low-to-moderate sensitivity for prehistoric-period resources within the project area. Should Native American archaeological sites be encountered during development, a qualified Native American Consultant will be consulted to incorporate their views regarding the potential importance of Native American sites, and required review procedures will be followed.

NCIC estimates that there is **a moderate possibility of identifying historic-period archaeological deposits** in the project area. Should historic era artifacts be encountered **required review procedures will be followed.**

L. Seismic Hazards

Figure 4.2-2, Epicenters and Faults Map, of the Final EIR for the Nevada County General Plan shows a pre-Quaternary fault (older than 2 million years) beginning approximately one mile north of the PD, just south of the border between Yuba and Sierra counties, and trending southeast into Placer County. The Nevada County Master Environmental Inventory (December 1991) characterizes pre-Quaternary faults as “relatively inactive,” concluding that **“the history of past earthquake activity does not indicate that Nevada County is a particularly hazardous area.”** See Appendix 10, Geotechnical Report. In Special Publication 42, Fault-Rupture Hazard Zones in California (1997), the California Geologic Survey mapped earthquake faults within the state that it characterized as “sufficiently active and well-defined as to constitute a potential hazard to structures from surface faulting or fault creep.” Faults that had not been active for more than 11,000 years were considered inactive and were not shown on the fault maps. **Although Nevada County was included in the study, the State Geologist found no evidence of active faulting there** (D. Stickney, Information Geologist, California Geological Survey, phone conversation, August 28, 2006). Figure 4-H from Special Publication 42, Index to Official Maps of Earthquake Fault Zones, is the California Geologic Survey’s map of

earthquake fault zones in the Nevada County region (Appendix 10.) **No active faults are shown in the County.**

Based on the above, Ananda PD is not within a seismically-active area. In January of 2008, Jim Schultz of Apex Engineering reviewed the Ananda School site. **Mr. Schultz concluded that “no significant geological or seismic hazards were identified in the course of this report. No mitigation measures or propose other than those common to any land development project.”** (See Appendix 10.)

All proposed development within the PD will conform to the California Uniform Building Code and will utilize current engineering design and construction requirements and practices, which will reduce the potential for earthquake-related hazards.

M. Soils, Grading and Erosion

Exhibit A shows ground slopes over 30% (in green shading) in several locations. Ananda Village encourages any building development within areas that range from 0% to 15%, with strong preferences for areas sloping 0% to 10%, and not over 20% if possible.

The Proof of Concept Site Plans for proposed new Clusters I through P show gradients for all new or improved roadways serving the Clusters. See Exhibits E-2a, E-3 and POC-1 through POC-7. Typical roadway sections are shown in Exhibit POC-9, and building and roadway sections will be shown in the Detailed Site Plans to be prepared for any residential or nonresidential development, and to be submitted prior to issuance of a Grading or Building Permit. Generalized estimates of cubic yards of soil to be moved for the proposed non-residential buildings in the Use Permit Areas are given in Narrative **Exhibit UPA-1 through UPA-6**, Building Plans and Sections. Refined estimates of cubic yards of soil to be moved as well as any detailed road or building sections required will be provided at the time of submittal for Grading or Building Permits with the Detailed Site Plan. **See Narrative Sections II-F and III-B for the Detailed Site Plan review concept description and discussion.**

Ananda Village soil types are shown in Exhibit K, Soils Map (from Forest Management Plan, Appendix 8. Project Civil Engineer David Lincoln has had extensive experience with Ananda Village development projects, as well as experience with soils throughout Nevada County. Mr. Lincoln has indicated that erosion for the soil types found on Village lands will not be significant when Best Management erosion control practices are followed. Ananda Village agrees to follow these Best Management Practices. (See Appendix 4, Sewage Evaluation Report.)

N. Open Space

Preservation of open space and protection of natural areas is a key element of design within the Ananda PD. No development is proposed for vegetated drainage ways or any seasonal wetlands. (See Appendix 1-A, Biological Inventory, and Narrative Exhibits A, E-2a, E-3 and POC-1 thru POC-7.) Both residential and nonresidential development avoid wet areas and drainage swales, and are located

outside of forested areas wherever possible while still meeting site location criteria. (See also Master Plan Additional Checklist Item 2.6, Visual Assessment.)

