



# City of Nevada City

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

**To:** Applicant  
City Staff (Fire Dept, City Engr, DPW, City Atty)  
Waste Management Services  
Durham Transportation, Nev Co Transportation Commission  
Northern Sierra Air Quality Management District  
Nevada City School District  
Nevada Union Joint High School District  
Nevada County Environmental Health Department  
Pacific Gas & Electric  
FREED  
Tsi Akim Maidu, Attn: Eileen Moon  
Friends of Nevada City

**DATE:** March 9, 2011

**Assessors Parcel No:** 05-250-24

**Property Owner/  
Applicant** Mountain Stream Meditation Center  
P. O. Box 1644  
Grass Valley, CA 95945 Telephone: (530) 265-8785

**Representative:** David Blatte  
14695 Moon Shadow Drive  
Nevada City CA 95959 Telephone: (530) 265-8785

**Zoning:** R1 – Single Family Residential      **General Plan:** Residential

**Project Location:** 710 Zion Street, at corner of Reward Street, Nevada City

**PROJECT DESCRIPTION:**

**Use Permit Application of Mountain Stream Meditation Center, proposing to convert an existing residence into a meditation center offering classes, retreats and special events at the property located at 710 Zion Street, Nevada City, CA. An existing cottage on the site will be occupied by a permanent caretaker.**

This project is proposing to convert an existing single-family dwelling into a meditation center called the Mountain Stream Meditation Center. The existing home was built in 1949 and contains 3930 square feet. The home will be converted for use by the meditation center who will provide classes and meditation sessions. The rooms within the home will be converted to a meditation hall with a maximum capacity of 49 people, a library with seating for up to 8 people, and areas for classes and study groups with attendance of approximately 10 to 12 people.

**Mountain Stream Meditation Center**  
**March 9, 2011**

The specific services and schedules are as follows:

1. Weekly meditation sessions four times per week, with a total of up to 40 people. These sessions are the primary activity of the Center and will be scheduled two nights a week, one day a week and once during the weekend. Sessions consist of a 45-minute silent meditation followed by a talk. These are open to the public and free of charge. Sessions average currently between 10 to 20 people and the meditation hall has a capacity of 49 people.
2. Classes – Mountain Stream Meditation Center will continue to offer beginning courses, one night a week for five weeks, also free of charge. A long range plan is to offer other classes one night a week throughout the year.
3. Small Group Study – study groups and meditation groups will be offered and no larger than 12 people in attendance.
4. Individual Use – the Center is available for drop-in guests to meditate or use the library.
5. Day long retreats – this includes half-day, one-day and two-day non-residential retreats. The Center states these retreats will occur less than twelve times a year and generally held on weekends. Maximum people would be limited to 40. When a weekend retreat is held, it will be the only activity at the Center at the time.
6. Library – The existing den will be converted to a library with seating up to 8 people and no special hours have been assigned.
7. Special Events – the Center has a long range plan of holding special events such as lectures, consistent with the Center's purpose. Their plan is to hold these events less than 6 times per year with a maximum of 70 people.
8. Outdoor activities – the bulk of the Center's activities will be held indoors, however use of the large backyard area and landscaping permits use for meditation and quiet socializing.
9. HOURS: The hours of operation will be between 7:00 a.m. and 10:00 p.m., although evening events will generally end no later than 9:00 p.m.

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This Notice of Availability serves as public notice that the City of Nevada City has prepared a Negative Declaration for the project identified above. As mandated by Public Resources Code § 21091, the minimum public review period for this document is 20 days. The public review period for the proposed project is from March 1, 2011 to March 20, 2011. **Comments must be received by 5 p.m. on the last day of the comment period, March 29, 2011.**


Send comments to Cindy Siegfried, City Planner [cindy.siegfried@co.nevada.ca.us](mailto:cindy.siegfried@co.nevada.ca.us), or mail comments to:


Nevada City Planning Department 310 Broad Street Nevada City, CA 95959

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

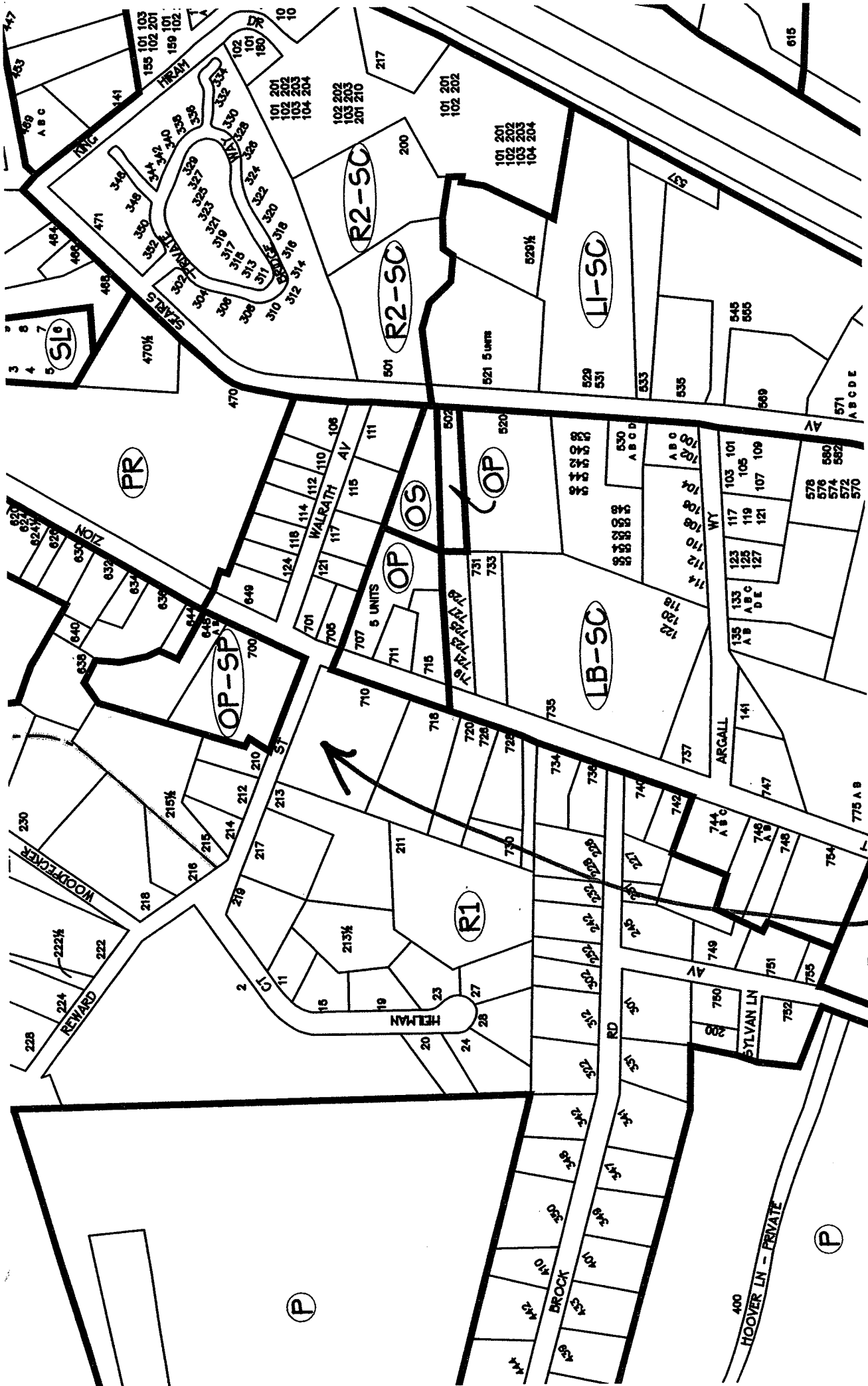
The Initial Study prepared for this project and the documents used in preparation of this Study can be reviewed at the Nevada City Planning Department, 317 Broad Street, Nevada City, CA. The Initial Study is available on the Nevada City website at <https://nevadacityca.gov> at the Planning Department site. 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 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:

