

Ananda Village Planned Development
COMPREHENSIVE MASTER PLAN UPDATE
Project Information Questionnaire

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

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Project Information Questionnaire
Table of Contents

1. Project Description ...1

- a. Description ...1
- b. Exceptions Required ...2
- c. Existing Code Violations ...3

2. Land Use ...3

- a. Relationship to a Larger Project ...3
- b. Existing On-site Land Uses ...3
- c. Surrounding Land Uses ...3
- d. Project Potential to Change the Character of the Surrounding Area ...4
- e. Displacement of Residential Units? ...4
- f. Increase in Population? ...4
- g. Applicable Specialized Plans or Zoning Restrictions ...4

3. Geology/Soils ...5

- a. Preliminary Grading Plan ...5
- b. Soils/Geologic Report ...5
- c. Existing Slopes ...5
- d. Encroach into Slopes of 30% plus? ...5
- e. Site on Filled Land? ...5
- f. Existing Erosion Problems or Geologic Hazards ...5
- g. Grading Permit Required? If so, Description ...6

4. Water Quality ...7

- a. Water Bodies on or adjacent to the Property ...7
- b. Floodplain on property? ...7
- c. Impervious Surfacing Created ...8
- d. Discharge to Surface Waters Description ...8
- e. Identify Water Body or Feature Receiving Runoff Waters ...8
- f. Permit required from California Regional Water Quality Control Board? ...8
- g. Describe any Wetlands or Riparian Areas ...9
- h. Encroachment into the required Buffer from Water bodies or Riparian Area? ...9

5. Air Quality ...10

- a. Describe in a Air Pollutants generated by the Project ...10
- b. Is Project Site within and Area containing Asbestos? ...10

6. Transportation/Circulation ...10

- a. Traffic Study included? ...10
- b. Does Project require a Petition for Exceptions? ...10
- c. Describe the Access Roads serving the Project ...10
- d. Is the Access Road a dead-end Road? ...10
- e. Who provides Road Maintenance for Access Roads? ...10
- f. Will Project result in substantial or cumulative Impacts to the area Circulation System? ...10
- g. Proposed Road Improvements ...11
- h. Describe how Project provides for Pedestrian Needs ...11

7. Biological Resources ...12

- a. Is Biological Inventory attached? ...12
- b. Management Plans Required? ...12
- c. Native Oaks existing on Project Site? ...13
- d. Landmark Oaks on Project Site? ...13
- e. Trees requiring Removal? ...13
- f. Tree Protection Plan for trees to be Retained? ...14
- g. Project Potential to preclude the Future Use of Natural Resources ...14
- h. Site Logged in the last 10 years? ...14

8. Mineral Resources ...14

- a. Is Site mapped as an MRC-2, Significant Mineralized Area? ...14
- b. Will Project deplete any Non-renewable Minerals? ...14

9. Risk of Upset/Health Hazards ...14

- a. Nevada County Hazardous Materials/Waste Statement included? ...14
- b. Knowledge or Evidence of past Hazardous Materials Use? ...14
- c. Does Project propose the handling, storage or transportation of Hazardous Materials? ...15
- d. Will Project include the use of Hazardous Materials in quantities greater than 55 gal, 200 cf, or 500 lbs? ...15
- e. Will Project result in the Generation of Hazardous Waste? ...15
- f. Does Project propose Fuel Tanks? ...15
- g. Is Project Site within 2 air miles of Airport? ...15

10. Noise ...15

- a. Is Noise Study attached? ...15
- b. Describe Noise-sensitive Land Uses within a half-mile of the Project Site ...16
- c. Describe Noise generated by this Project during and after construction ...16

11. Public Services ...16

- a. List of Agencies providing Public Services to Project Site ...16
- b. Is Public Sewer proposed? ...16
- c. EDU's are required for Proposed Use? ...16
- d. Is Trash and Recycling Service available? ...16
- e. Will project result in significant amounts of Solid Waste generated? ...16
- f. What is the Fire Severity Zone of the Project Site as mapped? ...16
- g. Will Project require additional Public Services including Fire, Police, Water, Sewage Disposal or Recreation including Special District Annexation? ...17

12. Utilities & Services Systems ...17

- a. List Public Utilities available and Entities providing service ...17
- b. Will Project require Extension of Service for any Energy Source? ...17
- c. Will Project require the recording of a new Utility Easement? ...17
- d. Describe how Project maximizes Energy Efficiency per County General Plan Policies 8.24 and 14.2 ...18
- e. What type of Sewage Disposal System is proposed? ...18

13. Aesthetics ...18

- a. Any change to any highly visible Ridgelines or any Scenic View sheds? ...18
- b. Is Project visible from a Scenic Highway, a large Population Center, or Public Recreation Area? ...19
- c. Does Project propose any Outdoor Storage, Activity or Use (other than parking)? ...19
- d. Does Project propose New Fencing? ...19
- e. Will Project require the installation of new Overhead Utility Lines visible from Public Roadways or Adjacent Properties? ...19
- f. Is Exterior Lighting proposed? ...19

14. Agriculture ...19

- a. Is Project mapped on the State Department of Conservation as Farmlands of Local Importance? ...19
- b. Is Project Site or adjacent site contracted for an Agricultural Preserve? ...20
- c. Is a Conservation Easement recorded for Project Site or adjacent site? ...20
- d. Is an Agricultural Use established on or adjacent to this parcel? ...20
- e. Is Project Site irrigated? ...20
- f. Has the site been evaluated under the Land Evaluation & Site Assessment system? ...20
- g. Will Project prohibit or decrease Agricultural Production either on or off-site? ...20

15. Cultural Resources ...21

- a. Letter from North Central Information Center required re on-site Cultural Resources Inventory ...21
- b. Site Inventory conducted and attached ...21

c. Inventory not attached because: ...21

16. Recreation ...21

a. Description of Public Recreational Facilities existing or proposed on Project Site ...21

17. Proposed Use ...22-25

- a. Proposed use/occupancy type
- b. Building type in hazard classification
- c. Days and hours of operation
- d. Total number of employees
- e. Description of a outdoor activity proposed
- f. Number of parking spaces
- g. Loading bays and drop-off areas

18. Building Characteristics of each proposed Building ...25-28

- a. Building size
- b. Assembly area
- c. Building height
- d. Proposed building exterior
- e. Proposed architectural features or details and compliance with County Design Guidelines

19. Building Permits ...28

20. Signage ...28

- a. Number of signs
- b. Total sign square footage
- c. Sign style
- d. Sign lighting
- e. Sign placement
- f. Sign design

21. Residential Projects ...28

- a. Number of dwelling units by type ...28
- b. Number of dwelling units with 1, 2, 3, 4 or more bedrooms if multiple family or condominium project ...28
- c. Does Project include a conversion of residential real property to a Condominium ...29

Signature of Authorized Representative ...29

Ananda Village Planned Development Comprehensive Master Plan Update

COUNTY OF NEVADA PROJECT INFORMATION QUESTIONNAIRE

Note: The County Project Information Questionnaire is shown in Times Standard Italic below, and the Ananda Village response is shown in Arial Standard typeface.

1. Project Description:

a. Describe the proposed project including any proposed phasing:

The Comprehensive Master Plan Update proposes the following:

- 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. Exhibit D-1 and D-2. Narrative, Section II-A.
- Siting a new PD-SP zone of 1.1 acres at the Village Center Use Permit Area to best fit existing uses in an impacted area. Exhibit D-1 and D-3. Narrative, Section II-A.
- Take the Ananda Village CMP to full residential buildout incrementally over time, together with certain non-residential development as shown in Exhibits C-1 and C-2, D-2 and D-3, E-1 through E-3, and POC-1 through POC-7. Narrative, Section II-B and III-A.
- Provide Plans, Elevations, excavation data, materials and colors for major non-residential buildings. Narrative, Exhibits UPA 1 thru 7, and PIQ Section 18, pp 25-28.
- Approve the inclusion of and/or updates of the four Planned Development Use Permit Areas (UPA): Living Wisdom School, Village Center, Rajarshi Park, and Expanding Light Retreat. Exhibits E-1 through E-3, POC-7, D-3, and Narrative Section II-C.
- Provide the required fire-safe access and utilities. Appendix 2, Fire Protection Plan, Narrative Exhibits E-1 through J, Exhibits POC-1 thru 7, and Sections III-B and III-C through III-H.
- Demonstrate potable and fire-flow water capacity with a Source Capacity Analysis (Water Study) and an engineered water distribution plan. Exhibit F, Appendix 3-A thru 3-D, Exhibits G-1 thru G-3, Exhibits POC-1 through POC-7, and Narrative Section III-D and III-E.