Currently, over 80% of the 706 acre Ananda Village site, remains undeveloped open space. Under the proposed Ananda Village Master Plan Update, approximately 536 acres, or more than 75%, of the 706-acre PD will be undeveloped open space (see Exhibit A, Comprehensive Master Plan).

The Ananda planned development is comprised of rolling hills alternating with open grasslands and mixed conifer/oak woodlands that together form a strikingly beautiful mosaic of open vistas and sheltered woodland. The design of the community seeks to preserve and enhance the experience of this enchanting landscape for visitor and resident alike. (See Master Plan Additional Checklist Item 2.6 and 2.7, for detailed discussion of visual assessment and site and architectural design strategies that are highly influenced by the Village intention to preserve open space.)

IV. Zone Amendment Rationale

A. Rajarshi Park

The Comprehensive Master Plan Update (CMPU) proposes to amend the Rajarshi Park PD-SP Zone Boundary from its current location to encompass previously impacted lands only, with no change in the 9-acre zone area. See **Exhibit A, Comprehensive Master Plan, Exhibit D-1, Proposed Zone Changes, and Exhibit D-2, Rajarshi Park Zone Change Aerial**. Please note how the northerly extension of the existing PD-SP Zone Boundary extends into undeveloped natural area with steep slopes and into riparian areas above Pubble Pond.

The proposed Zone Boundary will include only previously impacted lands, thereby preserving natural resources and open space. With no change in the 9-acre zone area, there will be **no change in the intensity of use anticipated** in the County traffic analysis. See Appendix 5, Nevada County Engineer's Traffic Memo, and Narrative Section II-B and III-C.

One additional office/warehouse building is proposed for Rajarshi Park. See Exhibit POC-7, Cluster P Site Plan and Rajarshi Park Addition, and Exhibit UPA-6, New Office/Warehouse Building Plan and Elevation.

This proposed Zone Amendment protects and preserves natural resources and open space, requires future PD-SP zone development at Rajarshi Park be on previously impacted lands, takes advantage of the proposed dedicated water tank scheduled for Rajarshi Park per the Fire Plan, and facilitates the economical extension of services to proposed residential Cluster P, thereby placing less costly housing near the potential workplace. Ananda PD suggests that this rationale is sufficient for adoption of the proposed zone amendment.

B. Village Center

The Comprehensive Master Plan Update (CMPU) proposes **to add a custom PD-SP zone of 1.1 acres East of the Village Center C1 zone**. See **Exhibit A,**

Comprehensive master Plan, Exhibit D-3, Village Center Zone Change Aerial and Exhibit E-3, Village Center Use Permit Update Roads and Utilities. The additional 1.1 acre PD-SP zone is **upon previously impacted land adjoining the existing Village Center Rural Commercial General Plan land use designation and C-1 zone.**

The area that will be included in the new zone is currently used for Village operations, maintenance, recycling, storage and agricultural facilities. In discussion with County planning staff, it seemed that **the current uses would better be encompassed by the custom office/light industrial uses of the PD-SP zone** than continuing to use the underlying agricultural zone and historic use patterns. Ananda PD concurs, and suggests that this rationale is sufficient for adoption of the proposed zone amendment.

V. Compliance with County General Plan Policy

A. Setting

Ananda Village Planned Development encompasses 17 assessor's parcels, designated in the Nevada County General Plan as PD (Nevada County ZDM 049) with 683 acres designated Estate with a maximum of 195 dwelling units, with up to 6 acres designated Rural Commercial, and up to 17 acres designated custom "office-light industrial" SP-PD. Currently, 3 acres are zoned C-1 and 9 acres are zoned custom PD-SP. In addition, four Use Permit Areas allow for special uses within the PD: the Living Wisdom School, the Village Center (C-1 Zone), Rajarshi Park (PD-SP Zone), and the Expanding Light Yoga and Meditation Retreat. (See Nevada County ZDM 049, and Ex B-1, Parcel Map.)

There are 85 existing dwelling units, and some 39 non-residential buildings. Homes are clustered, sharing main roads, a community water system, and centralized or individual septic systems. Services, jobs, schools and groceries are within walking distance. The Village Center includes a market, deli, community center, reception center and offices. Many members live and work on the property.

One of the primary goals of Ananda has been to preserve the rural character within the PD. This is been accomplished by clustering houses, eliminating or minimizing fenced yards, maintaining view corridors along major roads within the community, and at the Expanding Light Retreat and Crystal Hermitage.

