



MARIPOSA COUNTY, CA

COUNTY OF MARIPOSA

INITIAL STUDY/NEGATIVE DECLARATION

SILVER TIP VILLAGE RESORT

OCTOBER 9, 2009



Prepared By:

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County of Mariposa

California Environmental Quality Act INITIAL STUDY

A. PROJECT INFORMATION:

- Project Title:* Silver Tip Resort Village Project
- Lead Agency:* County of Mariposa
- Comments Due By:* November 9, 2009
- Contact Person:* John B. Anderson, Consulting Planner
County of Mariposa Planning Department
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- Project Proponent:* Pacific US Real Estate Group
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Email: davidg@pacificusreg.com
- Project Location:* The project occupies approximately 47.3 acres and is located at the intersection of State Route 41 and Fish Camp Lane, in Fish Camp. Assessor's Parcel Numbers: 010-550-035, 010-550-054, 010-550-056 and 010-550-057.
- Site Characteristics:* The Original Silver Tip Resort Village included a number of applications including an amendment to the Fish Camp Town Planning Area Specific Plan, a Planned Unit Development, a Conditional Use Permit, and a Land Division. The Land Division application has been replaced with a Lot Line adjustment and the project proponent has subsequently abandoned the Land Division proposal. The approved project included the development and operation of a resort hotel and conference center which would consist of a four-story, 137-room hotel, conference center, 30 cabins, four small conference centers, a two-story commercial center, some or all of the housing for 20 employees, a tennis court, swimming pool, decorative ponds, an on-site wastewater treatment and disposal system, a water system and storage tank(s), and related facilities to serve the proposed development.

The project was processed with an Environmental Impact Report (EIR).

The Mariposa County Board of Supervisors approved the Silver

Tip Resort Village Project and certified its Environmental Impact Report (EIR) on December 2, 2003. The Board's action was subsequently upheld by the Appeals Court in February 2006.

Project Description:

The project proponent has spent two (2) years or so with their team of experts to advance the processing of a number of key permits to allow the project to be built. Agencies such as the California Regional Water Quality Control Board and State Department Fish and Game have issued permits to allow the construction infrastructure necessary to serve the project. Other site changes have been suggested to either minimize site disturbance and grading or maximize hotel operation efficiency. Thus, the intent of this Initial Study is to evaluate the proposed changes and clarifications to the approved Project, and determine if there are any additional environmental impacts or mitigation measures necessary to address the project modifications beyond what has been previously required by the Board of Supervisors.

Comparison of the approved project as compared with the proposed Amendments:

There are three major areas of Project changes or clarifications that need to be considered:

- 1) Clarification of conditions of both the CUP and PUD.
- 2) Update to the architecture approved by the Board of Supervisors in 2003.
- 3) Clarification of site plan and site plan characteristics presented in 2009 as compared with that approved by Mariposa County Board of Supervisors (BOS) on December 2, 2003.

The modified project involves a number of project modifications which have been discussed and contemplated with the representatives of PacificUS over the last 18-months. The site plan and architectural renderings shared with Planning Staff for our review, at this point are representative of the descriptions provided since June 29, 2009 and site plan dated June 18, 2009. This CEQA analysis also considers additional architectural color schemes as well as the latest proposed cabin detail transmitted by the applicant via electronic communication. There are a number of issues associated with the implementation of this project, which have caused one or more project changes or the need for clarifications of conditions. This project review and ultimate action is anticipated to represent a comprehensive list of all known

changes needed to be acted upon by Mariposa County to properly implement the BOS intent of 2003. Planning staff will continue to work with the Community of Fish Camp, Responsible Agencies and PacificUS to resolve key project issues and concerns. The submitted site plan is not the Final Site Plan for the project as more detail is necessary to represent limits of grading, identify mature tree locations, sensitive habitat areas outside of the wetland areas and the like. There continues to be discussion between Planning Staff and PacificUS concerning all aspects of the project implementation. The site plan presented for example suggests slope construction which exceeds the Mariposa County standard of 2:1. The applicant is still under obligation to present evidence to the Building officials to represent the need for the steeper slopes and probable slope stabilization techniques. PacificUS has a number of permits to secure from a number of responsible agencies such as the US Army Corp of Engineers and CALTRANS in order to move the project forward. This being said the applicant has secured a number of permits from other agencies like California Dept. of Fish and Game and the Regional Water Quality Control Board.

The Board of Supervisors certified the Silver Tip Resort Village EIR and approved the project by Resolution No. 03-444 (for the CUP), Resolution No. 03-445 (for the PD), Resolution No. 03-446 (for the LDA) and Ordinance No. 1000 for the (SP/ZA).

*Previous
Environmental
Determination:*

The Silver Tip resort project was subject to litigation at both Superior Court and Court of Appeals. The appeals court case concluded on February 22, 2006 and upheld the Board of Supervisors approvals.

*Fish Camp Specific
Plan EIR:*

The Environmental Impact Report for the Fish Camp Specific Plan was certified in June of 1983 contained mitigation measures for several environmental issues. Those issues are the following:

- Water facilities
- Traffic and circulation
- Topography and soil erosion
- Development and the effects on surface water resources
- Rare and endangered flora

*Additional
Documents:*

Where applicable, the certified EIR for the Silver Tip Resort Village Project refers to the Fish Camp Specific Plan EIR Mitigation Measures and consistency with the measures.

All of the documents cited and relied upon in the preparation of this CEQA analysis are available at the Mariposa County Planning Department and are hereby incorporated into the record. Documents reviewed and consulted in the preparation of this Initial Study were the Mariposa County General Plan, Fish Camp Specific Plan and the Fish Camp Specific Plan Environmental Impact Report, Title 17, Mariposa County Zoning Code, Planning Commission Resolution No. 86-20, the approval document for Conditional Use Permit (CUP) No. 267, and the Silver Tip Resort Village EIR.

Purpose of this Initial Study:

The purpose of this Initial Study is to analyze the environmental consequences of the incremental changes of the modified project, and all relevant changes proposed as compared with the previously approved project and certified EIR. This report does not intend to re-analyze the entire project upon which an EIR has been previously certified. Absent the modifications considered in this document the applicant has the legal right to construct the project as originally approved by the BOS in 2003.

