



# RESOLUTION NO. 17-241

## OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

### RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION (EIS15-003) FOR THE PROPOSED ZONING DISTRICT MAP AMENDMENTS (Z15-001) AND DEVELOPMENT AGREEMENT (MIS16-0009) FOR THE ANANDA VILLAGE PROJECT

WHEREAS, on March 13, 2017, the Planning Department staff prepared an Initial Study and Mitigated Negative Declaration (IS/MND) for the Project, a copy of which is attached to this Resolution (EIS15-003); and

WHEREAS, the IS/MND was submitted directly to affected local stakeholders and to regional and state agencies, and was released for a 30-day public review period, commencing on March 13, 2017, and ending April 11, 2017; and

WHEREAS, the IS/MND analyzes all of the potential environmental impacts of the proposed Project and found that all impacts would be mitigated to a less-than-significant level with implementation of the recommended mitigation measures which have been incorporated into the Conditions of Approval of the Project; and

WHEREAS, on April 27, 2017, the Planning Commission held a public hearing on the proposed Project in which the Commission reviewed the proposed IS/MND together with all comments received during the public review period, and adopted this same Mitigated Negative Declaration before making a recommendation to the Board on the proposed Zoning District Map Amendments (Z15-001) and Development Agreement (MIS16-0009); and

WHEREAS, on May 23, 2017, the Board of Supervisors held a public hearing on the proposed Project in which the Board reviewed the proposed IS/MND, together with all comments received during the public review period, and adopted this same Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors having reviewed and considered the recommendation of the Planning Commission, has independently reviewed the IS/MND (EIS15-003), together with all comments received during the public review period, and hereby adopts the proposed IS/MND pursuant to Sections 15073.5 and 15074 of the California Environmental Quality Act Guidelines and determines as follows:

- A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment;
- B. That the proposed Mitigated Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors; and that the mitigation measures, as agreed to by the applicant, will reduce potentially significant impacts to less than significant levels;

- C. That the changes made to Mitigation Measure 9B will substantially protect environmental resources onsite and are equivalent to or more effective than the originally proposed wording of this measure pursuant to CEQA Section 15074.1, and that the changes made to the description of the proposed rezone and Mitigation Measure 9B will not result in additional significant impacts pursuant to CEQA Section 15073.5;
- D. The above recitals are true and correct; and
- E. The documents and materials constituting the record of the proceedings on which this decision is based are located and in the custody of the Nevada County Planning Department at 950 Maidu Avenue, Nevada City, California.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Mitigated Negative Declaration (EIS15-003) for the Zoning District Map Amendments (Z15-001) and Development Agreement (MIS16-0009) for the Ananda Village Comprehensive Master Plan Project (U15-002).

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to file a Notice of Determination pursuant to CEQA Guidelines Section 15075 within five working days after adoption of this resolution and approval of the proposed Project.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 23rd day of May, 2017, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Edward Scofield, Dan Miller, Hank Weston and Richard Anderson.

Noes: None.

Absent: None.

Abstain: None.

ATTEST:

JULIE PATTERSON HUNTER  
Clerk of the Board of Supervisors

By: 

  
Hank Weston, Chair

5/23/2017 cc: Planning\*  
Ananda

**NEVADA COUNTY, CALIFORNIA**  
**PROPOSED MITIGATED NEGATIVE DECLARATION**  
**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW**

<b>To:</b> Nevada County Building Department Calif Dept of Fish & Wildlife Nevada County Public Works Dept Central Valley RWQCB Nevada County Surveyor Nevada County Assessor's Office Nevada Co Environmental Health Dept Native American Heritage Commission Agricultural Commissioner BLM North San Juan Fire District United Auburn Indian Community Twin Ridges School District US Fish & Wildlife Service Nevada Joint Union High School Dist San Juan Ridge Taxpayers Assn	Oak Tree Park & Recreation District Federation of Neighborhoods Northern Sierra Air Quality Mgt. District District 4 Supervisor Nevada County Fire Protection Planner Sierra Nevada Group / Sierra Club California Department of Forestry – Timber Rural Quality Coalition AT&T Tyler Barrington, Principal Planner PG&E Caltrans Highways Washoe Tribe County Counsel US Fish and Wildlife Service State Clearinghouse
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**Project Name:** Ananda Village Comprehensive Master Plan

**File No:** Z15-001, MIS16-0009, U15-002, MGT15-004, MGT15-005, MGT17-0004, MI15-005, LLA16-0008, LLA16-0014 & EIS15-003

**Assessor's Parcel Number(s):** 61-170-12, -16, -23, -32, -34; 61-180-02, -03; 61-210-04, -19, -20; 61-230-06, -08; 61-240-02, -33, -34, -35 & -36