- Demonstrate septic system capacity through extensive testing and Civil Engineer analysis. Narrative Exhibit A, Appendix 4, and Section III-F.
- Follow the Fire Protection Plan, Environmental Management Plans, and Tree Protection Plan. Exhibits G-1 through G-3 and Appendix 2, Appendix 1-A through 1-C and Exhibit L, and Narrative Sections III-C, III-D, and III-I.
- Approve Incremental Development with Administrative Review for residential and non-residential development per the Development Agreement based upon County approval of the Proof of Concept Site Plans as conditioned. Narrative Section II-F and III-B, Exhibits E-1, E-2a, E-2b, E-3 and POC-1 thru POC-9.
- Maintain a tiered Master Plan Amendment Review Procedure, allowing minor modifications, significant changes and major amendments per the Development Agreement. See Narrative Section II-F and III-B.

Details of the proposed project are described in the Project Narrative, the MP Additional Checklist, and further in this PIQ.

- b. Are any exceptions to required standards proposed or required for this project (a Variance, a Petition for Exceptions or a Management Plan to encroach into any sensitive resources)? If yes, identify the nature of the proposed variance, exception or management plan:*

Management Plans are proposed:

- For an Oak Habitat Management Plan required to manage and mitigate for unavoidable intrusions into portions of Black Oak Woodland, and rendering the impact as “less than significant” thereby. Appendix 1-A Vegetation Map, Figure 3, Appendix 1-B, Narrative Section III-I and Narrative Exhibit L, Black Oak Impact and Mitigation Area.
- For a Wetlands Habitat Management Plan for unavoidable intrusions into the 100 foot wetland buffer area, and rendering the impact as “less than significant” thereby. No development is proposed in any wetlands. Appendix 1-A, Vegetation Map Figure 3, Appendix 1-C, and Narrative Section III-H.
- For a Tree Protection Plan both during and after development. See Appendix 1-B and Appendix 8.

Exceptions are proposed:

- 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.)
 - 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.

- Any area where it is agreed by the Applicant and the Office of the Fire Marshall that it is unfeasible to meet the two-9' traffic lanes, Turnouts will be utilized that meet the PRC 4290.
- Dharma Drive from Service Drive #1 to Assissi Hill Drive: 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. (See Exhibit E-2a.)
- For a 100' portion of the proposed road extension of Village Drive (improving existing forest road FOR 5) connecting existing Cluster B (Almora) with proposed Cluster K, to exceed 16% grade, up to 18% (See Exhibit POC-2).

No other exceptions, variances or management plans are proposed.

- c. **Code Violations:** *To your knowledge, are there any Code violations occurring on this property, including the issuance of a Warning Notice or a Citation for the subject property? If yes, describe:*

No. Conditions of Development of prior land use approvals, and any conditions of concern to County Planning have been complied with, or will be complied with as part of the execution of the proposed CMP Update.

2. **Land Use:**

- a. *Does this project have a relationship to a larger project or a series of projects? If yes, describe:*

Yes, Ananda Village has forty-seven years of project history. See Project History, Narrative, Section VI. Ananda Village now proposes this update to its 1990 Comprehensive Master Plan as described in Item 1, Project Description, above, and in Narrative, Section II.

- b. *Describe existing on-site land uses:*

Ananda Village Planned Development encompasses 17 assessor's parcels, designated in the Nevada County General Plan as PD-SP (see 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 as PD-SP. 3 acres are currently zoned C-1 and 9 acres are currently zoned custom PD-SP. In addition, four Use Permits allow for special uses within the PD: the Living Wisdom School, the Village Center (C-1), Rajarshi Park (custom PD-SP), and the Expanding Light Yoga and Meditation Retreat.

- c. *Describe surrounding land uses, indicating distance to nearest residence:*

The parcels surrounding Ananda are zoned AG or FR and range from less than 3 acres to 40 acres or more. Development on these parcels is low density residential. See **Nevada County Zoning District Map 049**. The nearest neighboring residence is 40 feet from the PD boundary. No proposed Ananda Village residence is closer than 100 ft. to the Village boundary. All non-residential Use Permit areas are in the interior of the PD and well buffered to neighboring properties. See Exhibit A, Comprehensive Master Plan, Exhibit E-2a and E-3, and POC-1 thru 7.

d. Describe project potential to change the character of the surrounding area, including the loss of open space.

The proposed Comprehensive Master Plan Update will not change the character of the surrounding area because (1) the allowed dwelling unit count for the PD of 195 dwelling units, as approved in the 1996 General Plan, will not be changed; (2) no new development is proposed closer than 100 feet from any boundary of the 706 acre PD site, some 3 times the rear yard setback required in neighboring zones; (3) the site will retain over 75% of the 706 acres in undeveloped open space, meadow lands, woodlands and agricultural lands; (4) future development will follow trends established by the existing development which blends with the character of the surrounding area, and will conform to Nevada County Design Guidelines; (5) the Planned Development concept which allows schools and places of employment to be mixed with residential development ensures a much lower traffic impact on County roads or on State highways than standard development; (6) the traffic impact of the full development allowed by the County General Plan (with more PD-SP and RC development than what is proposed in this Master Plan Update) will not exceed the existing Level of Service "A" at the intersection of Ananda Way and Tyler Foote Road; and (7) noise, odor and dust levels will not exceed existing levels, which are far below County Ordinance requirements.

e. Will this project displace any residential units?

No, see Exhibit A.

If yes, describe: **N/A**

f. Will this project result in a population increase in the immediate project area?

Yes and No.

Explain:

There will be no change to the allowed maximum of 195 dwelling units established in the 1996 Nevada County General Plan. As the Village develops past the current Master plan limit of 87 dwelling units, **there will be a population increase within the 706 acre Village site.** There will be **no change to permitted population levels in the surrounding area** as a result of this project.

g. List any specialized plans or zoning restrictions applicable to this project site, e.g., an "SP" zoning, a Master Plan, a Specific Plan, an Area Plan, an Airport Land Use Plan?

The County General Plan provides for a Planned Development (PD) dwelling unit limit of 195 dwelling units on 706 acres, with a potential of 6 acres of Rural Commercial zoning, and a potential of 17 acres of PD-SP custom "office-light industrial" zoning. (**See Nevada County ZDM 049**).

The current Master Plan has sited 87 dwelling units in seven Clusters, and contains 9 acres of PD-SP custom "office-light industrial" zoning and 3 acres of Rural Commercial zoning. (See **Exhibit C-1**, Existing and Proposed Development) Four **Use Permit Areas** have been approved,

including the Living Wisdom School, the Village Center, Rajarshi Business Park, and the Expanding Light Retreat facilities.

3. **Geology/Soils:**

a. A Preliminary Grading Plan is attached.

No. Approximate earth movement calculations have been done, and appear on the Major non-residential Plans. **Preliminary Grading Plans shall be submitted with Detailed Site Plans at the time of request for grading and building permits, and shall be consistent with the “Proof of Concept Site Plans” as approved and conditioned in this Comprehensive Master Plan Update.** The Detailed Site Plans shall meet all County requirements for Preliminary Grading Plans and Building Permits.

See the “Proof of Concept” Site Plan and Administrative Review discussion in the **Project Narrative Sections II-F, and III-B** and see the **Proof of Concept Site Plans, Exhibits E-1 through E-3 and POC-1 thru POC-7, and Building Plans and Elevations, UPA-1 thru EPA-7.**

b. A Soils/Geologic Report is attached.