The proposed project involves the development of a proposed Hotel/Commercial Complex on the same exact site in the Fish Camp community. The number of hotel rooms, square footage of commercial space, conference room space, infrastructure demands for water and sewer has remained unchanged. The proposed Site Plan changes, the addition of an elevated parking garage structure (1.5 stories tall) and certain changes to locations of reclaimed water storage tanks and the method of leach field disposal and associated disposal field areas have certainly warranted a more detailed CEQA review of a changed project. All responsible agencies have been asked to review the suggested changes and determine if additional conditions or mitigation measures would be appropriate based on the incremental changes in the project as proposed.

Executive Environmental Findings:

In summary the modified architectural and site plan changes in and of themselves do not appear to have any adverse impact on the environment. The architectural changes are much different in character than that which was approved by the BOS and as such deserve a formal review and consideration by the community of Fish Camp and Mariposa County. The Site Plan changes proposed, avoid the removal of a number of mature trees, avoid excessive earth excavation and employ current technologies of sewer treatment disposal. The proposed parking structure encourages the

location of parked cars in a centralized location rather than scattered out over the entire site in close proximity to the remote cabin areas. The modified sewerage storage reservoir site encourages the use of a common driveway access and eliminates the need to excavate and disturb an entire hillside close to neighboring residential homes.

B. MODIFIED PROJECT IMPACTS TO ENVIRONMENTAL FACTORS:

(blank): no impact

L: Less than Significant Impact

M: Less than Significant Impact with Mitigation

PS: Potentially Significant

<u> L </u> <i>Aesthetics</i>	<u> </u> <i>Agriculture Resources</i>	<u> L </u> <i>Air Quality</i>
<u> L </u> <i>Biological Resources</i>	<u> L </u> <i>Cultural Resources</i>	<u> L </u> <i>Geology/Soils</i>
<u> </u> <i>Hazards & Hazardous Mat.</i>	<u> L </u> <i>Hydrology/Water Quality</i>	<u> L </u> <i>Land Use/Planning</i>
<u> </u> <i>Mineral Resources</i>	<u> L </u> <i>Noise</i>	<u> </u> <i>Population/Housing</i>
<u> L </u> <i>Public Services</i>	<u> </u> <i>Recreation</i>	<u> L </u> <i>Transportation/Traffic</i>
<u> L </u> <i>Utilities/Service Systems</i>	<u> L </u> <i>Mandatory Findings of Significance</i>	

This study found that the modified project has the potential to significantly reduce the amount of site disturbance by nearly 5 acres and reduce the number of trees which would need to be removed. Based on the evidence presented in the administrative record the proposed modifications present less environmental impacts than the original project. All original Mitigation Measures and Conditions of approval shall apply to the modified project.

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Appendices

Resolution No. 03-442

Figure 1-A
Approved Site Plan

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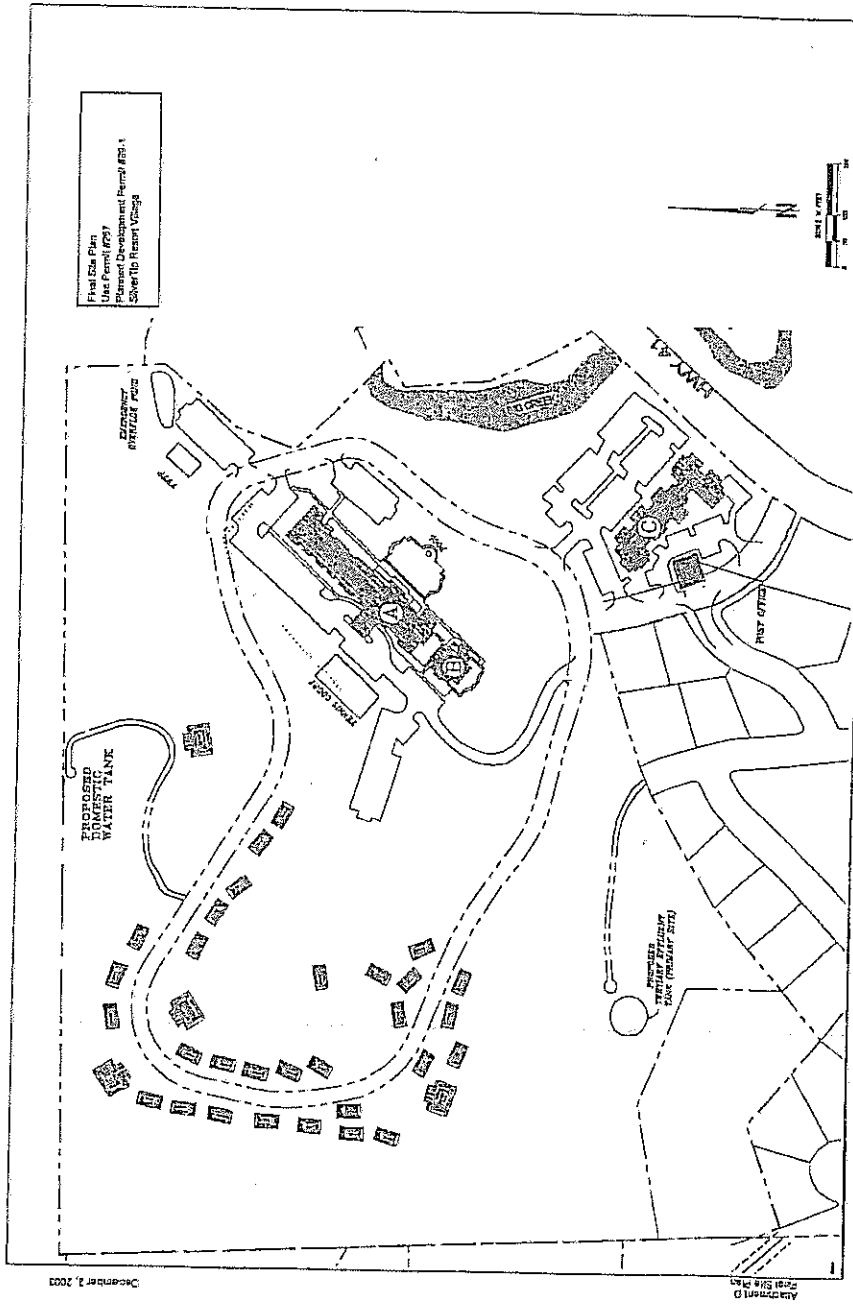