  
Cindy Siegfried, City Planner

  
Date

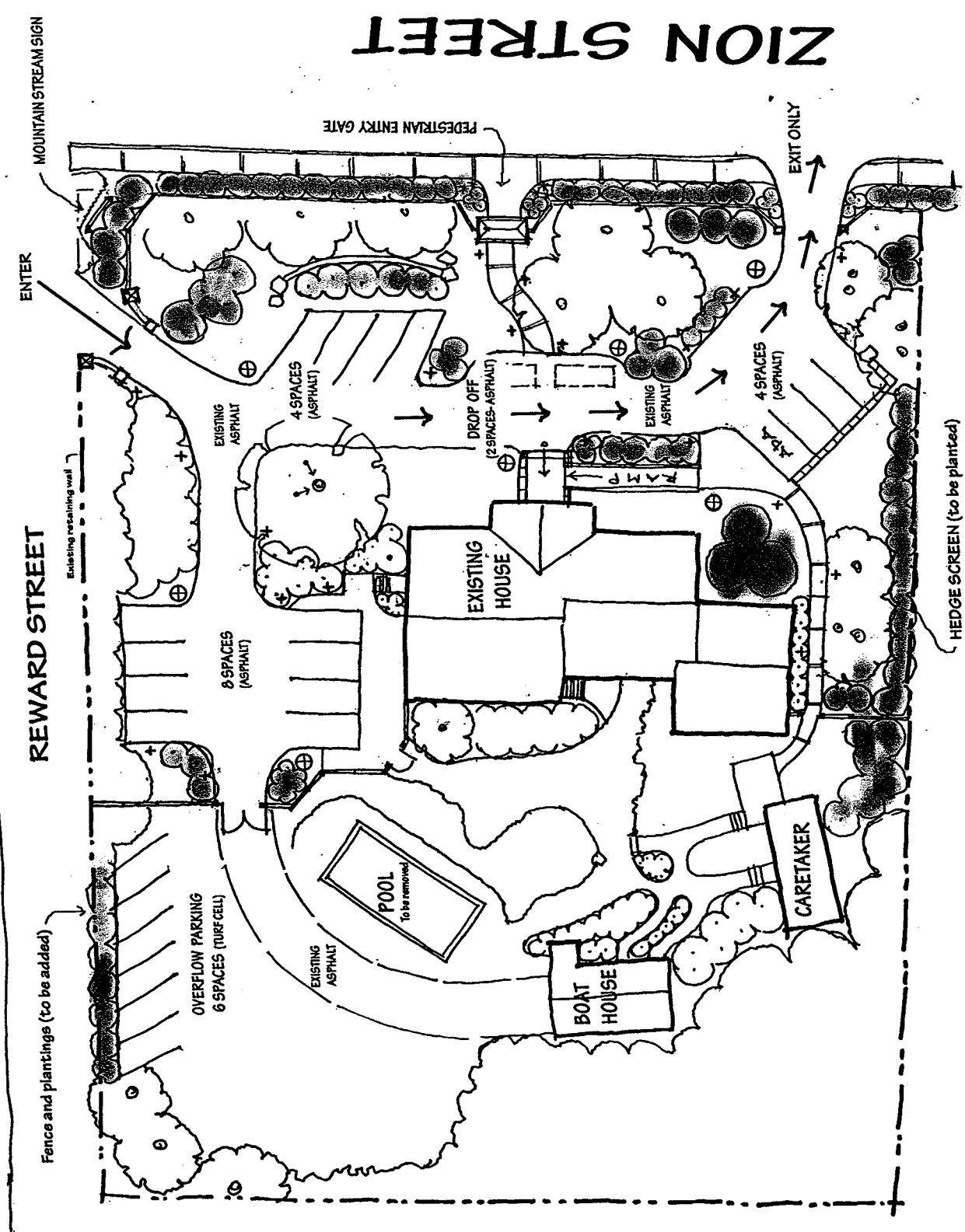
Mountain Stream Meditation Center Use Permit



710 210N

SUBJECT SITE

(P)



