

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

The proposed project has been reviewed for environmental impact by Sierra County and determined to have no significant effect on the environment that cannot be mitigated. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT TITLE: Sierra Hot Springs Masterplan  
LEAD AGENCY: Sierra County Department of Planning and Building Inspection  
P.O. Box 530  
Downieville, California 95936

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PROJECT LOCATION: The project site is within an approximately 682-acre property located at 521 Campbell Hot Springs Road (Assessor's Parcel Numbers 018-030-026 and 018-030-027) in Sierra County, California.

PROJECT DESCRIPTION: The Sierra Hot Springs Masterplan project defines the intended buildout of the existing Sierra Hot Springs resort. The proposed Masterplan consists of a master site plan, preliminary architectural design, and narrative development standards; a Planned Development-Site Specific rezoning consistent with the General Plan; and a development agreement that would incorporate the Masterplan and allow for buildout of the Masterplan over a 20-year period. Entitlements required from Sierra County include a Conditional Use Permit, Zone Amendment, and a Development Agreement. The proposed Masterplan includes 89,580 square feet of structures, including a 35,600 square-foot lodge with 60 guest rooms, a restaurant, a campground with 50 campsites and associated facilities, 2 homes for onsite managers, 11 guest cabins, 40 residential units to serve as staff housing, a multi-use building, pools complex and expanded changing rooms, two workshops, a market, a maintenance shop, and equipment shed. The proposed project would also develop infrastructure, parking, access roads, and trails throughout the site. It is estimated that a maximum population of 529 people would be onsite at any one time, including day-use, lodge guests, campers, staff and staff families.

HEARING: The Sierra County Planning Commission will hold a public hearing on or about January 17, 2019 at 10:00am at 100 Courthouse Square, Downieville, CA to receive comments and make recommendation to the Board of Supervisors. Final decision on the project will be made by the Sierra County Board of Supervisors following a public hearing on or about February 5, 2019 (time TBD) in the Board chambers located on the main level of the Sierra County Courthouse, at 100 Courthouse Square, Downieville, CA, following the Supervisors' consideration whether to adopt the Mitigated Negative Declaration.

PUBLIC COMMENT: Comments on this document will be received from **November 29, 2018 through December 28, 2018 (30 days)**. A copy of the proposed Mitigated Negative Declaration

and Initial Study are available for public review online at [www.sierracounty.ca.gov](http://www.sierracounty.ca.gov) [[Home](#) > [Your Government](#) > [Planning and Building](#) > [Planning](#) > [Projects](#)] and upon request from the Sierra County Department of Planning and Building (contact information above). All persons interested in the project should submit written comments to the contact above during the specified commenting period to allow time for response and incorporation into the final staff report and recommendation; or alternatively, interested persons may attend the public hearings at which oral comments will be accepted.



**Brandon Pangman**  
Assistant Planning Director  
Sierra County

**11/27/2018**

**Date**

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