Figure 1-B
Site Plan Evaluated in the Silver Tip EIR

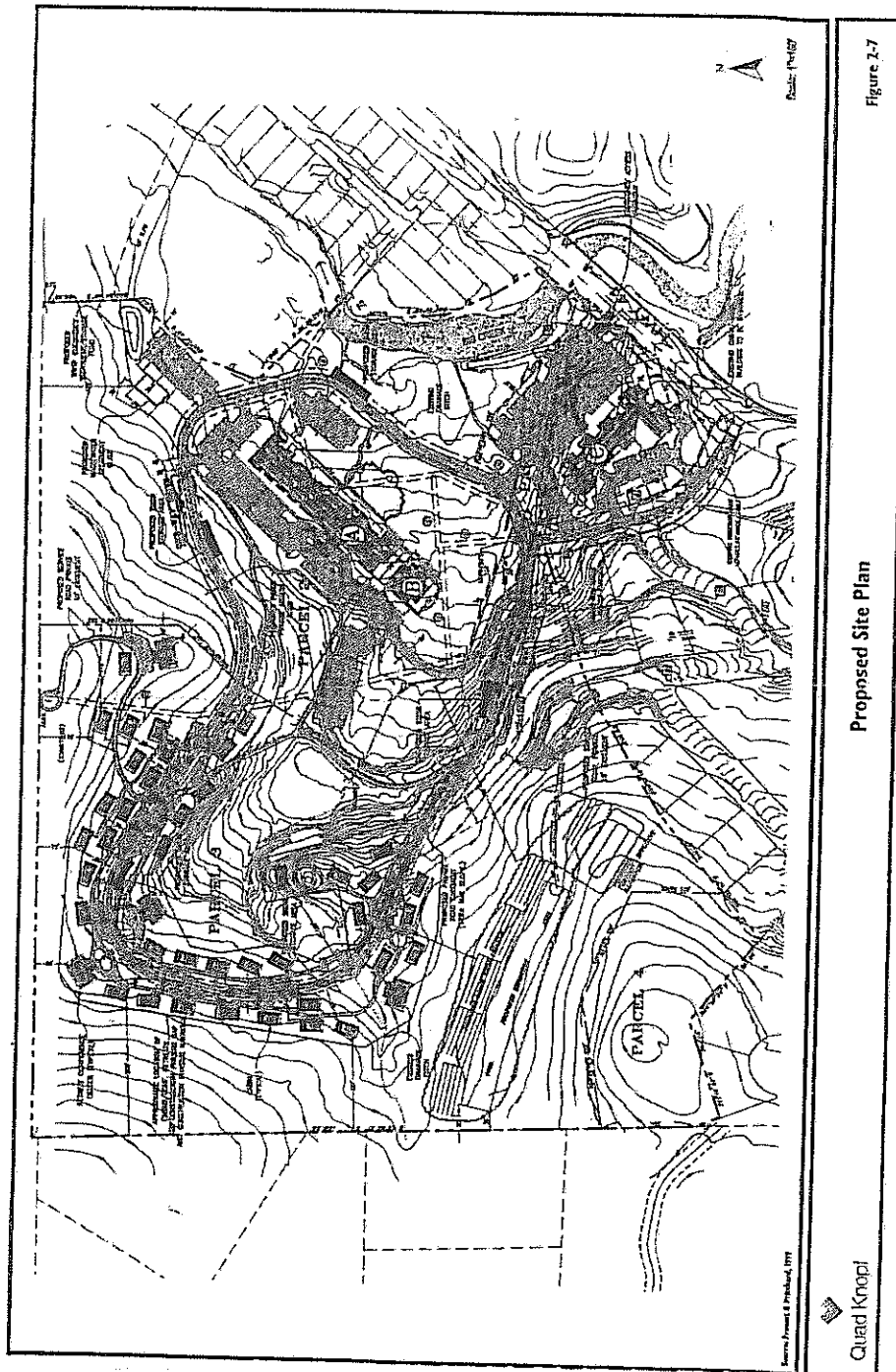
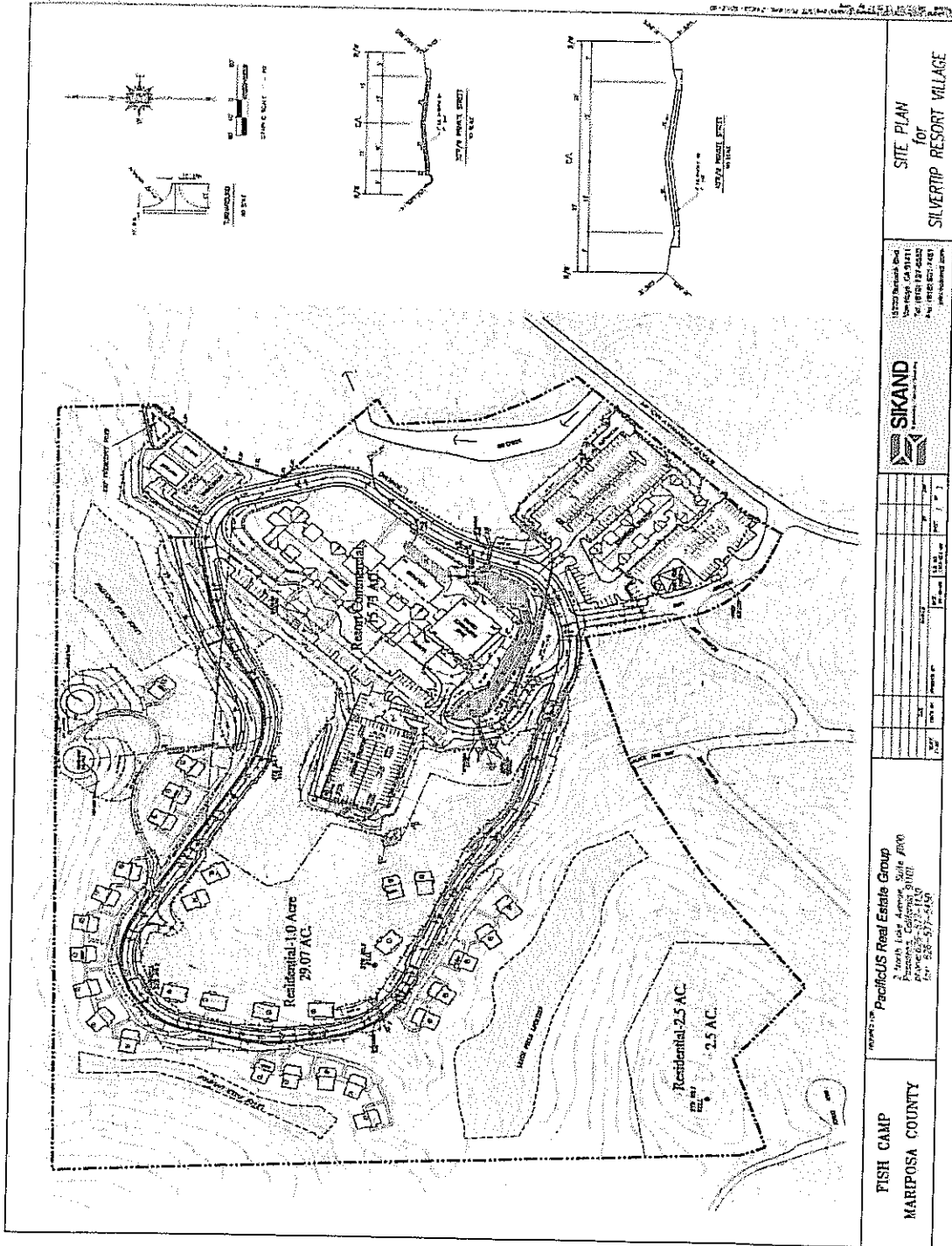


