

**Sierra Hot Springs Masterplan Project – General Plan Consistency Analysis**

The Sierra Hot Springs Masterplan Project appears to be inconsistent with the General Plan land use designations for the site and related General Plan policies.

General Plan land use designations.

According to the Draft Initial Study & Proposed Mitigated Negative Declaration (“MND”) prepared by the County, the entire project site is 682 acres. Page 8 of MND.<sup>1</sup> Different areas within the project site have different land use designations: the area of the proposed Masterplan is designated VC-MUR-PD-PS (Visitor Commercial-Multiple Unit Residential-Planned Development; and Public Services for a Park), and other areas are designated Agricultural (AG) and Open Space (OS). Pages 10, 85 of MND.

The MND claims that all of the proposed development for the Project will occur in the portion of the Project site designated VC-MUR-PD-PS (pages 10, 85 of MND), but fails to include a map showing where the proposed development is in relation to the various General Plan land use designations within the property.

Part of the proposed development is on land designated “Open Space.”

Comparing Figure 4a in the MND to the land use map for Sierraville contained in the County’s General Plan (Figure 1-16), however, it appears that **at least some of the proposed development is within areas of the Project site designated “Open Space,”** not VC-MUR-PD-PS. In particular, portions of the “Sacred Circle Campground,” Main Reception, Market/Deli, and Day Use Parking, and Co-Manager’s residence appear to be in areas of the Project site designated Open Space.

(See Figures on following page; see also Figures on page 4.)

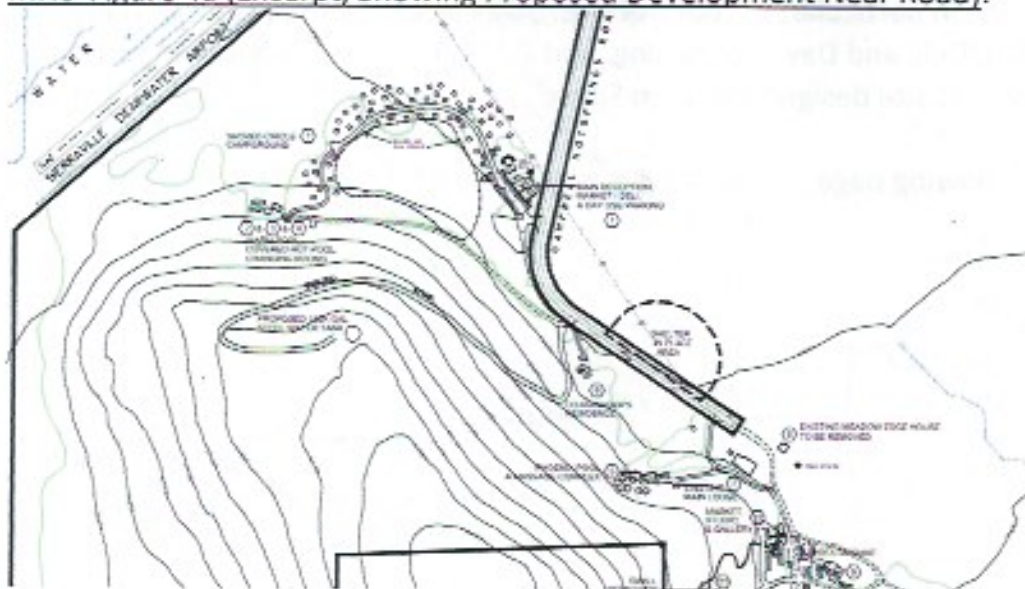
---

<sup>1</sup> The Project site is comprised of two parcels, APNs 018-030-026 and 018-030-027.

Land Use Map for Sierraville (Excerpt, Showing Designations in Relation to Road):



MND Figure 4a (Excerpt, Showing Proposed Development Near Road):



Allowed uses in areas zoned Open Space are “[e]ssentially unimproved land” devoted to preservation of resources and low-intensity outdoor recreation. Page 1-67 of GP. Residences, commercial, industrial uses, and signs are not allowed. Page 1-68 of GP at 1-68. All other structures are conditionally allowed. However, the maximum building intensity is 3,000 sf per 40 acres, with an estimated population density of 0 persons per gross acre. Page 1-68 of GP. The proposed Project development that appears to be within the OS designation includes commercial uses (market/deli) and residences (co-manager’s residence). Figures 4a and 4b of MND. In addition, the campground related facilities are described as 4,060 sf in the MND, well over the 3,000 sf maximum set forth in the General Plan. Page 18 of MND.