# MOUNTAIN STREAM MEDITATION CENTER

APR-05-25-24 710 ZION STREET  
PREPARED BY STEVE SOULSKY 15335 LEWIS RD. NEVADA CITY 265-5977

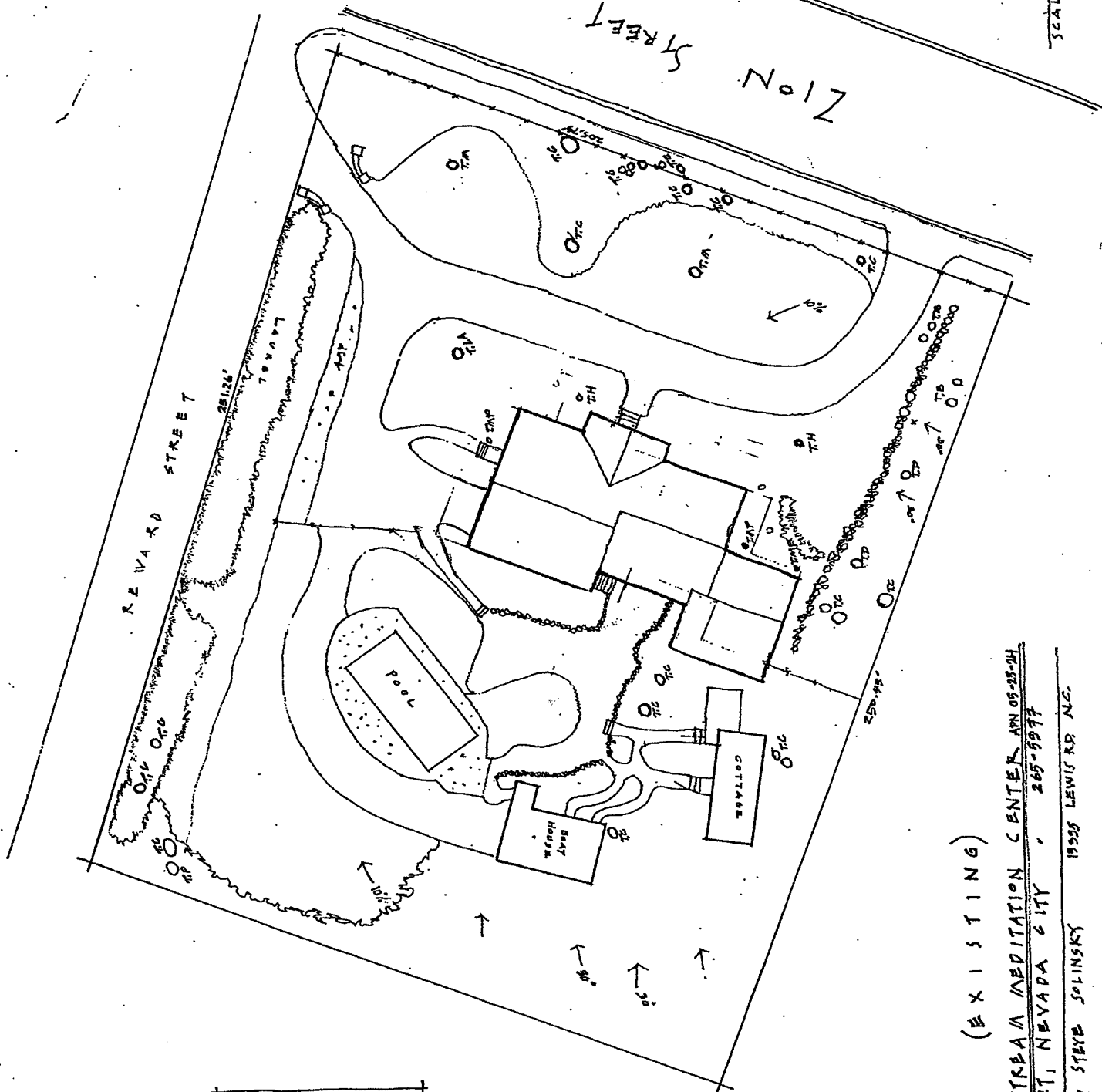
- NEW PLANTINGS FOR PRIVACY
- ⊕ POLE MOUNTED LIGHT FIXTURES
- + LOW VOLTAGE PATH LIGHTS
- LOW VOLTAGE LIGHT FIXTURE

# PROPOSED



NORTH  
SCALE: 1" = 20'

SCALE: 1" = 20'  
 NORTH



TREE SPECIES	
TC	OSBARK
TA	MAGNOLIA
TD	POUR FIR
TB	BIRCH
TA	LIQUID AMBER
TAF	MALBE
TH	HOLLY
TF	PONDEROSA

(EXISTING)

MOUNTAIN STREAM MEDITATION CENTER APR 05-25-24  
 210 ZION STREET, NEVADA CITY, 265-2547

PREPARED BY STEVE SOLINSKY 19225 LEWIS RD. N.C.

EXISTING

**CITY OF NEVADA CITY**  
**CALIFORNIA**  
**INITIAL STUDY**

**To:** Applicant  
City Staff (Fire Dept, City Engr, DPW, City Atty)  
Waste Management Services  
Durham Transportation, Nevada County Transportation Commission  
Northern Sierra Air Quality Management District  
Nevada City School District  
Nevada Union Joint High School District  
Nevada County Environmental Health Department  
Pacific Gas & Electric  
FREED  
Tsi Akim Maidu, Attn: Eileen Moon  
Friends of Nevada City

**Date of Initial Study Preparation:** February 22, 2011

**Prepared By:** Cindy Siegfried, City Planner  
*E-mail: [cindy.siegfried@co.nevada.ca.us](mailto:cindy.siegfried@co.nevada.ca.us)*

**File No:** UP2011-01 **Assessors Parcel No:** 05-250-24

**Property Owner/  
Applicant** Mountain Stream Meditation Center  
P. O. Box 1644  
Grass Valley, CA 95945 Telephone: (530) 265-8785

**Representative:** David Blatte  
14695 Moon Shadow Drive  
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**Zoning:** R1 – Single Family Residential **General Plan:** Residential

**Project Location:** 710 Zion Street, at corner of Reward Street, Nevada City

**PROJECT DESCRIPTION:**

**Use Permit Application of Mountain Stream Meditation Center, proposing to convert an existing residence into a meditation center offering meditation sessions, classes, retreats and similar events at the property located at 710 Zion Street, Nevada City, CA. An existing cottage on the site will be occupied by a permanent caretaker.**

The following land use permits are needed for this project: Use Permit, Sign Permit, Architectural Review Permit

**Other Permits Which May Be Necessary:** Based on initial comments received, the following permits may be required from the designated agencies: Building Permit - Nevada County Building Department – (530) 265-1222.

## INITIAL STUDY AND CHECKLIST

### **Introduction:**

This checklist is to be completed for all projects, which are not exempt from environmental review under the California Environmental Quality Act (CEQA). The information, analysis and conclusions contained in the checklist are the basis for deciding whether an Environmental Impact Report (EIR) or Negative Declaration is to be prepared. Additionally, the checklist shall be used to focus an EIR on the effects determined to be potentially significant.

### **Project Environmental Setting:**

The proposed project is located in the city limits of Nevada City, at the corner of Zion and Reward Streets. The project is zoned R1 Single-family Residential, and immediately adjacent to property zoned "OP" Office and Professional (east and south). The project site contains 1.0 acres and is developed with a 3,930 square foot single family home built in 1949, a cottage containing 396 square feet, an accessory building and a built-in swimming pool. The home is served by City water and sewer services.

Surrounding land uses include single-family homes to the south and west. Directly north is the site of the current California College of Ayurveda, and directly east of this site are three parcels containing office and professional uses. The project site contains extensive landscaping and does not contain any sensitive environmental resources.

### **Project Description:**

This project is proposing to convert an existing single-family dwelling into a meditation center called the Mountain Stream Meditation Center. The existing home was built in 1949 and contains 3930 square feet. The home will be converted for use by the meditation center that will provide classes and meditation sessions. The rooms within the home will be converted to a meditation hall with a maximum capacity of 49 people, a library with seating for up to 8 people, and areas for classes and study groups with attendance of approximately 10 to 12 people. Further details of the proposed center operations are included in Section 1, Land Use, of this Initial Study.

### **Relationship to Other Projects:**

Staff is not aware of any other project directly related to this development.

**SUMMARY OF PROPOSED MITIGATION MEASURES**

**Environmental Factors Potentially Affected:**

All of the following environmental factors have been considered. Those environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

—	1. Land Use / Planning	—	2. Population / Housing	—	3. Geology / Soils
—	4. Hydrology / Water Quality	—	5. Air Quality	—	6. Transportation / Circulation
—	7. Biological Resources	—	8. Mineral Resources	—	9. Hazards / Hazardous Materials
—	10. Noise	—	11. Public Services	—	12. Utilities / Service Systems
—	13. Aesthetics	—	14. Agriculture Resources	—	15. Cultural Resources
—	16. Recreation	—	17. Mandatory Findings of Significance		

**RECOMMENDED MITIGATION MEASURES**

No mitigation measures are recommended for this project.