B. Ananda Planned Development is a Good Fit with County Themes, Goals and Objectives

The 1996 General Plan identifies four central themes and numerous goals, objectives, and policies, which together express the County's vision for development. Ananda has a demonstrated history of 47 years of achieving the themes, goals, and objectives of the General Plan

Ananda's Record of Achieving General Plan Themes, Goals, & Objectives

- ✓ Fostering a rural quality of life
- ✓ Sustaining a quality environment
- ✓ Development of a strong diversified, sustainable local economy
- ✓ Public services appropriate to the character of each region
- ✓ Reduced dependence on the automobile by clustering growth
- ✓ Public services sufficient to meet requirements for development
- ✓ Affordable housing for all income segments
- ✓ Integration of open space in community land use patterns
- ✓ Providing for the arts as a cultural and economic asset

Over its 47-year history, Ananda Village has proven its ability to help Nevada County create a strong, diversified, and sustainable economy, while preserving a rural quality of life.

The Village has created jobs and businesses in close proximity to where people live. A recent survey of Ananda Village Residents revealed that 182 jobs were located at Ananda Village. Taking into account part-time workers results in approximately **140 full time equivalent jobs based at Ananda Village.**

Community owned enterprises include: The Expanding Light Retreat, Crystal Clarity Publishers, Master's Market, and Ananda Sangha worldwide. Ananda members also run a number of private businesses involved in: architectural and landscape design, land planning, construction, woodworking, health and healing, internet gift sales, jewelry and gemstones, guitar manufacture and repair, and nature education. Other members take advantage of Ananda's high-speed internet connection to work remotely in the computer programming/tech industry. Nearby Sierra Family Medical Clinic, founded and directed by a physician who is a long-time Ananda Village Resident, also employs a number of village residents including health practitioners, financial managers, and administrative staff. In total **business based at Ananda Village contributes over 5 million dollars annually to the County economy.**

The Village provides almost all of its own services, including, water, sewage disposal, roads, schools, security, and to some extent fire protection, by the clearing and preparedness efforts within the Village and by the participation of Village members (both financially and physically) in the local volunteer fire department. **All Ananda residences pay property tax to Nevada County.**

One of the primary goals of Ananda has been to preserve a rural character within the PD. This has been accomplished by clustering houses, minimizing fenced yards, maintaining view corridors from ridge tops and along major roads within the community, and at the Expanding Light retreat and Crystal Hermitage. Of the 706 acres within the current PD boundary, **over 80% is currently open space managed as forest, grassland, or agricultural land.** Ananda is committed to the preservation of agricultural land and has **over 10 acres currently in agricultural production, with an additional combined total of 4 acres of home gardens** throughout the Village, and Ananda agricultural products are highlighted at the Village Market. **The majority of the conifer forest** and much of the mixed woodland has been **preserved and managed as a forest resource.**

Ananda promotes the arts through regular public concerts and theatre performances at the Community Center, the Expanding Light, and Crystal Hermitage

Gardens. Ananda hosts a Festival of the Joyful Arts and has built a new Art Center on the school campus, which will serve as a headquarters of the Village Joyful Arts program and as a teaching and work space for artists.

It was determined that the Ananda PD met the County's General Plan themes, goals, and objectives when the PD was approved in the 1996 General Plan.

Ananda Village hopes the County will find that the proposed Comprehensive Master Plan Update will provide for additions and refinements to the Village that will continue to further the County's Land Use Goals and Objectives!

C. Relevant General Plan Policies and Guidelines

General Plan Policies are shown in *Times italics*, and the applicant's responses are shown in standard Arial type face.

Policy 1.5

e. Estate (EST) is intended to provide for low density residential development at a minimum lot size of 3 acres per dwelling unit in areas which are essentially rural in character, but are adjacent to Community boundaries or near Community Regions and therefore are more accessible to shopping, employment and services. In keeping with the rural character, agricultural operations and natural resource related uses, including the production of timber, are also appropriate in this designation.