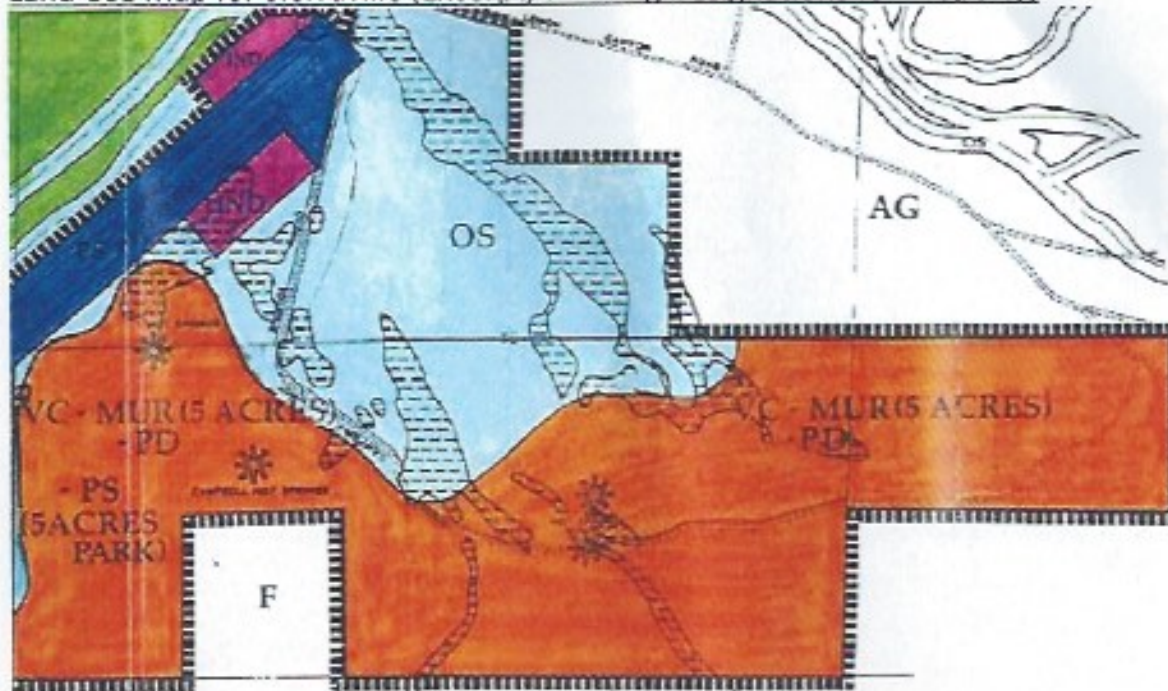
In addition, the General Plan land use map for Sierraville shows a number of areas of wetlands (dashed areas) in the general vicinity of the proposed development. The MND does not discuss these mapped areas, disclose whether they are different from the wetlands mapped by consultants for this project, or state whether the proposed development would impact them.

Project is inconsistent with requirements of “Visitor Commercial” designation.