**DETERMINATION** On the basis of this initial study:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Cindy Siegfried  
Signature

March 8 2011  
Date

Cindy Siegfried, City Planner  
Printed Name

City of Nevada City  
For

**CHECKLIST**

**1. LAND USE / PLANNING**

**Environmental Setting:** The project site is located within the City limits of Nevada City, at the corner of Zion and Reward Streets. The property is zoned R1 Single-family Residential and has a General Plan designation of SF Single Family. The project site is adjacent to OP Office and Professional zoned parcels to the north and east, and residential zoned properties to the south and west. The site is developed with an existing 3,930 square foot, single-family dwelling that will be converted to the proposed meditation center. Also on the site are a 396 square foot cottage and an accessory building, along with a built-in swimming pool. The site contains 1.14 acre and can accommodate up to 16 parking spaces, with an additional six potential parking spaces in the back yard area.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Structures and/or land-use incompatible with existing land-use?	_____	_____	✓	_____	A
b. The induction of growth or concentration of population?	_____	_____	_____	✓	A
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?	_____	_____	_____	✓	A
d. The loss of open space?	_____	_____	_____	✓	A
e. Conflict with general plan designation or zoning?	_____	_____	✓	_____	A, C
f. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	_____	✓	A, C
g. Disrupting or dividing the physical arrangement of an established community including a low-income or minority community?	_____	_____	_____	✓	A

**Impact Discussion:** This project proposes to convert an existing single-family dwelling into a meditation center called the Mountain Stream Meditation Center. Mountain Stream Meditation Center was established in 1986 and has since offered meditation classes and sessions. In 1995 the Center was granted status as a California non-profit organization and received 501(c)(3) designation as a church.

The existing home was built in 1949 and contains 3930 square feet. The home will be converted for use by the meditation center that will provide classes and meditation sessions. The rooms within the home will be converted to a meditation hall with a maximum capacity of 49 people, a library with seating for up to 8 people, and areas for classes and study groups with attendance of approximately 10 to 12 people.

The specific services and schedules are as follows:

1. Weekly meditation sessions four times per week.. These sessions are the primary activity of the Center and will be scheduled two nights a week, one day a week and once during the weekend. Sessions consist of a 45-minute silent meditation followed by a talk. These are open to the public and free of charge. Sessions average currently between 10 to 20 people and the meditation hall has a capacity of 49 people. The approximate maximum number of people onsite at any one time would be 55 people.
2. Classes – Mountain Stream Meditation Center will continue to offer beginning courses, one night a week for five weeks, also free of charge. A long range plan is to offer other classes one night a week throughout the year.
3. Small Group Study – study groups and meditation groups will be offered and no larger than 12 people in attendance.
4. Individual Use – the Center is available for drop-in guests to meditate or use the library.
5. Day long retreats – this includes half-day, one-day and two-day non-residential retreats. The Center states these retreats will occur less than twelve times a year and generally held on weekends. Maximum people would be limited to 49. When a weekend retreat is held, it will be the only activity at the Center at the time.
6. Non-residential Retreats - these are seven-day retreats where people would stay at nearby hotels or local residences, come to the Center in the morning and leave at night, and spend each day meditating and receiving meditation instruction. These would include approximately 20 people and during the week they would be the only activity at the Center.
7. Library – The existing den will be converted to a library with seating up to 8 people and no special hours have been assigned.
8. Special Events – the Center has a long range plan of holding special events such as lectures, consistent with the Center's purpose. Their plan is to hold these events less than 6 times per year with a maximum of 70 people. These plans are long range and not considered within this Initial Study or with this application and would be considered through the public hearing process with an application amendment.
9. Outdoor activities – the bulk of the Center's activities will be held indoors, however use of the large backyard area and landscaping permits use for silent meditation and quiet socializing.
10. HOURS: The hours of operation will be between 7:00 a.m. and 10:00 p.m., although evening events will generally end no later than 9:00 p.m.
11. Board Meetings – monthly Board meetings will be held at the Center.

**Impact Discussion**

- 1a. The proposed project consists of converting a single-family home into a meditation center. The City Municipal Code, Section 17.24.040 (R1 zone) allows for “public and quasi-public buildings and uses of the recreational, educational, religious, cultural or public service type..” as conditional uses. The Mountain Stream Meditation Center was granted status as a California non-profit organization and received 501(c)(3) designation as a church. Therefore, the proposed project would not result in incompatible land uses and this impact is considered *less than significant*.
- b. The proposed project would not contribute to the need for additional housing or induce substantial population growth because the proposed use will provide a service. The existing cottage will be utilized by an on-site caretaker. Therefore, impacts related to growth inducement would be *less than significant*.
- 1c. The project will continue to be served by City water and sewer services and no extensions to receive these services will be required. The existing streets will serve the site, therefore, there would be *no impact* related to these issues.
- 1d. The proposed project will utilize the existing buildings and no expansion is planned. The lot coverage of the site will not be reduced, and because such this impact is considered *less than significant*.
- 1e. The proposed meditation center is considered a conditional use within the R1 Single family Residential zoning district. The project is also consistent with the General Plan designation of SF Single Family. Therefore, this impact is *less than significant*.
- 1f. Any conflicts with applicable land use plans, policy, or regulations adopted for the purpose of avoiding or mitigating an environmental effect are identified within this Initial Study and would be mitigated to a less-than-significant level by any conditions of approval or applying of standards contained within the City’s Municipal Code. Therefore, this impact is *less than significant*.
- 1e. The proposed project is located within an existing community, and the location of the site would not disrupt or divide the physical arrangement of the community. Furthermore, the project would contribute facilities and services to support the existing community. Therefore, the proposed project would have a *less than significant* impact related to this issue.