Figure 1-C
Partial Site Plan Evaluated in the Silver Tip EIR

Please click on the corresponding link below

Figure 2
Proposed Modified Site Plan

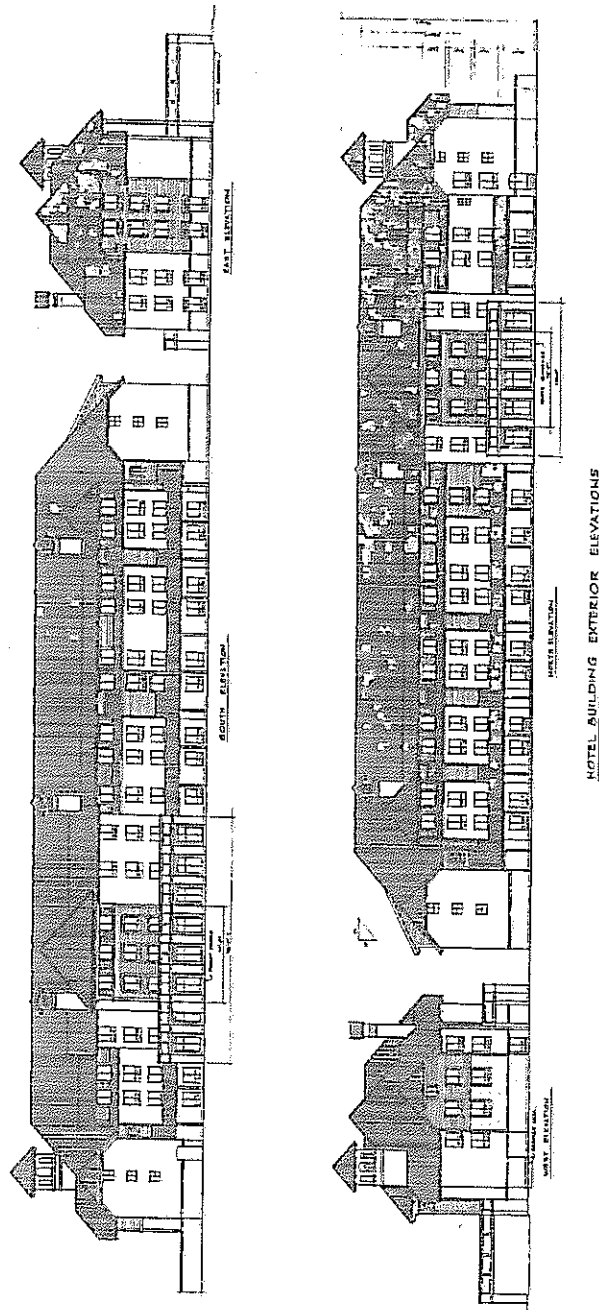


FISH CAMP			MARIPOSA COUNTY		
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SIKAND SIKAND ARCHITECTS 12320 National Blvd. San Diego, CA 92111 Tel: 619-591-6882 Fax: 619-592-7481			SITE PLAN for SILVERTIP RESORT VILLAGE		
DATE	SCALE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	DATE
08/22/2011	1/4" = 1'-0"	11-1159-01	1	1	08/22/2011

Figure 3-A
Approved Architecture

Please click on the corresponding link below

Figure 3-B
Approved Architecture



SilverTip Resort Village
Hotel and Conference Center
Fish Camp, California 95023

EIR 64417-78

PACIFIC US REAL ESTATE GROUP - ANAHEIM, CA, 92801
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PACIFICUS REAL ESTATE GROUP, L.L.C. - 14376 W. PLYMOUTH, ANAHEIM, CA, 92801