The Village boundary is mapped in the General Plan as "PD," with 683 acres of Estate land use designation and a maximum limit of 195 dwelling units (Narrative, pg 1). Density at buildout would be 3.5 ac/du (683 ac/195 du = 3.5 ac/du) with a greater Ac/du than the Estate minimum of 3.0 Ac/du. The Village contains a C1 zone (see Policy Section 1.5.g, immediately below), and is near North San Juan, a *Rural Center* with a gas station, post office and other services. The Village has several Certified Organic, Community Supported Agriculture (CSA) and Permaculture Orchard functions in a fenced and irrigated historically farmed area, and manages a percentage of the land for timber production. Therefore, the Village residential development in the Comprehensive Master Plan Update (CMPU) meets the Estate land use definition.

g. Neighborhood Commercial (NC) is intended to provide for local needs of nearby neighborhoods, and limited mixed use employment opportunities, within Community Regions or as part of the development of Rural Centers. This designation should have not more than 10 acres of land area in any single location and development should be grouped as a clustered and contiguous center to preclude strip development. Locations of this designation shall provide for convenient, controlled access to arterial or collector roads.

Land use designations within the Ananda PD have included a total of 23 acres of Industrial and Neighborhood Commercial since 1978. In 2010 with the Boundary Adjustment, the General Plan Land Use designations were changed to 6 acres of Rural Commercial and 17 acres of PD-SP custom "office-light industrial" designation, still a total of 23 acres of non-residential land use designation.

Ananda Village is within that portion of the County considered to be a *Rural Region*. The Village is not identified as a *Rural Center*, but has been for decades a center of economic activity on the San Juan Ridge. Nearby North San Juan is designated as a *Rural Center*. The Village is approved for a 3 acre Rural Commercial (RC) General Plan land use designation, which is sited as a C1 zone

in the center of the PD boundary, and a short distance from Tyler Foote Road, a major Collector (Exhibit A). The Center contains a Market and Deli, a community building, a thrift shop and an extensive children's play area and Village administrative offices. The thrift shop and play area are open to the public, the community center is a gymnasium that also stages plays, and performances, as well as school functions open to the public and heavily attended. The Village Center Rural Commercial Area serves not only the Village residents and Retreat guests, but the neighboring *Rural Region* residential areas as well. The C1 zone development is tightly clustered with mature trees, parking areas and an adjoining 1.5 acre Village Green. The currently sited C1 area, and all commercial areas sited in the future would meet the Rural Commercial definition as providing for the needs of nearby neighbors, not more than 10 acres in size, grouped as a clustered and contiguous center, and provided with convenient and controlled access to a Major Collector Road. Thus the proposed CMPU meets Rural Commercial requirements.

n. Industrial (IND) is intended to provide for areas in which goods are produced, distributed and warehoused, along with supporting business and service uses. Locations within this designation should be able to provide buffering from adjacent land uses to minimize incompatibility, and should have convenient, controlled access to arterial or major collector roads without passing through residential areas.

The existing 9 acre custom "office-light industrial" site (Exhibit A, Area 3, and Exhibit D-2, Rajarshi Park Aerial) is buffered from Tyler Foote Road and the Village commercial area. The Master Plan Update proposes an amendment to the location of the zone boundary to only include already impacted lands.

The site is accessed from Tyler Foote Road via Ananda Way and Brotherhood Way, and does not cross through residential areas. The proposed custom PD-SP zone adjoining the Village Center would also be accessed from Tyler Foote Road via Ananda Way and Village Drive. Tyler Foote Road is a County Major Collector road that is not severely impacted, with both a current and projected Class A level of service (see Narrative Appendix 5). Thus the Comprehensive Master Plan Update (CMPU) meets General Plan Industrial location requirements.

o. Forest (FOR) is intended to provide for production and management (including timber harvesting and related operations) of timber resources, and compatible recreational and low density residential uses. Within the Forest designation, the minimum parcel size should be 40+ acres, in order to provide for preservation of the timber resource and protection of resource management needs and opportunities.

The CMPU includes a California Cooperative Forest Management Plan by Kevin Whitlock, Registered Professional Forester #2436, which allows the Village to continue to manage 223 acres of Forest, as well as qualify for Federal and State grants. See Appendix 8, Map 10. Thus the proposed CMPU meets the Forest land use designation requirements for its forestland, even though no land within the PD is zoned Forest.

t. Planned Development (PD) is intended to designate planned developments in locations where a mix of uses is desirable. The "PD" designation may allow a variety of land uses, including single-family and multi-family, residential, commercial, industrial, open space, and/or other land uses consistent with the capability and constraints of the land. Primary

emphasis shall be placed on clustering intensive land uses to minimize impact on various natural and man-made resources, minimize public health concerns, and minimize aesthetic concerns.