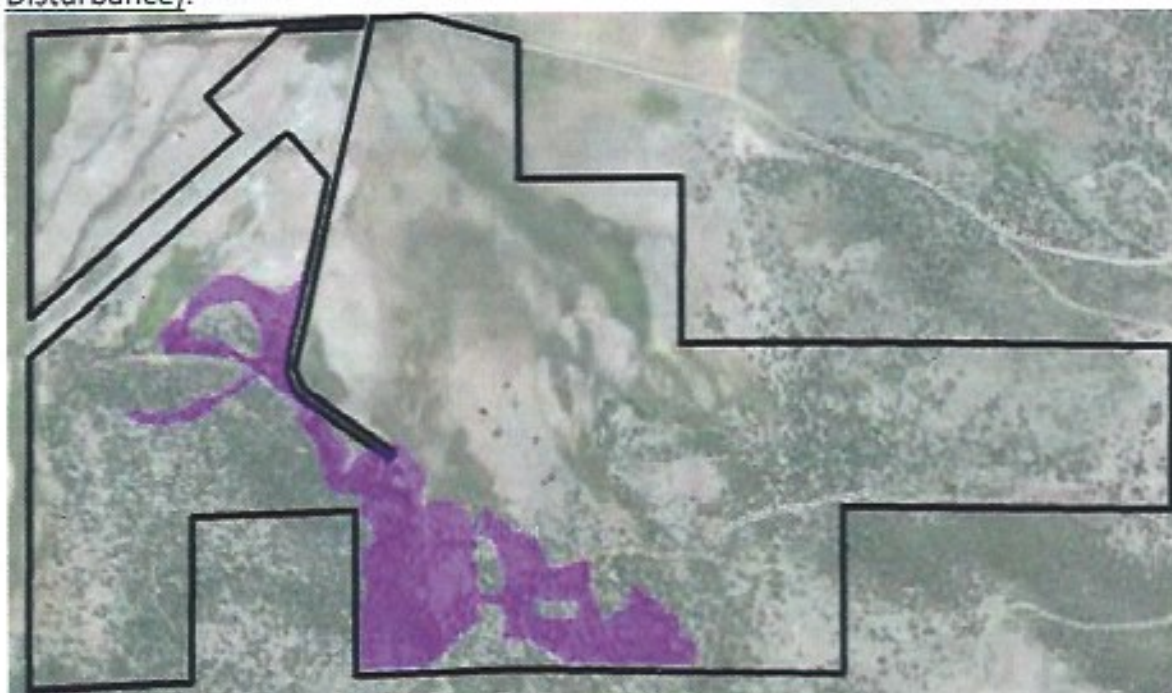
Moreover, even if all of the proposed development is within the area of the Project site designated “VC-MUR-PD-PS,” the Project would still likely be inconsistent with that designation. That is because the General Plan requires 90% of sites designated VC (“Visitor Commercial”) to be open space. Page 1-65 of GP.

Here, it appears that roughly half of the Project Site is designated “VC.” Again, the MND failed to disclose how many acres of the site are designated VC, as opposed to AG or OS, but a rough comparison of Figure 3 in the MND, which shows the entire property boundary, and Figure 1-16 in the General Plan, which shows land use designations, suggests approximately half of the site, or 341 acres, is VC.

Land Use Map for Sierraville (Excerpt, Showing Designations for Property):



MND Figure 3 (Excerpt, Showing Property Boundaries and Area of Potential Disturbance):



90% of the 341 acres would be approximately 307 acres that must be reserved for open space, leaving 34 acres that may be developed. According to the MND, however, up to 63.5 acres may be developed by the project (including septic leachfield installations and repair areas). See page 67 of MND.

In addition, the VC designation provides an "Estimated Population Density" of .03 persons/gross acre (assuming an average 30 acre site with a caretaker or resident owner). Here, the proposed "peak population" of the resort is 529. Page 32 of MND. Whether the County considers the "gross acreage" of the site to be 682 (total project site) or 341 (approximate size of area designated VC), the population density of the project would dramatically exceed this population density (.77 or 1.55 persons/gross acre).

#### Project Appears Inconsistent with Other Requirements of Site's Specific Land Use Designation.

Although the MND states that the Project site is designated VC-MUR-PD-PS, in fact it has a more specific designation: VC-MUR (5 Acres)-PD-PS (5 Acres Park). GP Figure 1-16. According to the General Plan, this specific means the site has a maximum 5 acres for multiple unit residential and must have a 5-acre public or quasi-public park. Page 1-82 of GP (explaining how refinements are described in PD overlay districts). The MND provides no information about whether the Project conforms with these limits. However, there is no mention of a public park in the Project description.

The MND fails to discuss any of the other general plan policies or requirements that apply to the project, including the criteria for approving Visitor Commercial developments, the findings required in a PD overlay district, or any of the other goals, policies and measures of the General Plan. Indeed, it appears the Project may be inconsistent with General Plan policies prohibiting land uses that require major new groundwater withdrawals that may impact meadows or other water influenced habitat (page 13-40 of GP) and requiring setbacks (500-1,000 feet) from mapped deer migration corridors, holding areas, and fawning areas (page 13-55 of GP), among other policies.