Yes. See Appendix 10, Geotechnical Report, for geotechnical and soils analysis by project civil engineer, David Lincoln, and additional information from Apex Engineering. See **Exhibit A, Comprehensive Master Plan** for slopes over 30% (green shading) and **Appendix 8, Forest Plan Map 9, Slopes.** See **Exhibit K, Soils Map, and Appendix 3-B, Water Supply Assessment** for further discussion of soils on the site.

c. Slopes that exist on site prior to grading:

Existing slopes within the PD that are 30% or greater are shown on Exhibit A, Comprehensive Master Plan (green shading). The following table shows the percentage of gentle, rolling, and steep slopes within the PD boundary.

PD Boundary	Acres	Site %
Gentle (0-10%)	125	18%
Rolling (10-30%)	455	64%
Steep (> 30%)	126	18%
Totals	706	100%

d. Does the project propose to encroach into slopes of 30% or greater? **No.**

If yes, is a Management Plan included in this application? **N/A**

e. Is the site on filled land? **No.** If yes, explain: **N/A**

f. Are there existing erosion problems or geologic hazards occurring on this site, such as landslides, mudslides, ground failures, earthquake faults or similar hazards? If yes, describe:

No. The California Geological Survey found no evidence of active faulting in Nevada County (Special Publication 42, Fault-Rupture Hazard Zones in California, 1997, **Appendix 10**), and D. Stickney, Information Geologist, California Geological Survey, phone conversation, 8/28/06),

There are no erosion problems within the PD. See Appendix 10, Geotechnical Report, and Exhibit K, Soils Map.

g. *Will a grading permit be required?*

Yes, at the time of submittal of Detailed Site Plans with any request for a grading or building permit following approval of this Master Plan. See the "Detailed Site Plan" discussion in **Questionnaire Item 3a**, above, and in **Narrative Section II-F and III-B**.

If yes, have you attached a preliminary grading plan?

As described above, grading plans will be submitted at the time of submittal of Detailed Site Plans with any request for grading or building permits.

Describe proposed site grading:

All site grading shall be shown in the Detailed Site Plans to be submitted with any request for grading or building permits. Proposed road Grades are shown on all Proof of Concept Site Plans, Exhibits E-2a, E-3, and POC 1 thru POC 7. Building development shall be restricted to slopes of 0 to 20%, with 0% to 15% preferred. Road development shall be restricted to grades of less than 10% for gravel surfaces and up to 16% for paved surfaces. Driveways shall be restricted to grades up to 16% for graveled surfaces, and up to 20% for paved surfaces. See Notes for POC Site Plans, Exhibits **POC-1 thru POC-7**. One exception is called for, between existing Residential Cluster B (Almora) and proposed Cluster K (See Narrative, Section II-D, Roads and Utilities, p6).

How many cubic yards of soil will be imported, exported or moved on site?

All soils shall be moved on site, with no imported or exported soils. The Proof of Concept Site Plans indicate that almost all soils cut and fill will be balanced on each site. Preliminary cubic yard estimates of amounts of earth to be moved associated with major non-residential buildings are shown on the Building Plans, UPA-1 thru UPA-7. Detailed Site Plans to be submitted with requests for grading or building permits shall include precise estimates of soil movement.

Maximum proposed depth and slope of any excavation and the type:

Depth, slope and type of excavation shall be described in the Detailed Site Plans. County minimum and maximum slopes and excavation types shall

be observed. The Proof of Concept Site Plans (**Exhibits POC-1 thru POC-7**) demonstrate the feasibility of meeting County slope requirements.

Grading material sources or disposal sites:

Material sources and disposal sites shall be described in the Detailed Site Plans, and shall be contained within the 706 acre PD Project Site. Each development site has been designed as a balanced cut and fill site. See **Exhibit A, Exhibits POC 1-7, and E-1 thru E-3.**

Transport methods and haul routes:

Transport methods and haul routes, if any, shall be described in the Detailed Site Plans, and shall be contained to the 706 acre PD site.

The location and height of any proposed or required retaining walls:

Any proposed or required retaining walls shall be described in the Detailed Site Plans. The POC Site Plans have been designed given existing contour maps to limit the height of any retaining walls that are not part of any building structure to 4 feet or less.

Please Note: All Detailed Site Plans shall generally conform to the “Proof of Concept” Site Plans, as approved and conditioned in this Comprehensive Master Plan Update. These Proof of Concept Site Plans have been examined carefully for avoiding or minimizing impact on environmentally sensitive areas, steep slopes, drainages and areas with major erosive potential. See also **Narrative, Sections II-F, III-B.**

4. Water Quality:

- a. *Describe any water bodies on, or adjacent to, the property, including lakes, rivers, creeks, seasonal and/or perennial water courses, irrigation ditches or drainage swales.*

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 flow from springs. Three of the ponds are connected to an irrigation system that supplies the Village Green and most of the farmed areas with water, as well as two fire hydrants connected to the ponds. To the north, the subject property touches the **Middle Fork of the Yuba River**. See **Exhibit A, Comprehensive Master Plan**, for ponds, springs, and drainage swales. The 1995 USGS map quadrangles (**Exhibit I**) shows no perennial, seasonal, or intermittent streams on the subject property. As a result of the Biological Inventory, vegetated swales, ephemeral streams and intermittent streams were identified and mapped. See **Narrative Exhibit A and Biological Inventory, Figure 2.**

- b. *Is there a floodplain on or within 100 feet of this project site?*

Yes. Parcel 61-210-04 intersects the Middle Fork of the Yuba River and includes a portion of the river’s flood plain. (See **Exhibit B-1, Parcel Map**) No development is proposed on this flood plain. The flood plain is in a

steep river canyon that has no access, nor would the steep slopes ever allow any possibility of development. (See **Exhibit A, Comprehensive Master Plan.**)

If yes, is it identified on the Federal Emergency Management Agency (FEMA) maps and have you included a copy of that map with this application?

N/A for the reason stated above.

- c. *For development projects, describe impervious surfacing created by this project:*

When fully developed, the proposed Comprehensive Master Plan will have added impervious surfacing consisting of new and improved roadways, parking areas and residential and non-residential roof areas.

- d. *Describe any discharge to surface waters that will result from this project, including any wastewaters other than storm water runoff that may be present in the discharge:*

Discharge to surface water will only be from storm water runoff and will not contain any other types of wastewater. Vehicle maintenance in the new PD-SP zone at the Village Center will be performed only on covered, paved areas or inside. See **Exhibit D-3, Village Center Zone Change Aerial**, and Appendix 1-C Wetland Habitat Management Plan, p. 17. Road and parking area drainage throughout the Village is designed as sheet flow across large vegetated areas, or in vegetated swales, generally allowing for absorption of wastewater pollutants.

The additional residential and non-residential roof drainage will be discharged either as sheet flow across large vegetated areas, or in the case of Clusters I and J will be channeled to detention and settling basins. See Exhibits **POC-1 thru POC-7**.

- e. *Identify the water body or feature that receives runoff waters, describing proposed methods for treating and controlling runoff before it enters the drainage or watercourse.*

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 flow from springs. Road and parking area drainage throughout the Village is designed as sheet flow across large vegetated areas, or in vegetated drainage swales, allowing for absorption of any wastewater pollutants. Road crossings of vegetated drainage swales are culverted. See **Exhibit A, Comprehensive Master Plan**, and **Narrative Section III-H**.

The additional residential and non-residential roof drainage will also be either sheet flow across large vegetated areas, or in the case of Clusters I and J will be equipped with settling basins. See **Exhibit POC-1**.

- f. *Will a permit be required from the California Regional Water Quality Control Board?*

No. In discussions with project consulting Engineers and with County planners, the Project does not anticipate the need for Regional Water Quality

Control Board permits. SWPPPs will be included in all Detailed Site Plans submitted for any grading or building permit. See **Narrative Section III-H**.

If application for a State permit has been made, provide the permit #: N/A.

- g. *Are there any wetlands or riparian areas on this site? Yes.*

If yes, describe:

Parcels within PD boundaries contain several areas that have characteristics indicative of seasonal wetlands, and have been identified as Seasonal Wetlands in the Biological Inventory, **Appendix 1-A, Vegetation Map, Figure 3**.

Will wetlands be affected by the proposed project?