Such developments require a high degree of accessibility to the arterial and major collector road system, and should have internal vehicular and pedestrian circulation designed to provide safe and convenient linkage between the various uses. A comprehensive master plan for the entire site shall be required prior to approval of development.

Uses for Planned Developments shall be permitted as shown on the General Plan Land Use Maps for each specific Planned Development designation. Change in the specified area of the permitted uses, except for Open Space, may be allowed to accommodate site-specific conditions identified in the comprehensive master plan, provided that the cumulative change in area of any permitted use does not exceed 5 percent.

Ananda Village has been a “mixed use” development since first approved as a Planned Development in 1978. Ananda’s development, as approved in the 1978 and 1990 Master Plans and various Use Permits, is clustered and sited to minimize impacts on the area’s resources. The PD is conveniently served by Tyler Foote Road, a Major Collector road, and has and maintains an internal vehicular and pedestrian circulation system (Exhibit C, Circulation Plan).

The PD boundary changes of 2010 improved the clustering character of the existing development, as the Village Center C-1 District is now centered in the PD area. New proposed residential clusters are located out of major viewsheds with good access to the Village Center, the Expanding Light Yoga and Meditation Retreat, and the Crystal Hermitage. New proposed Non-residential development, including a new Temple, are clustered within existing Use Permit Areas. Thus the CMPU meets the requirements and intentions of the Planned Development Policy in the County General Plan.

Policy 1.18

Clustering of development is an effective and direct means to provide for the maintenance of the rural quality of life and protection of environmental resources which are important to Nevada County. Therefore, submittal of a clustering option of all land divisions shall be required within the Estate, Rural, and Forest General Plan land use designations in order to maintain the open, pastoral character of development which gives definition to the Rural Regions, and to protect environmental features by preserving areas containing such features as Open Space. This clustering evaluation shall utilize U.S.G.S. maps as the basic level of information. ...

Clustering may be achieved by building site clustering with creation of permanent open space; restriction of buildable area on individual lots; or other means which are consistent with the protection of the natural resources and environmental characteristics on the site.

No specific amount or ratio of open space shall be required; however, the amount of open space shall not be less than the amount of land area on the site subject to significant environmental features, as defined in Policy 1.17. Where the entire site is affected by significant environmental features, clustered development shall occur on the least sensitive habitat or resource area, as defined by an environmental analysis. Within such defined areas, minimum subdivision parcel size shall be limited to that needed to meet water and sewage disposal standards, as determined by the Department of Environmental Health.

Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.

The allowable number of dwelling units for any clustered development shall not exceed the number of units determined by dividing the total acreage of a parcel by the maximum permitted density specified in Policy 1.22 for the land use designation in which the parcel is located.

Ananda PD is an existing clustered development that maintains the rural quality of life. It protects open space and environmental resources as outlined in Policy 1.18 (Narrative Exhibits A, Comprehensive Master Plan showing steep slopes, Black Oak canopy, seasonal wetlands, and land mapped as agricultural lands of local importance; Narrative Exhibit L, Black Oak Impact and Mitigation Areas; and Appendix 1-A, Biological Inventory, Figure 3 Vegetation Map. Changing the boundaries of the PD in 2010 created a more compact Village form, improved buffering of more intensive use areas to neighbors, and allowed for clustering of future development, as described in response to Policy 1.5.t, above. The CMPU provides new Residential as either new Clusters or as infill into existing residential Clusters, and provides new Non-residential development all within existing clustered Non-residential Use Permit Areas. Current open space is over 80% of the subject property, and proposed open space remaining after buildout will be more than 75% of the 706 acre site. Therefore, Ananda Village meets the clustering and open space options provided in Policy 1.18.