	<b>Potential GP Inconsistency</b>	<b>Source of Information</b>	<b>MND Consistency Analysis</b>
1	<p>Project proposes development on area designated "Open Space." The proposed development appears to be inconsistent with the following limitations in "Open Space" areas:</p> <ol style="list-style-type: none"> <li>1. Residences, commercial, industrial uses, and signs are not allowed. GP at 1-68.</li> <li>2. Maximum building intensity is 3,000 sf per 40 acres. GP at 1-68.</li> <li>3. Estimated population density of 0 persons per gross acre. GP at 1-68.</li> </ol>	<p>Compare Figure 4a in the MND with the land use map for Sierraville in the County's General Plan (Figure 1-16)</p>	<p>MND asserts that all proposed development is on land designated VC-MUR-PD-PS, but fails to provide any map overlaying Masterplan and Land Use Plan. MND does not discuss potential inconsistencies with Open Space designation.</p>
2	<p>Proposed development inconsistent with requirements of "Visitor Commercial" designation.</p> <ol style="list-style-type: none"> <li>1. 90% of sites designated VC must be open space.</li> <li>2. Estimated population density in VC areas is 0.03 persons/gross acre (assuming an average 30 acre site with a caretaker or resident owner).</li> </ol>	<p>General Plan at 1-65; compare Figure 3 in the MND with the land use map for Sierraville in the County's General Plan (Figure 1-16); MND at 32 (stating that project's peak population is 529).</p>	<p>MND does not disclose how many acres of the Project site are designated "Visitor Commercial." MND does not discuss potential inconsistencies with VC requirements.</p>

	<b>Potential GP Inconsistency</b>	<b>Source of Information</b>	<b>MND Consistency Analysis</b>
3	<p>Proposed development appears to be inconsistent with site-specific designation, which is VC-MUR (5 Acres)-PD-PS (5 Acres Park). According to GP, this specific designation limits the "Multiple Unit Residential" use to 5 acres and requires a 5-acre park. Neither the Masterplan nor the MND disclose how many acres will be developed with staff housing. The Masterplan does not include a park.</p>	<p>GP Figure 1-16 (showing land use designations for the property); GP at 1-82 (explaining how refinements are described in PD overlay districts)</p>	<p>MND fails to include accurate land use designation and fails to discuss potential inconsistency with 5-acre residential limit or 5-acre park requirement.</p>
4	<p>Project may be inconsistent with other GP policies related to groundwater use and natural resources, including:</p> <ol style="list-style-type: none"> <li>1. Policy prohibiting land uses that require major new groundwater withdrawals that may impact meadows or other water influenced habitat (GP at 13-40).</li> <li>2. Policies requiring setbacks (500-1,000 feet) from mapped deer migration corridors, holding areas, and fawning areas (GP at 13-55).</li> </ol>	<p>GP at 13-40; GP at 13-55.</p>	<p>MND fails to discuss these or any other specific general plan policies.</p>

# Sierra Hot Springs - Masterplan

Figure 2

Map Key	Structure Name	Existing Sq Ft	Proposed New Sq Ft	Total Sq Ft	Priorities
1	Camping 50 spaces - Shower complex, Restrooms, Picnic/cooking, Reception, Deli, Market	0	4,060	4,060	4,060
2	Warm Pool	1,600	0	1,600	0
3	Hot Pool (covered)	1,000	0	1,000	0
4	Changing Rooms	600	400	1,000	400
5	Phoenix Baths	1,400	1,600	3,000	1,600
6	Co-Manager's House - total with two separate homes	0	3,600	3,600	3,600
7	Existing Lodge	3,000	0	3,000	0
8	Meadow House - to be removed	1,000	-1,000	0	0
9	Restaurant	0	4,400	4,400	0
10 & 11	Maintenance Shop, Equipment Shed, Yard and Parking	0	4,000	4,000	0
12	Existing Studio & Gallery, New Market	1,250	2,150	3,470	1,250
13	Staff Cabins - size varies by type, 40 units total, includes laundry/storage facility	0	22,000	22,000	0
14	Rounds House	100	0	100	0
15	Guest Cabins 11 - sizes vary	0	4,740	4,740	4,740
16	Lodge - multi-story building, 60 rooms	0	35,600	35,600	26,500
17	Pools Complex	0	1,200	1,200	1,200
18	Multi-use Building	0	2,000	2,000	0
19	Medicine Bath - No building associated with this feature	0	0	0	0
20	Remoue Workshop	0	3,800	3,800	0
21	Small Workshop	0	1,000	1,000	1,000
<b>Totals:</b>		<b>9,990</b>	<b>89,580</b>	<b>99,570</b>	<b>44,390</b>

Sierra Hot Springs - Maximum Anticipated Population			
Guest/ Staff Type	Existing Population	New Population	Total Population
Campers	200	50	150
Lodging	10	132	142
Day Use Only	160	0	160
Staff	24	41	65
Staff Dependents	0	12	12
<b>Totals:</b>	<b>394</b>	<b>135</b>	<b>529</b>