Figure 4-A
Proposed Modified Architecture

Please click on the corresponding link below

Figure 4-B
Proposed Modified Architecture

Please click on the corresponding link below

Figure 4-C
Proposed Modified Architecture

Please click on the corresponding link below

Figure 4-D
Proposed Modified Architecture

Please click on the corresponding link below

Figure 5-A
Proposed Parking Structure

Please click on the corresponding link below

Figure 5-B
Cross-Sections of the Proposed Parking Structure

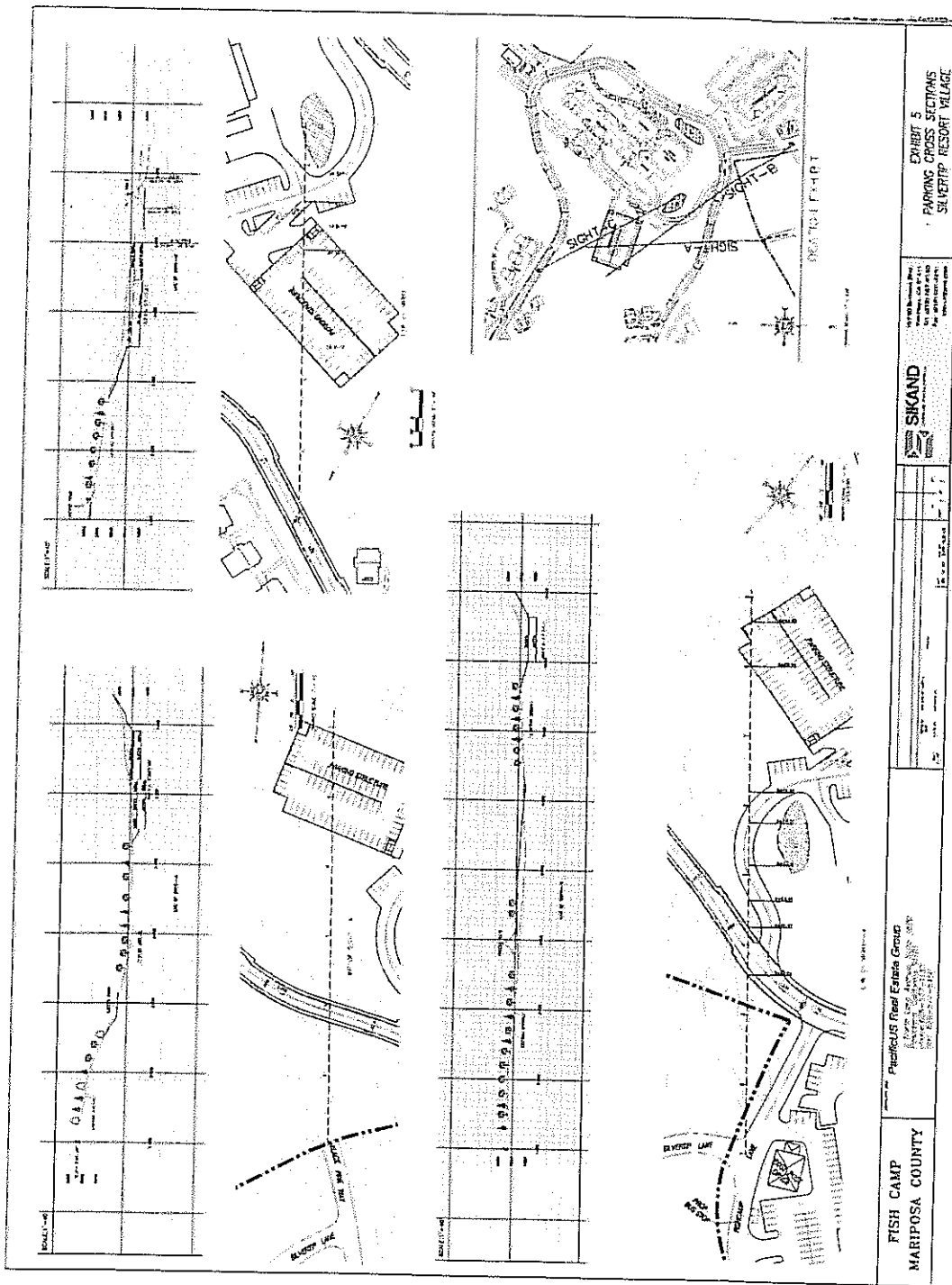


Figure 6-A
 Approved Cabins

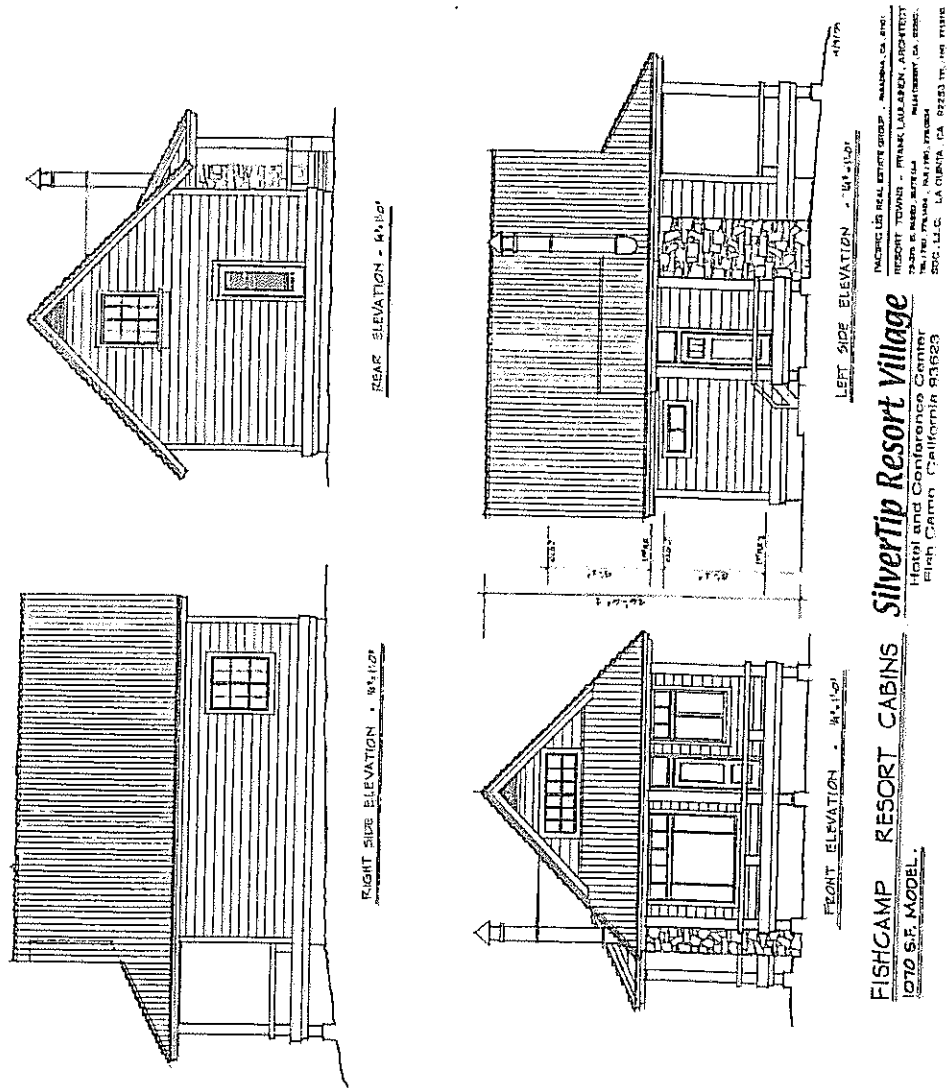
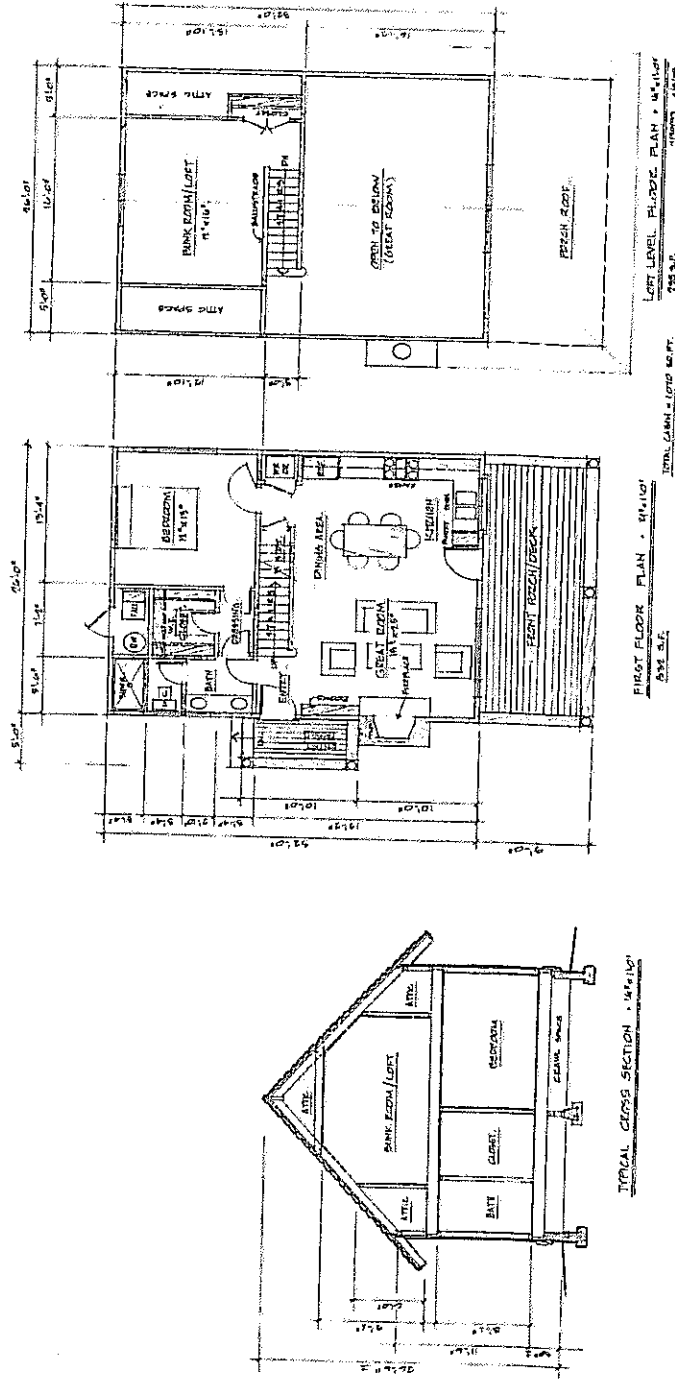