Policy 3.1 (in part) *The levels of service and provision of public facilities in Rural Regions shall be based upon limiting the amount of development to ensure that adequate facilities are available. Planning for future public facilities and services in...Rural Regions shall be based upon the following criteria:*

Rural Centers

- a. public or on-site community water and sewer systems*
- b. decreased emergency response times*

Rural Areas

- a. individual septic and wells or on-site community water and sewer systems*
- b. decreased emergency response time*
- c. limited transit*

Ananda Village is within a Rural Region. Existing development is serviced by approved on-site septic systems (either singly or as small group systems) and an approved on-site community water system. The CMPU includes an engineered Source Capacity Planning Study for both potable and fire-flow water, accompanied by a Well Capacity Evaluation Report, a Water Supply Assessment, and a Village Water Conservation and Ground Water Management Report. See Narrative, Appendix 3-A to 3-D. These documents indicate that "...a preponderance of evidence...suggests that water resources are adequate to meet projected demand without significant effect on the system." See Narrative, Section III-F and Appendix 3-A to 3-D.

In preparation for the proposed septic systems for new development, the Village has obtained County approval for approximately 60 new septic sites, developed with engineering review. These mantle test sites, together with existing active and reserve fields, have been mapped. See Narrative Exhibit A, Comprehensive Master Plan; Appendix 4, Sewage Evaluation Report; and Proof of Concept Site Plans Exhibits E-2b, E-3 and POC-1 thru POC-7.

With regard to emergency response time, the Village is within 1.5 miles of the North San Juan Fire Protection District Station #3, and the Village works closely with the fire department on training and fire department access to the PD. There is a bus stop for the Gold Country Stage bus service at the entrance to Ananda Village, although service has been temporarily halted. The proposed CMPU will have no affect on transit or emergency response times.

Thus the existing Village facilities and the proposed CMPU meet the Rural Region public facility model.

Policy 4.5

Monitor the County and State road system to work toward timely solutions to documented safety problems and appropriate improvements for those components of the road system that are either at or approaching a level of service below D in Community Regions and a level of service below C in Rural Regions. ...

In a letter to Ananda Village, dated February 5, 1996, Mr. John Rumsey, at that time Senior Civil Engineer for the Nevada County Department of Transportation, wrote that the County had analyzed projected traffic on Tyler Foote Road at full build-out of the County General Plan and found that the Level of Service for the road would remain at Level of Service (LOS) "A." He added that, although a "focused area study might indicate a slightly higher or slightly lower LOS,...since the projected LOS is well above the LOS "C" standard, we are not anticipating the need for traffic studies in the area [of Tyler Foote Road] for individual projects unless a General Plan amendment or Rezone with significantly higher density is proposed" (see Narrative Appendix 5).

Subsequently, in 2015, Josh Pack of Nevada County Public Works, reran the analysis based on detailed information sent to him by Peter Goering, the Village Manager, finding again that the LOS remains at an "A" rating, and states that "As a result, the project will not result in impacts that will negatively affect the future LOS on Tyler Foote, and that "The County's Department of Public Works...will not require a traffic study for the proposed project." (Memo of April 22, 2015, Narrative Appendix 5)

Ananda is requesting a Comprehensive Master Plan Update and two zone changes. One zone change is a boundary change only in the Rajarshi Park PD-SP zone, from its current location to encompass previously impacted lands, with no change in the 9-acre zone area. (See Exhibit D-1, Proposed Zone Changes, and Exhibit D-2, Rajarshi Park Zone Change Aerial.) The second zone change is the addition of a new PD-SP zone of 1.1 acres East of the Village Center C-1 zone, to best fit existing Village maintenance and agricultural uses in a previously impacted area (see Exhibit D-3, Village Center Zone Change Aerial).

The total PD-SP zone area would then equal 10.1 acres, short of the 17 acres permitted in the County General Plan. In addition, no change in the allowed residential maximum within the PD is proposed. The earlier County traffic analysis allowed for full residential and non-residential buildout, and the proposed Comprehensive Master Plan Update will not reach full non--residential buildout, nor will it exceed full residential buildout. Therefore, since no increase in either density or intensity of use is proposed past that analyzed in the County traffic analysis, Tyler Foote Road should remain at an "A" LOS.

In addition, the 2005 Regional Transportation Plan does not identify any capital improvements for Tyler Foote Road. Therefore, the proposal does not create safety problems or lower levels of service.

Policy 4.10

In the absence of an approved plan and funding program to provide needed roadway improvements, and where the County has determined that there is no feasible project mitigation, the County may deny those amendments to the General Plan that exacerbate an identified deficiency in local or State roads or highways.