**Mitigation & Residual Impact:** No mitigation is required.

**2. POPULATION / HOUSING**

**Environmental Setting:** The project site is developed with an existing 3,930 square foot single-family dwelling, and a 396 square foot cottage. An accessory building and built-in swimming pool are also on site. The project proposes to convert the single-family dwelling into a meditation center consisting of classes, lectures, and meditation sessions, with a total maximum of up to 55 people on site at any one time.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	_____	_____	✓	_____	E
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	✓	_____	D

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? \_\_\_\_\_ ✓ \_\_\_\_\_ D

**Impact Discussion: 2A-C** The project proposes to convert an existing, 3,930 square foot single-family dwelling into a meditation center which will offer meditation session, classes and a library. Maximum people onsite would be up to 55 people. The existing 396 square foot cottage on the site will provide permanent caretaker's quarters. The project will therefore not result in the displacement of a significant number of people or housing which will result in the need for construction of replacement housing elsewhere. **This impact is considered less than significant.**

**Mitigation & Residual Impact:** No mitigation is required.

### 3. GEOLOGY / SOILS

**Environmental Setting:** The Soil Survey of Nevada County, prepared by the Soil Conservation Service, maps this site as having typical soils found in Nevada City. The site contains a home that was built in 1949. No new construction is planned with this project.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?	_____	_____	✓	_____	<u>E</u>
b. Disruptions, displacements, compaction or over covering of the soil by cuts, fills, or extensive grading?	_____	_____	_____	✓	<u>E</u>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	_____	_____	_____	✓	<u>E</u>
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	_____	_____	_____	✓	<u>E</u>
e. Any increase in wind or water erosion of soils, on or off the site?	_____	_____	✓	_____	<u>E</u>

- |  |       |       |       |   |          |
|--|-------|-------|-------|---|----------|
| f. Changes in siltation, deposition or erosion, which may modify the channel of a river, or stream, or the bed any bay, inlet or lake? | _____ | _____ | _____ | ✓ | <u>E</u> |
| g. Excessive grading on slopes of over 30 percent?   | _____ | _____ | _____ | ✓ | <u>E</u> |

**Impact Discussion: 3a-g** The proposed project will not result in any major site disturbance. The project will hold classes within the existing home wherein rooms will become a library, meditation hall, and classroom areas. The applicants do anticipate minor architectural construction to enhance the entrance to the building but this work will not result in any site disturbance. The project does anticipate creating a one-way traffic pattern through the site, entering into the site from Reward Street on the north side of the property, with exiting onto Zion Street. To establish more visibility from Zion Street, the driveway has been widened. Fencing will be removed to also visually enhance the building. A drop-off area will be created for vehicle passengers, but this will result in only a minor amount of site disturbance. The site contains area for 16 parking spaces which will be surfaced with gravel or turf-cells. An additional six spaces will be provided that are located in the backyard area. The existing landscaping of dense growth of laurel will be utilized for screening from noise, vehicle headlights, and the Center’s activities on adjacent properties.

The site does contain an in-built swimming pool and the applicants have indicated they may, in the future, remove the pool and create a contemplative garden with walking paths and benches, however that is not a part of this application. The project does not propose any construction that would result in any increased run-off onsite and any conditions of approval would be reviewed by the City Engineer for compliance with the Municipal Code. This impact is considered *less than significant*.

**Mitigation & Residual Impact:** No mitigation is required.

**4. HYDROLOGY / WATER QUALITY**

**Environmental Setting:** The U.S.G.S. map for Nevada City indicates there are no seasonal or intermittent watercourses on the project site. Water service is provided by the City of Nevada City.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Violate any water quality standards or waste discharge requirements?	_____	_____	✓	_____	<u>E, F</u>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	_____	✓	<u>E, F</u>

- |  |       |       |       |       |                   |
|--|-------|-------|-------|-------|-------------------|
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  | _____ | _____ | _____ | ✓     | _____ <u>E, F</u> |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | _____ | _____ | _____ | ✓     | _____ <u>E, F</u> |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?   | _____ | _____ | _____ | ✓     | _____ <u>E, F</u> |
| f. Otherwise substantially degrade water quality?  | _____ | _____ | _____ | ✓     | _____ <u>E, F</u> |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | _____ | _____ | _____ | _____ | _____             |
| h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?   | _____ | _____ | _____ | ✓     | _____ <u>E, I</u> |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | _____ | _____ | _____ | ✓     | _____ <u>E</u>    |
| j. Inundation by mudflow?  | _____ | _____ | _____ | ✓     | _____ <u>E</u>    |

**Impact Discussion:** 4 a-j The Nevada City Municipal Code, Section 17.80.130 sets forth the maximum percentages of lot coverage that can be impervious within the R1 zoning district, which is 50%. The property will use an existing, single-family dwelling and accessory buildings and no expansion or construction will occur. The property contains 1.14 acres and the existing buildings, parking and walkways will not exceed 26% of impervious lot coverage. The property is not within a known flood zone as shown on the FEMA map covering Nevada City. The site is heavily landscaped and no additional runoff is expected than that which has occurred with past usage of the property. This impact is considered *less than significant*.

**Mitigation & Residual Impact:** No mitigation is required.

**5. AIR QUALITY**

**Environmental Setting:** The overall air quality in Nevada County is good, yet two known air quality problems exist: Ozone and Suspended Particulate Matter (PM-10). Nevada County is considered to be “non-attainment” for both pollutants. PM-10 in Grass Valley meets federal ambient ozone standards, but exceeds more stringent State standards in the winter, primarily due to wood smoke from the use of woodstoves and fireplaces. Violations in the summer months have been noted during forest fires or periods of open burning.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	✓	_____	_____
b. A violation of any air quality standard or contribute to an existing or projected air quality violation?	_____	_____	✓	_____	_____
c. Exposure of sensitive receptors to pollutants?	_____	_____	✓	_____	_____
d. The creation of objectionable smoke, ash or odors?	_____	_____	✓	_____	<u>E</u>
e. Dust generation?	_____	_____	✓	_____	<u>E</u>
f. Exceeding any potentially significant thresholds adopted in County Plans and Goals?	_____	_____	✓	_____	<u>A</u>
g. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	_____	_____	✓	_____	_____

**Impact Discussion: 5 a-e.** The proposed project will not result in any site improvements or construction that would increase any impacts to the current air quality. The change in use from single family to a meditation center will increase the use of vehicles; however that increase is minimal and will not result in an impact on air quality. Zion Street is major arterial street serving the City and can handle the traffic (traffic impacts are discussed elsewhere in this initial study). The Center’s schedules for classes and events have been coordinated to not conflict with existing peak hour traffic patterns. Therefore, this impact is less than significant. .

To date, the California Resources Agency or the Office of Planning and Research (OPR) have not published measurement standards of greenhouse gas emissions. Therefore, the City of Nevada City has not yet adopted any standards for setting any type of threshold for significant when weighing this issue. However, the project is not expected to produce significant greenhouse gas (GHG) emissions. Carbon dioxide is the most abundant GHG and is used as an indicator to assess a project’s contribution to climate change. Due to the nature of this relatively overall small change in use from residential to a meditation center, the project will not result in a significant

amount of vehicle trips (which is the largest producer of Carbon dioxide). The project has been planned to minimize dependence on the automobile by the visitors and students of the Center by promotion of use of public transportation, carpool, and/or utilize other alternative modes of transportation. The applicant will be placing bike racks on the site. Nevada City is two square miles in size and this project site is well within walking distance to the downtown area and to bus/transit stops. Any new parking spaces to be created will be surfaced with gravel or turf-cells, thereby reducing any need for an increase in asphalt to the site. The proposed project's contribution to climate change is considered less than significant. *Therefore, this impact is less than significant.*

**Mitigation & Residual Impact:** No mitigation is required.

**6. TRANSPORTATION / CIRCULATION:**

**Environmental Setting:** The proposed project is located at the corner of Zion Street and Reward Street, within the City limits of Nevada City. The site has defined access off both streets. The project proposes a one-way traffic pattern with a main entrance off Reward Street and exiting onto Zion Street. Both streets are public, maintained roads. Zion Street is 50 feet in width, is a major collector arterial serving the City and operates a Level of Service C. Reward Street is a minor collector street, 22-feet in width and mainly serves a small residential area, and operates at Level of Service B. Several different land uses are served by these streets, including offices, a community shopping area, residential neighborhoods and three elementary schools.