**Applicant/Owner:** Attn: Peter Goering, Village Manager  
Ananda Church of Self-Realization of Nevada County  
14618 Tyler Foote Road #174  
Nevada City, CA 95959  
(530) 478-7639

**Project Location:** 14618 Tyler Foote Crossing Road, approximately 5 miles east of State Route 49.

**Project Description:** The project would allow additional residential and non-residential development consistent with the density allowed under the General Plan designation. Entitlements include:

- 1) **Rezone** (Z15-001) to alter the boundaries of the existing 9-acre Rajarshi Park PD-SP zoning area to fit the existing disturbed area but not alter the PD-SP size, and to rezone a 1.1-acre AG-PD-SP area adjacent to the Village Center to PD-SP.
- 2) **Development Agreement** (MIS16-0009) proposing an extended development timeline of 15 years with the potential for two 5-year extensions, phasing flexibility, customized sewage disposal inspection fees, and a customized administrative process for development of the residential units. Public benefits include an easement for a Sages Road re-alignment on Ananda property to improve fire safe access for neighbors and construction of a fire engine garage for the North San Juan Fire District.
- 3) **Use Permit** for a Comprehensive Master Plan (U15-002) to allow the following, with attendant road and infrastructure improvements:
  - (a) Increase the residential cap from 87 units to the General Plan maximum density of 195 units within 8 existing clusters and up to 9 new clusters;
  - (b) Add new non-residential uses within the Village Center (1600 sf maintenance building, 1120 sf vehicle repair shop, 1500 sf office building, 864 sf fire engine garage, and 536 sf market kitchen remodel/expansion), Rajarshi Business Park (4800 sf office/warehouse building); Expanding Light Retreat Center (11,000 sf temple, 4300 sf yoga hall and offices, 1000 sf yoga classroom/hall, 1200 sf dormitory lodge, 1500 sf administrative office, 20 guest cabins totaling

- 8300 sf, 2 shower houses totaling 1000 sf, 4 guest houses totaling 4,800 sf, RV campground totaling 21,700 sf, 2826 sf dining pavilion, and 700 sf memorial area and pergola); and
- (c) Allow events which have been ongoing within the Village Center (annual Harvest Festival, a Halloween event, and a Fourth of July celebration), Expanding Light Retreat Center (classes, concerts, lectures, dramatic performances, and Sunday services), amphitheater (concerts, lectures, dramatic performances, and Sunday services), and Crystal Hermitage (weddings, wedding receptions, and tulip garden open house).
- 4) **Petition for Exceptions** (MI15-005) to the Nevada County Road Standards to allow a 100-foot section of the proposed extension of Village Drive to exceed the 16% standard, up to 18% road grade.
- 5) **Wetland Habitat Management Plan** (MGT15-004) for potential impacts to onsite wetlands.
- 6) **Oak Habitat Management Plan** (MGT15-005) for potential impacts to the oak woodlands areas. Mitigation areas are proposed to offset the loss of oaks.
- 7) **Steep Slopes Management Plan** (MGT17-0004) for impacts to slopes over 30 percent for the construction of an approximately 400-foot section of Brindaban Way to access Cluster M.
- 8) **Lot Line Adjustments** (LLA16-0008, LLA16-0014) (two non-concurrent) to reconfigure parcel boundaries to meet applicable building setbacks and site development standards for individual lots.

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This Notice of Availability serves as public notice that the County of Nevada has prepared a Mitigated Negative Declaration for the project identified above. As mandated by Public Resources Code § 21091, the minimum public review period for this document is 30 days. The public review period for the proposed project is from **March 13 to April 11, 2017**. **Comments must be received by 5 p.m. on the last day of the comment period, April 11, 2017.** Send comments to Jessica Hankins, Senior Planner, at [Jessica.Hankins@co.nevada.ca.us](mailto:Jessica.Hankins@co.nevada.ca.us), or mail comments to:

Jessica Hankins, Senior Planning  
Nevada County Planning Department  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959

Prior to approval of the project, the Planning Commission will consider comments received on this Initial Study. The Planning Commission will hold a public hearing before it considers certification of the Initial Study and approval of the proposed project.

The Initial Study prepared for this project and the documents used in preparation of this Study can be reviewed online at [www.mynevadacounty.com/nc/cda/planning/Pages/Ananda-Village-CMP.aspx](http://www.mynevadacounty.com/nc/cda/planning/Pages/Ananda-Village-CMP.aspx) or at the Nevada County Planning Department, 950 Maidu Ave., Nevada City, California. Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, a Draft Mitigated Negative Declaration has been prepared because no substantial evidence exists, as indicated in the attached Initial Study, that the proposed project may have a significant environmental effect.

Prepared by:

  
Jessica Hankins, Senior Planner

3/8/17  
Date