No development is proposed for any Wetland. Development is designed to avoid all Seasonal Wetland areas, and to protect existing and proposed vegetated drainage swales. Portions of proposed residential Clusters I and J are within the 100 ft buffer zone for identified Seasonal Wetlands, and consequently a Wetlands Management Plan has been developed, and proposed development has been changed to fit this Plan. See **Appendix 1-A, Vegetation Map, Figure 3, Appendix 1-C, Wetland Habitat Management Plan, Narrative Section III-H, Storm Drainage System, and Exhibit POC-1, Clusters I and J**.

Will an Army Corps of Engineers wetlands permit be required?

No. All development projects proposed within the Wetland Encroachment Area fall within County regulations and are subject to the requirements of the Wetland Habitat Management Plan. See **Appendix 1-C**.

If yes, is correspondence to or from the Army Corps attached? N/A

- h. *Does this project propose to encroach into the required buffer from any perennial or seasonal waterbodies or riparian area? Yes.*

Several residential units in Clusters I and J and the residential access road improvement along the existing roads, including a very short section of Village Drive, and a portion of Varanasi Drive will be within the 100 foot Wetland Encroachment Area buffer). **All development in these areas will follow the Wetland Habitat Management Plan** proposed as part of the Biological Inventory (see **Exhibit POC-1 and Appendix 1-C**).

A proposed service drive improvement (regraveling) to an existing fire access and service drive, SDR-1, across the top of the dam creating Lotus Lake will be within the 100 foot Wetland Encroachment Area of Lotus Lake. See Exhibit **E-2a**. The minor drive improvement in this area will follow the Wetland Habitat Management Plan as found in **Appendix 1-C**.

If yes, is a Management Plan included in this application?

Yes. See **Appendix 1-C**, Wetland Habitat Management Plan, and discussion above.

5. Air Quality:

- a. Describe any air pollutants, i.e. dust, smoke, fumes or odors, which may be generated by this project both during and after construction (short and long term impacts).

Any air pollutants, including dust, smoke, fumes, or odors generated as a result of construction (short term impacts) shall be eliminated or limited as a result of Best Management Practices (BMPs), as required by the State of California. Description of all required BMP's shall be included in the Detailed Site Plan submitted as part of any request for a grading or building permit. See Appendix 11, Dust Control Plan.

No allowed use in the custom PD-SP Zone will result in any significant pollutants after construction. (long term impacts). All California pollution abatement or control requirements for uses permitted in the PD-SP Zone shall be followed and noted in all submittals for building or use permits.

- b. Is the project site mapped within an area known to contain naturally occurring asbestos? **No.**

Source of information:

See January 28, 2008 letter by Jim Shultz, Apex Engineering, Appendix 10. Mr. Schultz states that "Asbestos and radon is not expected to be present in granitic soils."

6. Transportation/Circulation:

- a. A traffic study is included with this application. **No.** Not required, see Appendix 5.
b. Does this project require/include a Petition for Exceptions? **Yes.**
c. Describe the access roads serving this project:

<u>Road name</u>	<u>Right of Way width</u>	<u>Surfacing</u>	<u>Finish grade</u>
Tyler Foote Road	60 feet	Asphalt	< 5%

- d. Is the access road serving the site a dead-end road? **No.**
If yes, what is the distance to the nearest through road? **N/A**

- e. Who provides the road maintenance for each road accessing your project?

The County of Nevada maintains Tyler Foote Road. Ananda Village maintains all of the roads within the PD.

- f. Will this project result in substantial or cumulative impacts to the circulation system in this area? **No.** See Appendix 5.

Explain:

As explained above in Item 2f, the 1996 General Plan residential limit of 195 dwelling units and the General Plan Land Use Map designation of a total of 23 acres of PD-SP and Commercial area remains unchanged.

This Master Plan Update will result in the eventual development of additional dwelling units, up to the General Plan residential limit of 195 dwelling units.

This Master Plan Update proposes siting an addition of 1.1 acres of PD-SP zoning, resulting in a total of 13.1 acres zoned Industrial and Commercial, less than the 23 acre total approved in the County General Plan.

The Nevada County traffic model includes the full development of Ananda Village at General Plan levels, and shows that the intersection of Ananda Way and Tyler Foot Road remains at Level Of Service “A” (LOS A) at full buildout. See memos from County Public Works dated February 5, 1996, and April 22, 2015, **Appendix 5**.

Further, Ananda does not anticipate that the changes will result in substantial or cumulative impacts to the circulation system, given that Ananda Village’s “commercial” development primarily serves Ananda Village residents and immediate neighbors, and thus will have minor impact on circulation in the larger area. See **Narrative, Sections II-D and III-C**.

g. *What road improvements are proposed?*

As indicated immediately above, no public road improvements are needed or proposed as part of this Comprehensive Master Plan Update and zone change. See also **Narrative, Section V-C, Policy 4.5., and Policy 4.10**.

Private road improvements needed are shown in **Exhibit C, Circulation Plan**, and are discussed in **Narrative Sections II-D and III-C, and Master Plan Additional Checklist, Section 2.4.A.2**. Private road improvements include those improvements required for fire safety. See also **Exhibit G-1 and Appendix 2**.

h. *Describe how this project provides for pedestrian needs, pursuant to Sec. L-II 4.1.8 of Zoning Regulations and the Nevada County Non-Motorized Pedestrian Plan:*

Changes to the boundaries of Ananda PD previously approved removed land furthest from the Village Center and added land close to the Village Center. **The location of the proposed Residential Clusters** utilizing this added land, coupled with the proposed Circulation Plan, **has enhanced pedestrian access to Village residences and services** by making the Village Center more central to the developed portions of Village land. The Village maintains an extensive network of pedestrian trails and footpaths. See **Exhibit A, Comprehensive Master Plan, and Exhibit C, Circulation Plan**.

Describe how this project will provide transportation alternatives pursuant to Sec. L-II 4.19 and General Plan Policy 4.26, including:

Ananda has encouraged the use of transportation alternatives by designing future development within convenient access to walking and biking trails between Village residences, Temple, workplaces, services, the School and the Market. See **Exhibit C, Circulation Map**. Ananda Village currently has a transit stop at the Village entrance, should bus service become available to our area again. Community bulletin boards, voice mail, phone lists, and the fact that everyone knows everyone else, all serve to encourage

and facilitate carpooling for town trips. The School provides phone lists to parents, and encourages parents living outside the Village to rideshare.

- 1) *The estimated number of employees or residents that will work/live on the project site.*

Based on local household sizes reported in the 2003-2009 Housing Element of the General Plan (2.15 persons per household) and the Economic and Fiscal Conditions Study for the City of Grass Valley, April 2006 (2.47 persons per household), **future population at build-out of 195 dwelling units could range from 419 to 481 persons within the PD.** Using the current ratio of persons per dwelling unit at Ananda Village of 2.3, would give a buildout population of 449.

A long-standing goal of Ananda Village is to provide places of employment within the PD for as many village residents as possible. At present there are 140 full time equivalent jobs based at Ananda Village. If the current jobs to housing ratio of 1.4 is maintained through buildout the Village would support 314 jobs. If the Village takes full advantage of current non-residential General Plan designations, a total of 267 jobs could be supported in the C1 and PD-SP zones. Ananda PD has additional employment potential within the Retreat and School use permit areas. Ananda has also shown the potential for home-based businesses. See Appendix 13, Economic Analysis.

- 2) *Identify existing and potential alternatives to individual automobile use, including but not limited to, access to public transportation services, bicycle racks, or provisions for developer-sponsored carpooling or bussing.*

Existing alternatives to automobile use include a transit stop at the Village entry for potential future use, encouragement of carpooling, Village bike fairs for bike repairs, upgrades and instruction, and pedestrian and bike path development and maintenance. A major factor has become the presence of many electric carts for travel within the Village, resulting in the improvement of selected bike and pedestrian paths to allow electric carts as well. See **Exhibit C, Circulation Plan.**

- 3) *Proposals to incorporate one or more measures into the project to ensure use of viable alternatives.* See Item 6.h.2, immediately above.

- 4) *For projects employing 50 or more persons: describe feasible measures for reducing auto dependence.* See Item 6.h, above.