Tyler Foote Road is currently at a Level of Service “A” and is not identified as a deficient roadway. No change is proposed to the existing General Plan residential maximum, nor is any non-residential development proposed above the General Plan permitted acreage. The Nevada County Transportation Department has indicated that a traffic study is not needed if there is no General Plan amendment or rezone with significantly higher density proposed. As shown above, Ananda does not anticipate that the proposed Comprehensive Master Plan Update will exacerbate any identified deficiencies, or even change the LOS “A” rating of the Tyler Foote Road/Ananda Way intersection. See also Policy 4.5 response, above.

Policy 4.30

Minimize the need to commute by:

- a. Providing for an adequate amount of residential, commercial, and industrial designations in proper balance, as shown on the General Plan Land Use Maps*
- b. Encouraging Economic Development and Public Facility policies which support local employment opportunities.*

One of the central goals of the Ananda PD is to create jobs and residential areas in close proximity so that residents do not need to use the County highway network to get to work. The current jobs/housing ratio within Ananda Village is 1.4 or 200% of Nevada County’s reported ratio of 0.7; the projected Village ratio is 1.5 (see Appendix 13, Economic Analysis for Ananda Planned Development). Ananda anticipates having jobs close by to residential areas so people can walk, bike, or have a very short drive on private roads. See Exhibit C, Circulation Plan. Thus the impact to the county road system will be minimal, and significantly less than if the development were only residential.

Policy 6.2

The County may utilize clustering of development, as provided in the Land Use policies, to preserve open space within the Rural Regions and to encourage creation of open space which will enhance visual, habitat and other open space values. Such open space may be permanently secured and preserved as open space through permanent easements, dedication to a public agency, permanent trust or other irrevocable means.

A central tenet of the Ananda PD is the clustering of development to reduce impacts and maintain open space. In its planning and siting of clusters, Ananda has preserved important view sheds, natural drainage systems, forest habitats, and the connection of habitats between residential clusters. Over 80% of the land within both the current PD boundary is undeveloped and functions as open space, and the Comprehensive Master Plan Update shows approximately more than 75% open space at buildout. Only filtered views from the main entrance at Tyler Foote Road will allow glimpses of the more intensive site development,

such as the new Temple. See Exhibit A, Comprehensive Master Plan. Ananda has also preserved the natural visual corridors along the main private roads within the community. Therefore the CMPU meets and exceeds the implementation of this policy.

Policy 6.3

Maintain the density of development allowed in the Rural and Forest land use designations as shown on the General Plan Land Use Maps in order to provide for low density development in Rural Regions which preserves an open, rural character and complements the permanent public and private open space.

Ananda plans to continue the existing pattern of development of the last 47 years that promotes the rural character of the Village, with farmland, recreational areas, open meadows, forested areas, and a sense of expansiveness. Development is clustered and sited in areas to minimize the impact on open meadows, natural drainage systems, views, forest, and farmland. Under the proposal, density is limited to one dwelling unit per 3.5 acres, 20% more acreage per dwelling unit than is required by the Estate zone minimum lot size of 3.0 acres, thereby preserving the required density of development.

Policy 18.1

The County shall prepare Community Design Guidelines applicable to the various General Plan Designations and zoning classifications, and adopt such guidelines as part of Comprehensive Site Development Standards, to be used in the project site review of all discretionary and ministerial project permits.

The Western Nevada County Design Guidelines seek to:

- *Protect and preserve the scenic resources of Nevada County;*
- *Maintain the rural, small-town character of the County reflecting the distinctions between Rural Regions and Community Regions;*
- *Maintain community identity by promoting compact, mixed-use development;*
- *Establish a consistent set of criteria that allows flexibility for demonstrating compliance with the purpose of these guidelines.*
- *Complement the rich historic fabric of the County.*

What the Western Nevada County Design Guidelines are seeking to do is central to what Ananda has sought to do since the inception of its first Master Plan submitted in 1976 and adopted in 1978, which will be enhanced by the proposed Comprehensive Master Plan Update. Ananda has sought to protect the scenic vistas at the Village by not building in view sheds, by protecting and preserving open meadow areas, especially around the Village Center, and by bringing the remaining meadow east of the Village Center into the PD (parcels 61-210-20 and 61-170-23) in 2010 in order to protect and plan how this area is used, which is reflected in this CMPU as submitted.