The Nevada County-operated Gold Country Stage operates Route 1, serving Zion Street, Argall Street and the Seven Hills business area.

Sixteen parking spaces, as required by the City's ordinance, will be provided on site and will be surfaced with gravel or turf-cells, with an additional six spaces to be sited in the backyard area. A drop off area for passenger loading will be created in the entrance area. The Center will provide a location for bike racks

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (a substantial increase in the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	_____	_____	✓	_____	<u>E</u>
b. A need for private or public road maintenance, or need for new roads?	_____	_____	✓	_____	<u>E, F</u>
c. Effects on existing parking facilities, or demand for new parking?	_____	_____	✓	_____	<u>E</u>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	_____	_____	✓	<u>E, F</u>

e. A substantial impact upon existing transit systems or alteration of present patterns of circulation or movement of people and/or goods?	_____	_____	_____✓_____	_____	_____E_____
f. An alteration of waterborne, rail or air traffic?	_____	_____	_____	_____✓_____	_____E_____
g. An increase in traffic hazards to motor vehicles, bicyclists or pedestrians, including short-term construction and long-term operational?	_____	_____	_____✓_____	_____	_____E, F_____
h. Inadequate:					
Sight distance?	_____	_____	_____✓_____	_____	_____E_____
Ingress/egress?	_____	_____	_____✓_____	_____	_____E_____
General road capacity?	_____	_____	_____✓_____	_____	_____E_____
Emergency access (4290 Standard)?	_____	_____	_____	_____✓_____	_____G_____
i. Conflicts with adopted policies supporting alternative transportation, e.g. bus turnouts, bicycle racks?	_____	_____	_____	_____✓_____	_____E, F_____

**Impact Discussion: 6 a-i.** The project is expected to have an incremental impact on Zion and Reward Streets. Comments received from the City Engineer indicate that Zion Street, being a major collector arterial for the City, can handle the amount of traffic generated by the meditation center. The level of service will not be increased as a result of this project and the overall impacts would be less than significant. The applicants are proposing a one-way traffic circulation pattern with visitors entering off Reward Street and existing onto Zion Street. The City Engineer and Director of Public Works state this circulation pattern will result in safer traffic flow and prevent stacking of cars along Zion Street and provide better sight distance.

The meditation center will offer weekly meditation sessions, classes and small study groups, as well as offering the center for individual use on a drop-in basis. The Center will be open between 7:00 a.m. and 10:00 p.m., although evening classes will generally end no later than 9:00 p.m. The maximum people at the site at any given time will not exceed 55. The Center has carefully scheduled the classes to offset the peak traffic hours of 8:00 to 8:30 a.m. and 2:30 to 3:00 p.m. when the schools begin and end their classes, and scheduling of events will become a condition of approval of the Use Permit, pursuant to the City Engineer.

The project site, containing 1.14 acres, has area for parking spaces consistent with Municipal Code Section 17.80.030 which provides parking standards. The parking will be visually minimized by existing vegetation, and spaces will be created into three concentrated areas on the site. Accessible parking is available at the entrance of the building, with an accessible ramp to be constructed to the building entrance. The site contains the following parking spaces:

1. 16 parking spaces
2. 2 parking spaces in expanded drop-off lane in front of the building entrance
3. Future parking of six spaces will be developed as overflow parking through the gated drive to the backyard area.

The Municipal Code requires parking for this use; shown below is the required parking and that parking provided for this project:

USE	REQUIRED PARKING	THIS PROJECT
Church and other places or worship	1 space for each 5 seats in the main chapel or assembly room	<b>10 spaces</b> (with max occupancy of 49 people in meditation hall)
Residential /Caretakers Use	2 spaces for each dwelling	<b>2 spaces</b>
Employees		<b>2 spaces</b> for 2 employees
<b>TOTAL</b>		<b>14 SPACES REQUIRED</b>
<b>TOTAL ONSITE</b>		<b>16 SPACES ONSITE</b>
Additional Parking	n/a	<b>6 spaces provided onsite that will be utilized for parking</b>

The St. Canice Center, an annex of the Catholic Church, is located along Reward Street, and their buildings are used for various events such as wedding, receptions and memorial services. The City Engineer has analyzed the existing traffic patterns in the area and has determined the Center’s entrance from Reward Street will not conflict or additionally impact any traffic from the St. Canice Center.

The Center’s long range plan includes holding of special events and it is anticipated these will be held less than six times per year with a maximum number of under 80 people. The Center has received permission from the adjacent College of Ayurveda to use their parking facility when the College is closed. That parking facility contains 52 spaces and, consistent with Section 17.80.030 of the Municipal Code, adjacent parking facilities can be utilized provided such spaces are within 500 feet of the principal use. However, should the applicant desire to obtain permission for holding special events, approval would be required from the Planning Commission by approving an amendment to the Use Permit. A condition of this would require that written permission from the adjacent College of Ayurveda be submitted.

Therefore, this project is not seen to have a significant impact on transportation resources, and with any conditions applied to the project from the City Engineer, *the impacts will be less than significant.*

**Mitigation & Residual Impact:** No mitigation is required.

**7. BIOLOGICAL RESOURCES**

**Environmental setting:** The project proposes the conversion of an existing single-family dwelling into a meditation center serving up to 55 people by providing classes, meditation sessions and small study groups. The existing single-family residence, containing 3,930 square feet, will be utilized for the meditation center. Sixteen parking spaces will be provided onsite as required, and six additional spaces will be provided in the backyard.. The Center will utilize the dense existing landscaping for screening for the adjacent properties and for the Center and additional planting will occur. An existing swimming pool is onsite. Minimal site disturbance will occur by enhancing parking areas, and no trees will be removed.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or					

regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

c. A reduction in the extent, diversity, or quality of native vegetation, including brush removal for fire prevention and flood control improvements?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

d. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

e. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

f. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

g. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals), which could hinder the normal activities of wildlife?

\_\_\_\_\_ ✓ \_\_\_\_\_ A

**Impact Discussion: 7 a-g.** The site has historically been used for residential use since the home was constructed in 1949. The site contains extensive landscaping that will provide screening for the center and for the adjacent property owners. Existing fencing also provides screening and additional shrubbery will be planted. The maximum number of people on the site will be 55 who will attend various classes and study groups. The only site disturbance will be to provide four parking areas which will be surfaced with gravel or turf-cell materials. No tree removal will occur as a result of this project. A landscaping plan and lighting plan has been submitted and will require approval by the Planning Commission.

With the observation of the aforementioned measures and landscaping plan approval by the Planning Commission, the project is anticipated to have a less than significant impact to biological resources.