7. **Biological Resources:**

- a. *Is the required Biological Inventory attached?* **Yes.**

See Narrative Sections II-E and III-I, Narrative Exhibit L, and Appendices 1-A thru 1-C, particularly App. 1-A Figures 2 and 3.

- b. *Is a Management Plan for encroachment into sensitive biological resources required?*

Yes.

If yes, is it included in the Inventory? **Yes.** See **Appendices 1-B and 1-C.**

c. *How many native oaks exist on the project site?*

The Ananda PD comprises 706 acres. The Biological Inventory found 237 acres of landmark Oak Groves, or 34% of the site. However, of these Oak Groves, approximately 165 acres (70% of the Black Oak Woodlands) are Oak Groves damaged or destroyed by recent fires in 1976 and 2004, 82 acres (35% of B.O. Woodland) are within either residential or non-residential development areas and yet still qualify as Oak Groves. **Of all the designated Black Oak Woodlands found, only 38 acres (16%) have not already been impacted by recent fires, or existing development (Note: categories are not mutually exclusive and thus do not add to 100%). 88% of all impact to oak woodlands from proposed development will occur in areas that have already been impacted by recent fire, or existing development.**

An essential part of the Oak Habitat Management Plan is the protection from fire and enhancement of Black Oak Habitat for 39 acres of undeveloped woodlands, specified as Oak Mitigation Areas. See Exhibit L for Mitigation Area mapping.

d. *How many oaks have trunk diameters of 36" or more, measured at breast height (4')?*

A number of landmark Oaks were found, and recorded on the Vegetation Map as part of the Biological Inventory work (see Appendix 1-A, Figure 3). The Oak Habitat Management Plan (Appendix 1-B) provides for the protection of all landmark Oaks recorded on the Vegetation Map and any landmark Oaks found subsequently. All Detailed Site Plans submitted for grading or building permits shall include the location of landmark Oaks, and shall follow the prescription of the Oak Habitat Management Plan for their protection both during and after construction.

e. *Number, size, type and location of trees that will require removal, including those for road and sewage disposal construction (as shown on site plan):*

Of the total area of landmark Black Oak Groves of 237 acres, a maximum of 34 acres (14%) could be impacted by proposed development, including buildings, roads, parking areas and septic fields. The maximum impact will require 39 acres of Mitigation as specified in the Biological Inventory and Black Oak Habitat and Management Plan. See also **Exhibit L, Black Oak Impact and Mitigation Areas.** These Oak Mitigation Areas shall be protected from fire and enhanced, and become part of the Oak Mitigation Area Bank. See **POC-8, Sample Black Oak Mitigation Bank Tracking Pages.** The status of the Oak Mitigation Area Bank shall be noted on any Detailed Site Plan submitted for grading or building permit.

For information on mitigation for impacts to Black Oaks see Narrative Section III-I; Exhibit L, Black Oak Impact and Mitigation Areas; Appendix 1-A, Biological Inventory, Table 3, p. 25; and Appendix 1-B, Oak Habitat Management Plan, Appendix B, Detailed Specifications for Oak Mitigation Areas.

f. *Is a Tree Protection Plan for trees to be retained attached or addressed in your Biological Inventory?*

Yes. The Tree Protection Plan is specified on **pages 30-31 of Appendix 1-B, Oak Habitat Management Plan.**

g. *Does this project have the potential to preclude the future use of any natural resource i.e., forests or water?*

Yes. The Master Plan Update will have the effect of gradually increasing water use, and will preclude timber production in the development impact areas. The Master Plan goes further to specify natural resource enhancement and specifies resource uses for both forested and agricultural areas. **See Narrative, Sections III-I and III-J.**

h. *Has this site been logged in the last 10 years?* **No.**

Ananda prepared a Timber Harvest Plan and conducted a Timber Harvest in 2000 within the PD boundary existing at that time. The **previous owners** of three parcels recently added to the PD conducted timber harvests in **1994** (61-210-20 and 61-170-23) and **1998** (61-210-04). See Forest Management Plan, Appendix 8, Map 3.

If yes, was a Timber Harvest Plan approved? **THP's were filed for all timber harvests mentioned. See Appendix 8.**

Is there an active Timber Harvest Plan on file? **No.**

If yes to either, a copy of the approved and/or proposed Plan(s) is attached.

Appendix 1-A Biological Inventory, and Appendix 8, Forest Management Plan, discuss forest conditions including logging impact. Appendix A of Appendix 1-B, Oak Habitat Management Plan, and Map 3 of Appendix 8, Forest Management Plan, shows Ananda Village Timber Harvest Areas. Copies of Timber Harvest Plans are available upon request.

8. Mineral Resources:

a. *Is this site mapped as an MRZ-2, Significant Mineralized Area, by the State Dept. of Conservation?* **No.**

b. *Does this project have the potential to deplete any non-renewable minerals?* **No.**
If yes, explain: **N/A**

9. Risk of Upset/Health Hazards

a. *Have you included the required Nevada County Hazardous Materials/Waste Statement with this application?* **Yes. See Appendix 15.**

b. *Do you have knowledge, or is there evidence, of any past, potentially hazardous materials use, including underground fuel storage tanks, dumpsites, or surface or subsurface mining activity?* **No.**

If yes, a Phase I Assessment must be submitted with this application. Contact the County Department of Environmental Health for information regarding what research must be conducted for the specified past use. **N/A.**

- c. *Does this project propose the handling, storage or transportation of any potentially hazardous materials, toxic substances, flammables or explosives?* **Yes.**

If yes, briefly describe the potentially hazardous materials:

Current hazardous materials such as fuels, lubricants, propane and paint associated with residential and light commercial development will continue to be present, and their amount will increase with project development. The storage and handling of these materials will be managed under current guidelines, and should not present a hazard to Village members or to neighbors.

- d. *Will the proposed project include the use of hazardous materials in quantities greater than 55 gallons, 200 cubic feet or 500 pounds?* **Yes**

If yes, have you attached a Hazardous Materials Inventory Statement with this application? **Yes.**

- e. *Does this project propose, or will this project result in, the generation of hazardous waste as defined by the California Health & Safety Code, Chapter 6.5?* Ananda Village currently generates, and will continue to generate hazardous waste associated with residential and office/commercial development. The waste generated generally falls under the category of universal waste including consumer electronics, batteries, fluorescent bulbs etc. **The Village has an existing program and facilities for recycling, and will add any additional waste to the existing program.**

- f. *Does this project propose fuel tanks, either above or below ground?*
No additional fuel tanks are proposed in this Comprehensive Master Plan Update, other than propane tanks placed according to County standards to serve new residential units or new nonresidential buildings.

If yes, in what quantities? **N/A**

- g. *Is this project site within two air miles of an airport?* **No.**

If yes, is the project site mapped with the boundaries of an airport Comprehensive Land Use Plan (CLUP)? **N/A.**

10. Noise:

- a. *Is a Noise Study attached?*

No. Section L-II 4.1.7.D.1 of the LUDC provides that “A comprehensive noise study shall be prepared for all projects requiring a Development Permit or a Use Permit and which have a potential to create noise levels inconsistent with the standards contained herein.”

The proposed project should not change existing noise levels since all existing and proposed Village residential development maintains its current relationship with the west and south boundaries, and keeps a minimum of over 200 feet from the eastern boundary. The more intensive use C1 and PD-SP zones are in the same existing locations, are placed on the land central to the Village, have similar uses to the existing uses, and have the additional buffer

of lands recently added on the eastern boundary. See **Exhibit A, Comprehensive Master Plan.**

Jessica Hankins, project Planner for Nevada County, performed sound tests on the site of noise levels associated with the existing Amphitheater and within existing buildings that currently use amplified sound, and found the noise levels well within allowable limits.

b. *Describe any noise-sensitive land uses (homes, schools, hospitals, churches, libraries, nursing homes) within a half-mile of the project site.*

Rural residential uses, the Sierra Family Medical Clinic founded by an Ananda Physician and other health care professionals for the general public, and the Ananda Living Wisdom School located within the center of the site.

c. *Describe any noise that will be generated by this project both during and after construction; identifying the noise source and the hours of operation for the noise generating use, including any outdoor activity areas, i.e., storage yards, outdoor music, playgrounds, animals pens.*

Noise will be generated during construction of homes, roads and non-residential buildings. **Construction will take place** during hours allowed by the County and more restricted by the Village for such activities. **No on-going noise** that could reach beyond Village boundaries will be generated after construction, except in case of emergency.