Ananda's goal is to create a small village reminiscent of the rural towns of yesteryear, where people work, worship, go to school, and live in a single small community. Ananda wants to maintain its community identity. The proposed CMPU changes create a village that is more in keeping with the topography, specifically clustering around the central meadow bowl. The land in the western corner of the PD (parcel 61-190-57) and furthest from the Village Center has been removed from the PD in the General Plan Amendment of 2010, as well as lands across Tyler Foote Road, creating a more compact Village form. New

residential areas are clustered around the Village Center. Ananda has and will continue to develop design criteria for its clusters to maintain consistent architectural, material, and color themes that will tie the clusters together. See Exhibit A, Comprehensive Master Plan, Exhibit M-1, Site Photos and Appendix 14, Village Design Guidelines.

VI. Ananda Village Project History

Year	Project	Description
1976	GP76-02 Z76-10 U76-11	Applied for Planned Development, 585 acres Uses/density consistent with the “A1” district Master Plan – 130 residents, 50 monks and nuns, 150 transient guests Action: Approved in October 1978
1977	U77-19	Temple, dining room, and kitchen for Expanding Light retreat Action: Continued by Planning Commission; continuance appealed; Board of Supervisors approved use permit in November 1977
1980		Nevada County updates General Plan – Ananda classified as “PD” based upon the 1978 Master Plan
1980	GPA80-12 Z80-31 U80-21	Proposed a 40-acre addition to the Planned Development Amend existing “A1” designation to “A1-PD” Use permit to implement the “PD” zoning Action: Denied based on need for an EIR
1981	U81-14	Two clustered housing areas (now Clusters D and E) Action: Approved in July 1981
1982		Ananda prepares an EIR and proposes to LAFCO to incorporate Ananda Village Action: Denied
1984	U84-08	Ananda Meditation Retreat (currently known as the Expanding Light Retreat), 41,000sf for guest facilities, staff housing, and camping Action: Approved in May 1984
1984	U84-78	Six new residences and one addition to the residences of Clusters D and E (approved in U81-14) Action: Approved in January 1985
1986	U86-22	Construction of an 8,100sf school facility, including three classroom buildings, library, office building, and playing field Action: Approved in June 1986

1987	GPA 87-06 Z87-16 U87-29	Amend the PD designation to define the commercial areas as established in the 1978 Master Plan and add square footages Zoning to add the commercial areas Clustering of 27 residential units, 19 of which have been built; eight new residences proposed in Cluster A
Action: Approved in August 1987		
1989	GPA89-05 Z89-25 LA89-46 U89-59	Add parcel 61-230-08 (43.09 acres) to the PD and remove 12 acres from the PD; define uses within PD as Estate, Neighborhood Commercial, Industrial; establish density of 87 residences on 585.46 acres and maximum daily retreat population of 150 Zoning adjustments to be consistent with the new PD boundary and to make commercial area designations consistent with the General Plan Adjustment of the boundary of a parcel within the PD to allow for the removal of 12 acres from the PD Implements PD and amends 1984 use permit for the Expanding Light
Action: Approved in April 1990		
1993	SP93-002	Commercial site plan for Village Center for 13,500 SF building space within 2.8-acre C1-SP zone and industrial site plan for Publication Hill for 19,000 SF of building space within the 8.82-acre M1-SP zone
Action: Approved in June 1993		
1996		Add two parcels (+80 acres) to PD; establish overall PD zoning of AG-PD-SP with 195 dwelling units, 20 acres Light Industrial, and 3 acres Neighborhood Commercial
Action: Approved in Nevada County General Plan Update in 1996		
1997	U97-025	Renewal of Expanding Light Retreat use permit for 44,200 sf of buildings and up to 150 guests at a time
Action: Approved in September 1997		
2002	U02-003	Village Center use permit to allow 4,033 sf recreation facility, 648 sf locker room.
Action: Approved in June 2002		
2008	U08-013 LA08-012	Ananda School use permit to allow further development of existing campus, including an admin/preschool building, art center, residence, and new classrooms Boundary line adjustment to put school campus and associated infrastructure on a single parcel
Action: Approved in October 2008		
2009	GP09-004 Z09-004	Add three parcels totaling 160.27 acres to the PD and remove two parcels totaling 132.79 acres from the PD; define uses within PD as Rural Commercial 6 acres, custom PD-SP designation 17 acres; remainder estate with 195 dwelling unit maximum density. Rezone of five parcels to coincide with the amended PD boundaries. Rezone of 9 acres from M1-PD-SP to PD-SP