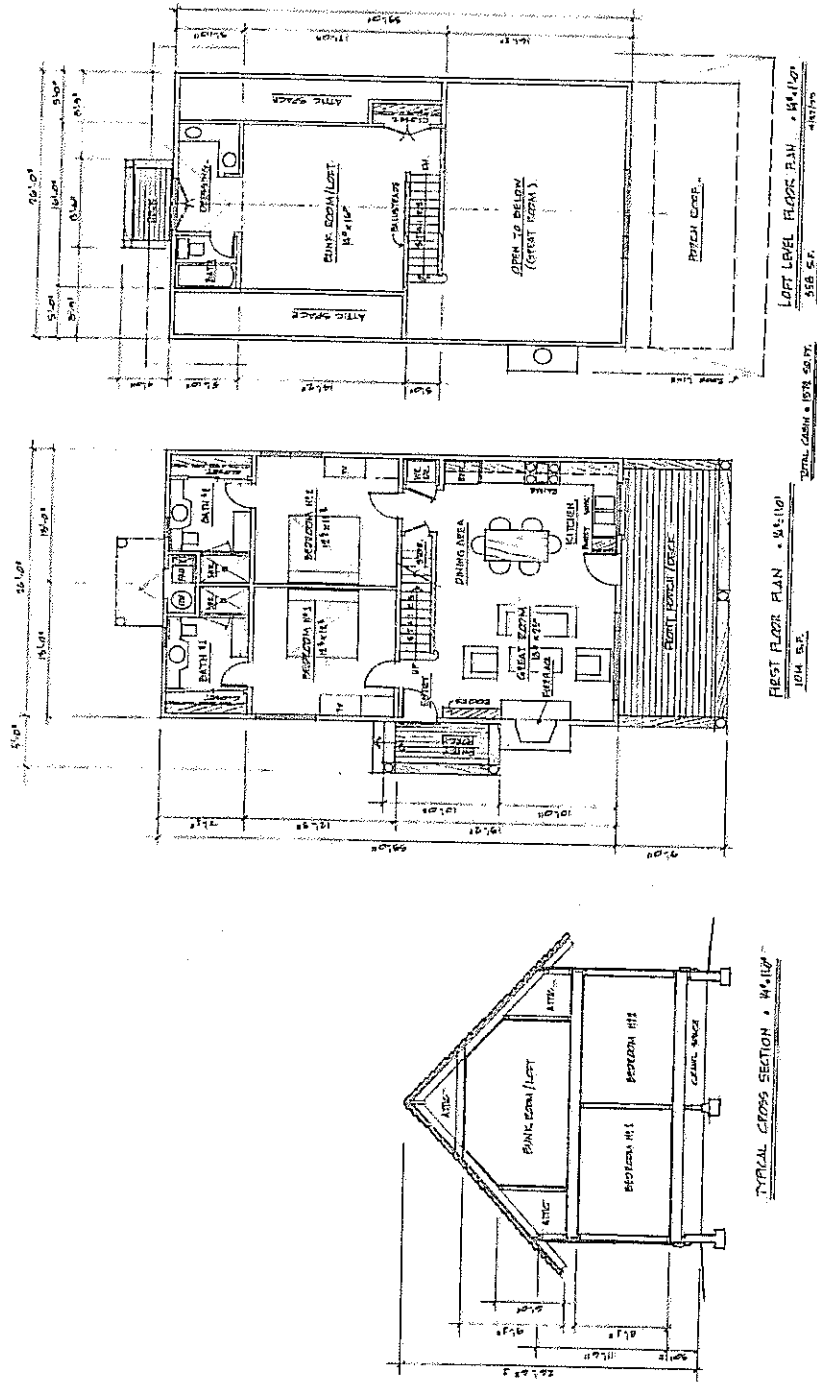
Figure 6-B
 Approved Cabins



PACIFIC US REAL ESTATE GROUP - MALDEN, CA 95031
 RESORT TOWN - TRINITY LAKESIDE, ARCHITECT
 1070 S.F. MODEL - 1070 S.F. MODEL
 1070 S.F. MODEL - 1070 S.F. MODEL
 1070 S.F. MODEL - 1070 S.F. MODEL

FISHCAMP RESORT CABINS **SilverTip Resort Village**
 Hotel and Conference Center
 1070 S.F. MODEL

Figure 6-C
 Approved Cabins

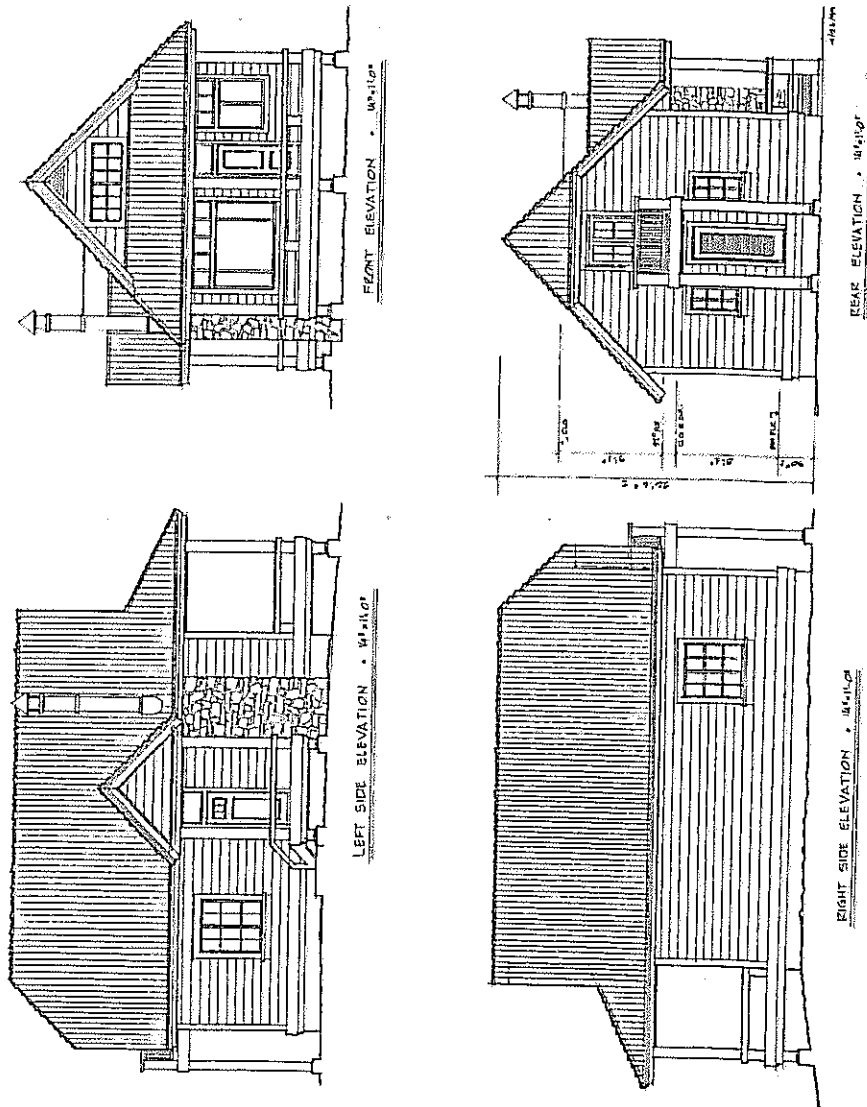


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FISHCAMP RESORT CABINS
 SilverTip Resort Village
 Hotel and Conference Center
 Fish Camp, California 93623