11. Public Services:

a. *List agencies providing the following public services to your project site:*

Fire Protection:	North San Juan Fire Protection District
Domestic water:	Ananda Village
Sewage disposal:	Ananda Village
Road maintenance:	Ananda Village
Other special districts:	N/A

b. *If public sewer is proposed, how many EDUs are allocated to this site?* **N/A**

No public sewer is proposed.

c. *How many EDU's are required for the proposed use?* **N/A**

d. *Is trash and recycling service available to serve the project site?* **Yes.** The recycling and solid waste provider is Waste Management, Inc.

e. *As a result of this project will there be significant amounts of solid waste generated, including stumps or inert matter?* **Yes,** as road grading proceeds and as buildings are constructed.

If yes, describe how the solid waste will be handled/removed:

Construction waste will be recycled and/or disposed of off-site according to County requirements. **Stumps** and organic materials waste will be managed on-site.

f. *Within what Fire Severity zone is the project site mapped (Moderate, High or Very High) on the CalFire Fire Severity Hazard maps?*

Ananda Village PD is in a Very High Fire Severity Zone, as is nearly all of Nevada County. See Narrative, Section III-D, Fire Safety, Exhibits G-1 through G-3 for Fire Access System and Existing Fire Protection Maps, and Appendix 2, Fire Protection Plan, for fire protection measures taken as part of the CMP Update development.

g. *Will this project result in the need for additional public services including fire, police, water, sewage disposal or recreation, including annexation to a special district?* **In general, no. Some support for additional fire facilities.**

If yes, describe:

The General Plan amendment and zone change that recently modified the boundary of Ananda PD kept the total area of non-residential land use designations constant, and did not change the previously approved residential density. Due to the nature of Ananda Village property ownership and PD governance, the provision of most services by Ananda Village, and the provision of non-emergency call support relieving the North San Juan Fire Station #3, the Master Plan Update will not result in the need for additional public services. As buildout proceeds, some additional Fire Department support would be justified. Ananda Village has discussed providing NSJFD with an additional garage for an engine on site at the Village, together with commitment to continue participating in Fire Department training and support services as we currently do.

12. Utilities & Services Systems:

a. *List the public utilities that are available to serve the project site and the entities that provide service:*

Telephone: **AT&T, serving the Ananda Village telephone system.**

Electricity: **Pacific Gas & Electric, for electrical power.**

Gas (propane or natural gas): **Northern Sierra Propane**

High speed internet service: **ACC Business, serving the Ananda Village high speed internet system.**

b. *Will this project require the extension of service for any energy source?*

No. The Master Plan Update will require only extensions within the Village using existing main line services. The Village may elect to continue installation of solar photo-voltaic panels. See **Appendix 12, PGE Project Review.**

c. *Will this project require the recording of a new utility easement?* **Yes.** The extension of electricity to residential clusters and non-residential buildings will require additional utility easements. See **Exhibit J, Power Line and Road Easements.**

If yes, the proposed easement must be shown on the site plan. **Such easements have been shown on Exhibit J, Power Line and Road Easements, and shall be shown in detail on the Detailed Site Plans submitted for grading or building permits, and shall follow in concept approved Proof of Concept Site Plans shown in Exhibits E-1 thru E-3 and POC-1 thru POC-7.**

d. Describe how this project maximizes energy efficiency, i.e., utilizes alternative energy sources, pursuant to General Plan policies 8.24. & 14.2:

Ananda Village has one of the larger solar installations in Nevada County with 164 kW of photovoltaic panels serving primarily non-residential development. New residential Clusters are sited on south, south-east or south-west facing slopes for excellent solar access.

Due to parcels recently added and removed from the PD, **the Master Plan Update will allow more compact overall development than the previous Master Plan configuration**, which will result in a savings in transportation energy for future development, and will help to **promote the use of alternative transport** such as electric vehicles, bicycles and walking.

The **siting of residential and non-residential buildings to maximize solar access** will allow additional solar photovoltaic arrays and passive solar design, thus **greatly reducing electric power consumption**.

e. What type of sewage disposal system is proposed for this project (public sewer, individual septic systems, community system, centralized system)?

Currently, **Ananda Village uses both individual and small centralized septic systems**, all of which are maintained by the Village. In the future, the Village will continue to rely on these two types of sewage disposal systems as needed.

Multiple percolation and mantle tests were made in preparation for this Master Plan Update, and **60 sites were reviewed and approved by the County. Exhibit A, Comprehensive Master Plan**, shows these approved test sites, as well as existing and proposed septic fields. **Exhibits E-1 thru E-3 and POC-1 thru POC-7** show the most probable configuration and location of future septic fields. In **Appendix 4, Engineered Septic and Soils Analysis, project Civil Engineer David Lincoln** states that given the extensive testing done to date for this submittal, combined with the experience of testing for and managing existing fields, **the Ananda Village PD has adequate septic potential for Master Plan approval.**

Detailed testing in the manner and extent required by the County for each new building **will be completed and submitted with the Detailed Site Plans** as part of any request for a building permit.

13. Aesthetics:

a. Will there be a change to any highly visible ridgelines or any scenic viewsheds?

No. The Comprehensive **Master Plan Update concepts have been changed from previous designs to remove all new development from highly visible ridgelines** or scenic view sheds. Further restrictions have been applied within the Village to reduce views of new development from main access roads within the community.

If yes, is a Management Plan included in this application? **N/A**

- b. *Is this project visible from a scenic highway, a large population center, or a public recreation area?* **No.** *If yes, describe:* **N/A**
- c. *Does this project propose any outdoor storage, activity or use (other than parking)?* **Yes.** *If yes, describe the use:* An existing maintenance yard and recycling center surrounded by a site obscuring fence.
- d. *Does this project propose new fencing?* **Yes.**
If yes, describe fence type, height, materials and colors:

The project land is not subdivided for each residential unit, and homesites are not fenced, except for minor wire garden fencing. Residential fencing is not permitted by Village Design Guidelines except for minor garden fencing as approved by the Village Planning Committee. PD-SP uses with outdoor storage needs will require a site obscuring fence as approved by the Village Planning Committee.

- e. *Will this project require the installation of new overhead utility lines, visible from public roadways or adjacent properties?* **No.**

If yes, describe: **New utility lines shall be placed underground.**

- f. *Is any new exterior lighting proposed?* **Yes,** a minimal amount at each new residence entry, and at critical points outside non-residential buildings.

If yes: Is the location of all exterior lighting shown on the site plan?

The location of exterior lighting for each residential or non-residential development shall be shown on the Detailed Site Plans submitted for any building permit, and shall meet Nevada County requirements. All exterior lighting shall be downlit per Nevada County standards.

Is a comprehensive Lighting Plan included in this application, which describes existing and proposed lighting, the number and type of light fixtures, i.e., compact-fluorescent, metal-halide, incandescent; the location (wall-mounted, pole); and type of shielding to prevent off-site light spill?

N/A The location of exterior lighting for each residential or non-residential development shall be shown on the Detailed Site Plans submitted for any building permit, and shall meet Nevada County requirements.

14. Agriculture:

- a. *Is this project site mapped on the State Dept. of Conservation Important Farmlands Map, as Prime, Unique or a Farmland of Statewide or Local Importance?*

Yes. See Exhibit A, Comprehensive Master Plan, and Exhibit POC-3, Cluster L Site Plan.

If yes, is a Management Plan for encroachment into important agricultural lands included with this project? **No.**

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 A, Comprehensive Master Plan.**

Former 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, and the continued use of historical agricultural lands described in the Narrative, Section III-J, **Ananda Village finds that development of Cluster L will not negatively impact agricultural lands.**

- b. *Is this project site, or an adjacent site, contracted for an Agricultural Preserve (Williamson Act)?* **No**, to our knowledge.
- c. *Is there a Conservation Easement recorded for the project site, or adjacent site?* **No.**
- d. *Is there an agricultural use established on or adjacent to this parcel?* **Yes.**

If yes, describe the use:

Approximately 10 acres within the existing PD are farmed and irrigated with water from ponds within the PD that were created and permitted (in part) for that purpose and for fire protection. An additional 25 acres are utilized for cows and 140 acres for goats in pastureland and rangeland. Neighboring parcels with residences often maintain gardens as well as small crop and animal operations.