**Mitigation & Residual Impact:** No mitigation is required.

**8. MINERAL RESOURCES**

**Environmental Setting:** The property is not located within an area containing any known or inferred significant mineral resources.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	_____	✓	_____
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	_____	✓	_____

**Impact discussion: 8 a-b** The proposed project is not within an area known to host significant historic or contemporary mineral resources. Further the proposed project does not involve any major ground disturbance that could potentially impact mineral resources. Overall, the proposed project cannot be foreseen to have an impact upon mineral resources located at the site or within Nevada City.

**Mitigation & Residual Impact:** No mitigation is required.

**9. HAZARDS / HAZARDOUS MATERIALS**

**Environmental Setting:** The property is not within or adjacent to any abandoned solid waste disposal sites that are known to the City.

- a. In the known history of this property, have there been any past uses, storage, or discharge of hazardous materials? (Examples include, but are not limited to, fuel or oil stored in underground tanks, pesticides, solvents, or other chemicals.) Yes \_\_\_ Maybe \_\_\_ No ✓
- b. Will the proposed project involve the use, production or disposal of materials, which pose a hazard to people or animal, or plant populations in the area effected? Yes \_\_\_ Maybe \_\_\_ No ✓

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	_____	_____	✓	_____	G

- |  |       |       |   |   |                |
|--|-------|-------|---|---|----------------|
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | _____ | _____ | _____ <input checked="" type="checkbox"/> | _____                                     | _____ <u>G</u> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | _____ | _____ | _____                                     | _____ <input checked="" type="checkbox"/> | _____ <u>G</u> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | _____ | _____ | _____                                     | _____ <input checked="" type="checkbox"/> | _____ <u>G</u> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | _____ | _____ | _____                                     | _____ <input checked="" type="checkbox"/> | _____ <u>A</u> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | _____ | _____ | _____                                     | _____ <input checked="" type="checkbox"/> | _____ <u>A</u> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | _____ | _____ | _____                                     | _____ <input checked="" type="checkbox"/> | _____ <u>G</u> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?  | _____ | _____ | _____                                     | _____ <input checked="" type="checkbox"/> | _____ <u>G</u> |

**Impact Discussion:** No potentially hazardous past uses have been identified in the project site and no such uses will occur as a result of this project. The project proposes to convert an existing single-family dwelling into a meditation center offering meditation sessions, classes and a small library use. The proposed project is located in the city limits of Nevada City, which is within high fire hazard severity area and therefore the Nevada City Fire District has provided conditions of permit approval, which will assist in bringing any potential impact of the proposed project in regards to hazards and hazardous materials to a level that is less than significant. These conditions are also shown below.

Nevada City Fire Department Conditions:

1. Addresses must be posted to be plainly visible and legible from the street or road.
2. The main access road must be clearly marked one way as indicated on the plans submitted with travel for Zion Street to Reward Street.
3. All areas along access roads not designated as parking spaces per the plans submitted must be clearly marked as a Fire Lane with no parking allowed outside of the designated spaces.
4. Maximum occupancy of the Meditation Room cannot exceed 49 persons and must be clearly posted.
5. Fire extinguishers will be required to be installed.

**Mitigation & Residual Impact:** No mitigation required.

**10. NOISE**

**Environmental Setting:** The General Plan seeks to ensure public safety from extreme noise exposure and seeks to maintain noise levels compatible with the rural and small-town setting of Nevada City. The City adopted Ordinance 81-3 which prohibits emission or creation of noise beyond certain levels. The surrounding land uses of this project include the California College of Ayurveda, office and professional uses, and single-family residential homes.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Exposure of persons to, or the generation of, noise levels in excess of the County's adopted standards established in the General Plan and Zoning Ordinance?	_____	_____	_____✓_____	_____	_____A_____
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels (e.g., blasting)?	_____	_____	_____✓_____	_____	_____A_____
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____✓_____	_____	_____A_____
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____✓_____	_____	_____A_____
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____✓_____	_____	_____D_____

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

\_\_\_\_\_ ✓ \_\_\_\_\_ D \_\_\_\_\_

**Impact Discussion:** The project proposes conversion of an existing, 3,930 square foot home that was built in 1949 and converting it to use for a meditation center. No expansion of the home or new construction is proposed. The site contains a small, 396 square foot cottage that will be used for permanent caretaker's quarters. The Meditation Center has established hours of operation and most activities will occur inside the building. The property contains 1.14 acres and the established, heavily-landscaped backyard will be used for meditation and quiet socializing. The existing landscaping and additional shrubbery to be planted by the applicant will offset any noise impacts to the adjacent residential homes. Noise impacts are not anticipated by low intensity use of the home.

**Mitigation & Residual Impact:** No mitigation is required.

**11. PUBLIC SERVICES: Environmental Setting:** The following public services are provided to this site:

Fire: The property will be served by the Nevada City Fire Department for fire protection.

Police: The Nevada City Police Department provides law enforcement services.

Schools: The Nevada City School Districts and the Nevada Union High School Districts serve this site.

Power: Pacific Gas & Electric.

Water: Nevada Irrigation District.

Gas: Pacific Gas & Electric

Cable Television: Comcast

Other: The County of Nevada provides library services. Solid waste generated either during the development of the site or after occupancy, is disposed of at the McCourtney Road Transfer Site, which is maintained by the County of Nevada County. Waste Management would provide trash pickup services to the meditation center. Recreation services are discussed in Section 15, Recreation. The public sewer system is discussed in Section 12, Utility Services and Systems.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
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a. Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1) Fire protection?	_____	_____	_____ ✓ _____	_____	_____
2) Police protection?	_____	_____	_____ ✓ _____	_____	_____
3) Schools?	_____	_____	_____ ✓ _____	_____	_____
4) Parks?	_____	_____	_____ ✓ _____	_____	_____
5) Other public facilities?	_____	_____	_____ ✓ _____	_____	_____

**Impact Discussion:** State and County Codes require that development comply with minimum fire safety requirement, including the establishing of fire flow, improved access for fire equipment, and clearance of brush and trees from around structures. The site has been used as a single family use since 1949 and contains established landscaping. The Fire District has provided conditions of approval (See Section 9) No significant impacts to public services have been identified with this project and no additional mitigation measures are recommended.

**Mitigation Measures:** No mitigation is required.

**12. UTILITIES / SERVICE SYSTEMS**

**Environmental Setting:** The project site will be served by the Nevada City wastewater treatment plant which has capacity to serve the project for sewage disposal. Public water is also provided by Nevada City and the water plant has sufficient capacity to continue serving this property.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Require a need for the extension of electrical power or natural gas?	_____	_____	✓	_____	E
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	✓	_____	E
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	✓	E
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	_____	✓	_____	E
e. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	✓	E
f. Be served by a landfill or transfer station with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	_____	_____	✓	_____	_____

- g. Comply with federal, state, and local statutes and regulations related to solid waste? \_\_\_\_\_ ✓ \_\_\_\_\_ E
- h. Require a need for the extension of communication systems? \_\_\_\_\_ ✓ \_\_\_\_\_ E

**Impact Discussion: 12 a-h.** The site contains an existing, 3,930 square foot home that was constructed in 1949 and has been served by City water and sewer services since that time. The project conversion from the residential use to a meditation center will not require any improvements to the water or sewer lines. The City Engineer states the project can be served by the City’s sewer and water system and will not significantly impact the systems. Impacts to wastewater treatment are considered less than significant.