- e. *Is the project site irrigated?* **Yes.**

See Items a and d above. In addition, the Village Green area is irrigated with pond water. See **Exhibit A, Comprehensive Master Plan.**

If yes, what is the water source (well, treated, raw water, or ?):

Ponds within the PD created for the purpose of irrigation, which are filled by rainwater and springs. Several non-potable wells are also utilized seasonally for agricultural or landscape irrigation purposes.

- f. *Has the site ever been evaluated under the LESA (Land Evaluation & Site Assessment) system?* **No.** *If yes, a copy of the evaluation is attached.* **N/A**

- g. *Will this project prohibit or decrease agricultural production, on or off-site?* **No.**
If yes, describe:

Ananda Village maintains an active agricultural program, including 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. These agricultural activities produce over 20,000 pounds of fruits, nuts and vegetables annually! This produce is utilized at the Expanding Light Retreat, sold in the Market, and prepared for individual households at the Village.

Another area of 165 acres is utilized as pasture for cows and goats. Most of the agricultural activity takes place in the lower meadowlands, in areas that were historically farmed, or on rangeland throughout the Village.

15. Cultural Resources:

- a. ✓ *A letter from the North Central Information Center is attached, recommending whether an on-site Cultural Resources Inventory be conducted.*

(See Appendix 9, NCIC Cultural Surveys)

- b. ✓ *An Inventory was conducted and is attached.*
(Appendix 9 includes an inventory done at Ananda Village by Jensen and Associates in 1994.)

- c. *An Inventory is not attached because:*

The subject property has had numerous inventories performed upon the subject property and upon adjoining properties. See **Appendix 9, North Central Information Center (NCIC) Cultural Surveys** for maps of conducted inventories and comments on their findings. These surveys found no cultural resources, other than activities related to mining (such as the Milton Ditch.

The surveys show that it is unlikely that any cultural resources will be found on the proposed new development. 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.

16. Recreation:

- a. *Describe any public recreational facilities existing or proposed on the project site, including trails. Describe any known historic, public use of this site.*

All of the land within Ananda PD is privately owned. There are no public recreational facilities existing or proposed within the PD and no known historic public use occurred at the site. However, the rural character of Ananda Village is inviting to outdoor recreationists. Residents and visitors enjoy hiking, bicycling, and horseback riding on the many trails within the PD, and a

maintained “green” in the Village Center regularly hosts games of soccer, volleyball, softball, and Ultimate Frisbee.

Development project information (not applicable to Tentative Maps)

The proposed Comprehensive Master Plan Update and zone change contains conceptual “Proof of Concept Site Plans” and accompanying Fire Plan, Biological Inventory, Oak Habitat Management Plan with Tree Protection Plan, Wetland Habitat Management Plan, and Engineered Water Source Capacity Planning Study.

The Project Narrative, Exhibits and Appendices have been developed in enough detail to demonstrate the feasibility of Master Plan development, and have addressed all environmental, cultural, utility and life-safety issues for the entire 706 acre Ananda Village Planned Development site.

Site Plans for various non-residential buildings proposed for the Ananda Village Use Permit Areas are shown in Exhibits D-2, D-3, E-1, E-2a, E-2b, E-3 and POC-7 as Proof of Concept Site Plans. Further detail required shall be contained in the Detailed Site Plans to be submitted for a grading, building or Administrative Review Permit.

Answers to Questionnaire Sections 17 through 24 for the proposed non-residential buildings are given for each proposed building, below. **For Building Plans and Elevations, please see Narrative Exhibits UPA-1 through UPA-11.** Further detail required shall be contained in the Detailed Site Plans to be submitted for a grading, building or Administrative Review Permit.

17. Proposed use:

Note: Buildings at the Expanding Light do not have unique occupant loads and parking is shared among buildings. For example: the same guests that occupy overnight accommodations also use the Classrooms, Yoga Hall, and Dining Room, and the same residents who attend services at the Temple, or work at the Expanding Light, also utilize the dining room and the restroom facilities. Detailed parking requirements will be refined at the time of submittal of detailed site plans and shown as part of an Administrative Review Permit submittal request.

UPA-1: New Temple at Expanding Light

- a. *Proposed use/occupancy type:* **A-3 Assembly**
- b. *Building type & hazard classification:* **5-B Low**
- c. *Days & hours of operation:* **6:30 am to 10 pm**
- d. *Total number of employees:* **6**
- e. *Describe any outdoor activity proposed, including area square footage:* **Entry plazas (500 sf) and 1000 sf landscaping around building similar to existing Expanding Light landscaping, see also Exhibit E-2a.**
- f. *Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:*

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	145	145
Compact stalls:	_____	_____
Wheelchair accessible:	_ 6 _____	_ 6 _____
TOTAL:	151 _____	151 _____

- g. Are loading bays or drop off areas proposed or required? **Proposed drop off areas, see Exhibit E-2a.**

UPA-2: Expanding Light Yoga Hall and Office Building

- a. Proposed use/occupancy type: **A-3 Assembly**
 b. Building type & hazard classification: **5-B Low**
 c. Days & hours of operation: **6:30 am to 10 pm**
 d. Total number of employees: **5**
 e. Describe any outdoor activity proposed, including area square footage: **None**
 f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	20	20
Compact stalls:	_____	_____
Wheelchair accessible:	_ 2 _____	_ 2 _____
TOTAL:	22 _____	22 _____

- g. Are loading bays or drop off areas proposed or required? **Proposed service drive, see Exhibit E-2a.**

UPA-3: Expanding Light New Yoga Classroom

- a. Proposed use/occupancy type: **B Business**
 b. Building type & hazard classification: **5-B Low**
 c. Days & hours of operation: **6:30 am to 10 pm**
 d. Total number of employees: **2**
 e. Describe any outdoor activity proposed, including area square footage: **None**
 f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	5	5
Compact stalls:	_____	_____
Wheelchair accessible:	_ 1 _____	_ 1 _____
TOTAL:	6 _____	6 _____

- g. Are loading bays or drop off areas proposed or required? **Proposed service drive, see Exhibit E-2a.**

UPA-4: Expanding Light Guest Accomodations

- a. Proposed use/occupancy type: **R-2 Residential Group**

- b. Building type & hazard classification: **5-B Low**
- c. Days & hours of operation: **6:30 am to 10 pm**
- d. Total number of employees: **1**
- e. Describe any outdoor activity proposed, including area square footage: **None**
- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	4	4
Compact stalls:	_____	_____
Wheelchair accessible:	_____	_____
TOTAL:	4 _____	4 _____

- g. Are loading bays or drop off areas proposed or required? **Proposed service drive, see Exhibit E-2a.**

UPA-5: E.L. Guest Dormitory

- a. Proposed use/occupancy type: **R-2 Residential Group**
- b. Building type & hazard classification: **5-B Low**
- c. Days & hours of operation: **6:30 am to 10 pm**
- d. Total number of employees: **1**
- e. Describe any outdoor activity proposed, including area square footage: **None**
- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	8	8
Compact stalls:	_____	_____
Wheelchair accessible:	_____	_____
TOTAL:	_____	_____

- g. Are loading bays or drop off areas proposed or required? **Proposed service drive, see Exhibit E-2a.**

UPA-6: Rajarshi Park Office/Warehouse

- a. Proposed use/occupancy type: **B/S-1 Business/Storage**
- b. Building type & hazard classification: **5-B Low**
- c. Days & hours of operation: **6:30 am to 10 pm**
- d. Total number of employees: **25**
- e. Describe any outdoor activity proposed, including area square footage: **None**
- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	22	22
Compact stalls:	_____	_____
Wheelchair accessible:	2 _____	2 _____
TOTAL:	24 _____	24 _____

g. Are loading bays or drop off areas proposed or required? **Proposed service drive, see Exhibit POC-7.**

UPA-7: Village Maintenance Building

- a. Proposed use/occupancy type: **B/S-1 Business/Storage**
- b. Building type & hazard classification: **5-B Low**
- c. Days & hours of operation: **6:30 am to 10 pm**
- d. Total number of employees: **2**
- e. Describe any outdoor activity proposed, including area square footage: **None**
- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	2	2
Compact stalls:	_____	_____
Wheelchair accessible:	_____	_____
TOTAL:	2 _____	2 _____

g. Are loading bays or drop off areas proposed or required? **Utilizes existing Maintenance Yard as staging area. See Exhibit E-3, Village Center.**

UPA-8: New Dining Pavilion at Expanding Light

- a. Proposed use/occupancy type: **A-3 Assembly**
- b. Building type & hazard classification: **5-B Low**
- c. Days & hours of operation: **6:30 am to 10 pm**
- d. Total number of employees: **1**
- e. Describe any outdoor activity proposed, including area square footage: **Entry plazas (approximately 500 sf), and approximately 500 sf landscaping similar to existing Expanding Light landscaping.**
- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

	<u>Required</u>	<u>Proposed</u>
Regular stalls:	30 ???	30 ???
Compact stalls:	_____	_____
Wheelchair accessible:	2 _____	2 _____
TOTAL:	32 ???	32 ???

g. Are loading bays or drop off areas proposed or required? **Proposed drop off areas, see Exhibit E-2a.**

UPA-9/10: New Office Buildings (Two Locations)

- a. Proposed use/occupancy type: **B Business**
- b. Building type & hazard classification: **5-B Low**
- c. Days & hours of operation: **6:30 am to 10 pm**
- d. Total number of employees: **5 each**
- e. Describe any outdoor activity proposed, including area square footage: **None**
- f. Number of parking spaces, pursuant to Sec. L-II 4.2.9.f. of Zoning Regulations:

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request

UPA-2: E.L. Yoga Hall and Office Bldg

- a. *Building size in square feet (existing and proposed):*
1st floor **3100 sf** 3rd floor _____
2nd floor **1216 sf** 4th floor _____
- b. *If assembly area without fixed seats, state UBC and/or designed occupancy:* **60 persons occ.**
- c. *Building height, measured from average finished grade to highest point* **30 ft**
- d. *Proposed exterior building:* **Stucco**

	<u>Materials</u>	<u>Colors</u>
Roofing:	Comp Shingle	Blue Heather
Siding:	Stucco	Off white
Trim:	Stucco	Off white
Windows:	Vinyl	White

- e. *Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:*

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request

UPA-3: E.L. New Yoga Classroom

- a. *Building size in square feet (existing and proposed):*
1st floor **1000 sf** 3rd floor _____
2nd floor _____ 4th floor _____
- b. *If assembly area without fixed seats, state UBC and/or designed occupancy:* **20 persons occ.**
- c. *Building height, measured from average finished grade to highest point* **15 ft**
- d. *Proposed exterior building:* **Stucco**

	<u>Materials</u>	<u>Colors</u>
Roofing:	Comp Shingle	Blue Heather
Siding:	Stucco	Off white
Trim:	Stucco	Off white
Windows:	Vinyl	White

- e. *Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:*

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request

- b. If assembly area without fixed seats, state UBC and/or designed occupancy: **25 persons occ.**
- c. Building height, measured from average finished grade to highest point **24 ft**
- d. Proposed exterior building: **Stucco**

<u>Materials</u>	<u>Colors</u>
Roofing: Comp Shingle	Blue Heather
Siding: Cement Board	Off white
Trim: Smart Trim	Off white
Windows: Vinyl	White

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request.

Note: Discussion of this building in the Fire Plan (Appendix 2, p.10-11) used a footprint of 2400sf. However, overall building volume was similar and fire water storage calculations remain valid.

UPA-7: Village Center - Village Maintenance Building

- a. Building size in square feet (existing and proposed):

1st floor 1200 sf	3rd floor _____
2nd floor _____	4th floor _____
- b. If assembly area without fixed seats, state UBC and/or designed occupancy:
- c. Building height, measured from average finished grade to highest point **15ft**
- d. Proposed exterior building: **Stucco**

<u>Materials</u>	<u>Colors</u>
Roofing: Comp Shingle	Blue Heather
Siding: Cement Board	Off white
Trim: Smart Trim	Off white
Windows: Vinyl	White

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request.

UPA-8: E.L. New Dining Pavilion

- a. Building size in square feet (existing and proposed):

1st floor 2826 sf	3rd floor _____
2nd floor _____	4th floor _____
- b. If assembly area without fixed seats, state UBC and/or designed occupancy: **150 persons occ.**

- c. Building height, measured from average finished grade to highest point: **17 ft**
- d. Proposed exterior building: **Stucco**

<u>Materials</u>	<u>Colors</u>
Roofing: Comp Shingle	Blue Heather
Siding: Stucco	Off white
Trim: Stucco	Off white
Windows: Vinyl	White

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request

UPA-9/10: E.L. and Village Center - New Offices

- a. Building size in square feet (existing and proposed):

1st floor 1500 sf	3rd floor _____
2nd floor _____	4th floor _____
- b. If assembly area without fixed seats, state UBC and/or designed occupancy: **N/A**
- c. Building height, measured from average finished grade to highest point **16 ft**
- d. Proposed exterior building: **Stucco**

<u>Materials</u>	<u>Colors</u>
Roofing: Comp Shingle	Blue Heather
Siding: Stucco	Off white
Trim: Stucco	Off white
Windows: Vinyl	White

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request.

UPA-11: Village Center - New Fire Engine Garage

- a. Building size in square feet (existing and proposed):

1st floor 768 sf	3rd floor _____
2nd floor _____	4th floor _____
- b. If assembly area without fixed seats, state UBC and/or designed occupancy: **N/A**
- c. Building height, measured from average finished grade to highest point **19 ft 6 in**
- d. Proposed exterior building: **T-111**

<u>Materials</u>	<u>Colors</u>
Roofing: Comp Shingle	Blue Heather
Siding: T-111	Off white
Trim: Smart Trim	Off white
Windows: Vinyl	White

- e. Describe proposed architectural features or details (roof overhangs, offsets, wainscoting, etc) incorporated to comply with applicable County Design Guidelines:

Further design detail to be submitted with Detailed Site Plans with Building Permit and Administrative Review request.

19. **Building Permits:** List any building or grading permits related to this project that have been applied for and/or issued.

No building or grading permits related to this project have been applied for or issued.

20. **Signage:** The Village entry signage is proposed to be changed, which change may have been approved and completed prior to the Master Plan review, and is also depicted in the **Village Sign Plan, Appendix 16**. Future signage is to be compatible with existing signage, also shown in photos in **Appendix 16**. The Detailed Site Plans for each proposed non-residential building shall specify the number of building signs if any, the total sign square footage, the sign style, lighting, placement, location, and design, including colors, materials, and lettering style upon submittal for building permit.

21. **Residential Projects:**

- a. Number of dwelling units:

Single-family: **Total of 100 new units**, including detached and attached single family. See **Exhibit C-1, Existing and Proposed Development** for infill into existing residential Clusters, and **Exhibits POC 1 thru 7, Proof of Concept Site Plans** for new residential Clusters.

Multiple-family: **None.**

- b. If multiple family or condominium project, number of dwelling units with: **N/A**

One Bedroom _____ Two Bedrooms _____
Three Bedrooms _____ Four or More Bedrooms _____

- c. Does this project include a conversion of residential real property to a condominium project? ___ yes **X** no

If yes, have you provided tenant notice pursuant to Sec. 66427.4 of the Subdivision Map Act, and attached a report on the impact to tenants are required by Sec. 66427.4? ___ yes ___ no **N/A**

If yes, you must provide verification of such notice. **N/A**
Is that documentation attached? ___ yes ___no **N/A**



I understand that failure to provide a complete and accurate response to all questions on this form may deem this application incomplete and may result in project processing delays.

Signature of Authorized Representative that completed this document:

Peter Goering, Village Manager, for Ananda
Church of Self-Realization of Nevada County, Owner

Date: _____