The project, when built, will not contribute significantly to the County’s landfill and transfer station capacity. The local trash hauler, Waste Management, Inc., has indicated they can serve the project.

The project can be served by the various utility companies and all have indicated that the project will not impact the various utility systems. With any conditions of approval incorporated into the project, any potential impacts on utility systems has been reduced to a less than significant level and no mitigation measures are provided.

**Mitigation and Residual Impact:** No mitigation is required.

**13. AESTHETICS**

**Environmental Setting:** The property is located at the corner of Zion and Reward Streets, within the city limits of Nevada City. The home was constructed in 1949 and the area land uses include the SPD Shopping Center was established in 1959. The adjacent College of Ayurveda was initially built and used by Miners’ Hospital, being built in 1941. Across the street from the subject site, residential homes were originally constructed and converted in the early 1980’s. The site has well-established landscaping which provides visual screening from the street.

<u>Will the proposal result in:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Demonstrable, negative, aesthetic effects on scenic vistas or views open to the public?	_____	_____	✓	_____	<u>D</u>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	✓	_____	<u>D</u>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	✓	_____	<u>D</u>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	_____	_____	✓	_____	<u>D</u>

e. A visually incompatible structure within a designated historic district? \_\_\_\_\_ ✓ D

**Impact Discussion:** The project ultimately proposes to convert a single-family residence into a meditation center. The conversion will not require any expansion or new construction on the site. The applicant has submitted an existing landscaping to indicate the excellent screening it provides along Reward Street and the adjacent residential properties. The existing landscaping and fencing will also prevent any light spill from cars and lighting to impact adjacent properties. The applicant proposes additional planting of shrubbery along the south fence line for additional privacy. An existing in-built swimming pool is in the backyard and the applicant states it is not in keeping with their operations. However, there is no plan to remove the plan and if it is desired to be removed in the future, it would be subject to obtaining any appropriate permits. The property contains 1.14 acres and the backyard has ample areas for quiet socializing and mediation uses. The applicant proposes enhancing the entrance to the site and providing a passenger loading area and accessible ramp to the entrance. The Planning Commission would approve a final landscaping and lighting plan pursuant to Section 17.88.020 of the City’s Municipal Code.

The property is zoned “R1” Single family Residential and is not located within the City’s designated Historical District. While the home was built in 1949, it would not be subject to the standards of the Municipal Code Section 17.68.030 defining “Mother Lode type of architecture” being that type of architectural generally used in the Mother Lode region of the State of California during the period from 1849 and 1900. However, the applicant is proposing minor changes to the entrance of the home and an architectural review application would be approved as part of this use permit application by the Planning Commission.

**Mitigation and Residual Impact:** No mitigation required.

**14. AGRICULTURE RESOURCES**

**Environmental Setting:** Based on the State Department of Conservation’s *Important Farmland Map*, the project site contains no prime agriculture soils.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	_____	<u>✓</u>	<u>D</u>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u>✓</u>	<u>D</u>
c. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	_____	_____	_____	<u>✓</u>	<u>D</u>

**Impact Discussion:** The project site does not contain any agricultural uses. The existing site is located within the city limits of Nevada City and is not near any agricultural uses. Therefore, significant adverse environmental impacts to existing or potential agriculture operations, or the ability to support future agricultural uses, are not anticipated. **Mitigation and Residual Impact:** No mitigation is required.

**15. CULTURAL RESOURCES**

**Environmental Setting:** Native American people have occupied this region for a period of at least 1,000 to 2,000 years in duration. The local people who occupied the territory where this project site is located were known as the Hill Nisenan, or "Southern Maidu." In 1848, gold brought immigrants into the local area. By 1852 and the advent of placer mining, the population of Nevada County was estimated at more than 21,000 people. Supporting industry including stores, transportation companies, saloons, toll roads and stage lines, foundries, lumber mills, and water companies continued the growth rate of the County. As previously discussed, this site has been used for residential development since 1949, which resulted in disturbance to the native site.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines?	_____	_____	✓	_____	<u>D</u>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines?	_____	_____	✓	✓	<u>D</u>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____	✓	<u>D</u>
d. Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	✓	<u>D</u>

**Impact Discussion: 15 a-d. Impact Discussion:** An archaeological survey of the site was not required due to the past residential use and development on the site. The home was constructed in 1949. No new construction or expansion of the site will occur. Therefore, no mitigation measures are required.

**Mitigation and Residual Impact:** No mitigation is required.

**16. RECREATION**

**Environmental Setting:** No public recreation facilities occur or are proposed on the project site.

<u>Will the proposal result in:</u>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Reference Source (Appendix A)</b>
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	_____	_____	<u>✓</u>	_____	<u>D</u>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	_____	_____	<u>✓</u>	_____	<u>D</u>
c. A conflict with established recreation uses of the area, including biking, equestrian and/or hiking trails?	_____	_____	<u>✓</u>	_____	<u>D</u>

**Impact Discussion: 16 a-c.** The project, as proposed, is not anticipated to have a significant impact upon regional recreational facilities. The project provides recreational facilities, in the form of providing educational and religious opportunity to attend meditation sessions and classes and study groups for the public. Any increased use of offsite recreational facilities, in the project vicinity, will not be a direct result of the approval and implementation of the proposed project.

**Mitigation and Residual Impact:** No mitigation is required.

17. **MANDATORY FINDINGS OF SIGNIFICANT ENVIRONMENTAL EFFECT**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Reference Source (Appendix A)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California's history or prehistory?	_____	_____	_____	✓	_____
b. Does the project have environmental effects, which are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of the project are considered when viewed in connection with the effects of past, current, and probable future projects.)	_____	_____	✓	_____	_____
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	✓	_____	_____
d. <u>Alternatives to the Proposed Action</u> : Does the project require the discussion and evaluation of a range of reasonable alternatives, which could feasibly attain the basic objectives of the project?	_____	_____	_____	✓	_____

**APPENDIX A**  
**REFERENCE SOURCES**

- A. Nevada City Municipal Code
- B. Nevada City Official Map, prepared by William J. Falconi, adopted 2008
- C. Nevada City General Plan
- D. City of Nevada City Planning Department.
- E. City of Nevada City Engineering Department
- F. City Department of Public Works
- G. Nevada City Fire Department.
- H. USGS Mapping
- I. FEMA Map, Panel 369, April 6, 2009
- J. Nevada City Resolution adopting Level of Service for Nevada City, RES \_\_\_\_\_
- 1. Nevada County GIS mapping for mines, minerals, agricultural lands, and soil classifications