FISHCAMP RESORT CABINS
 1972 S.F. MODEL

Figure 6-D
 Approved Cabins

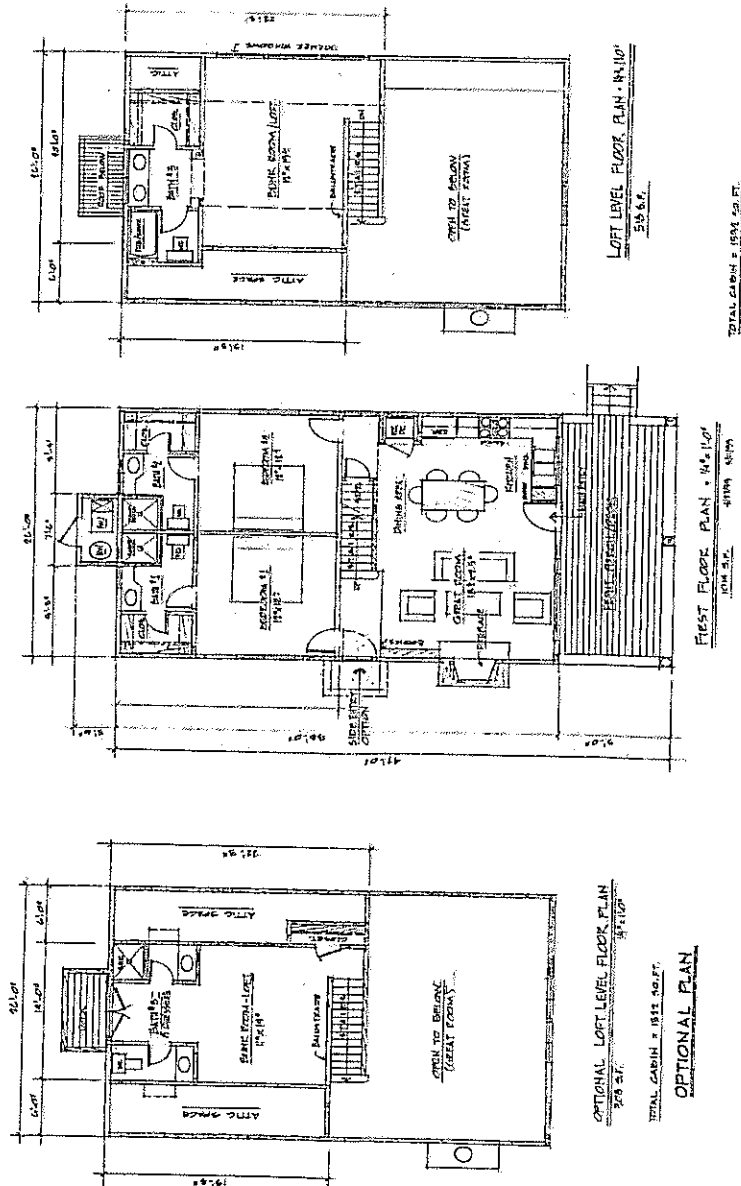


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SilverTip Resort Village
 Hotel and Conference Center
 Fish Camp, California 93023

FISHCAMP RESORT CABINS
 1972 SF. MODEL

Figure 6-E
Approved Cabins

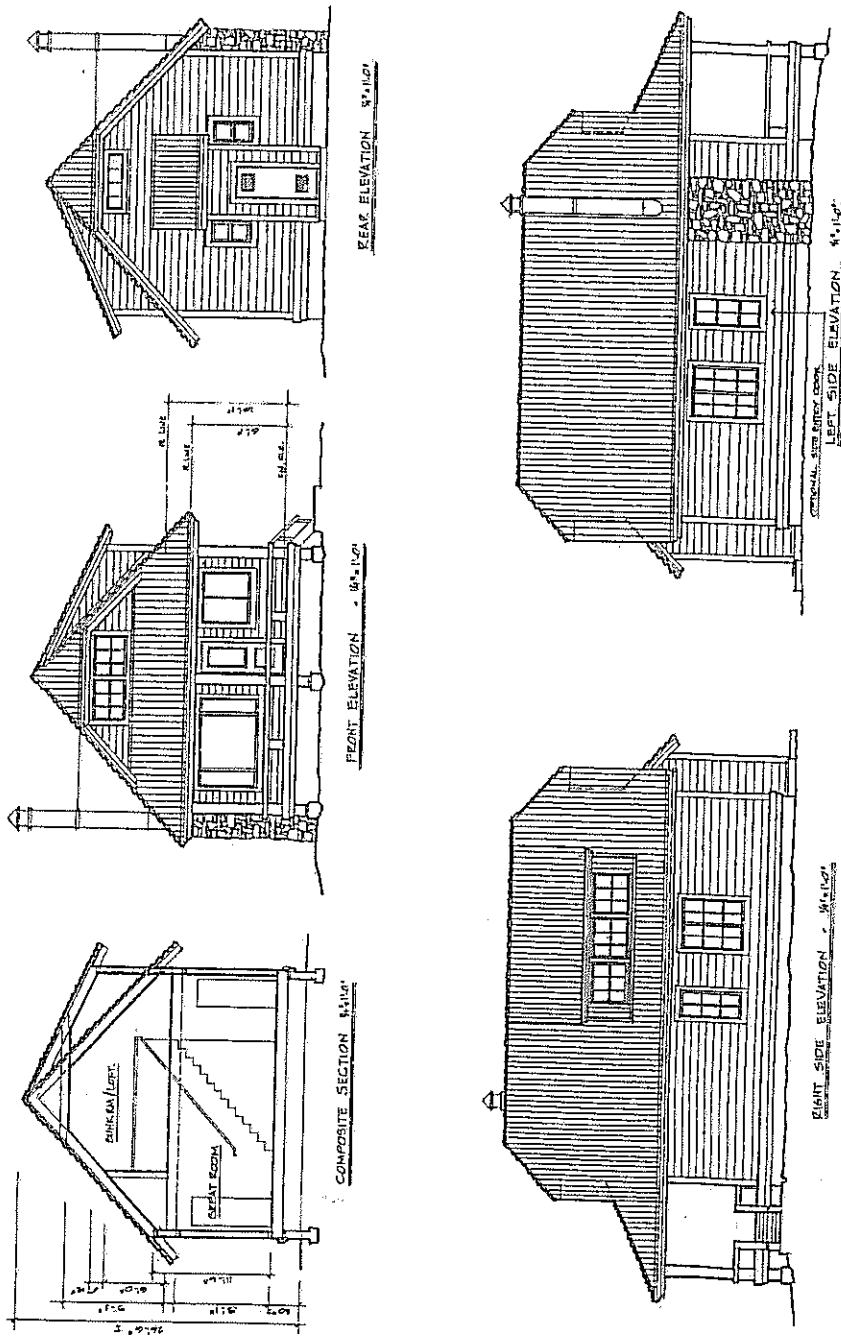


PACIFICUS REAL ESTATE GROUP - NATIONAL CO. #10
 PROJECT: TRAVIS - 1038 S.F. CABIN, 1038 S.F. CABIN
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FISHCAMP RESORT CABINS
SilverTip Resort Village
 Hotel and Conference Center
 Fish Camp, California 95623

OPTIONAL PLAN
 1932 S.F. MODEL

Figure 6-F
 Approved Cabins

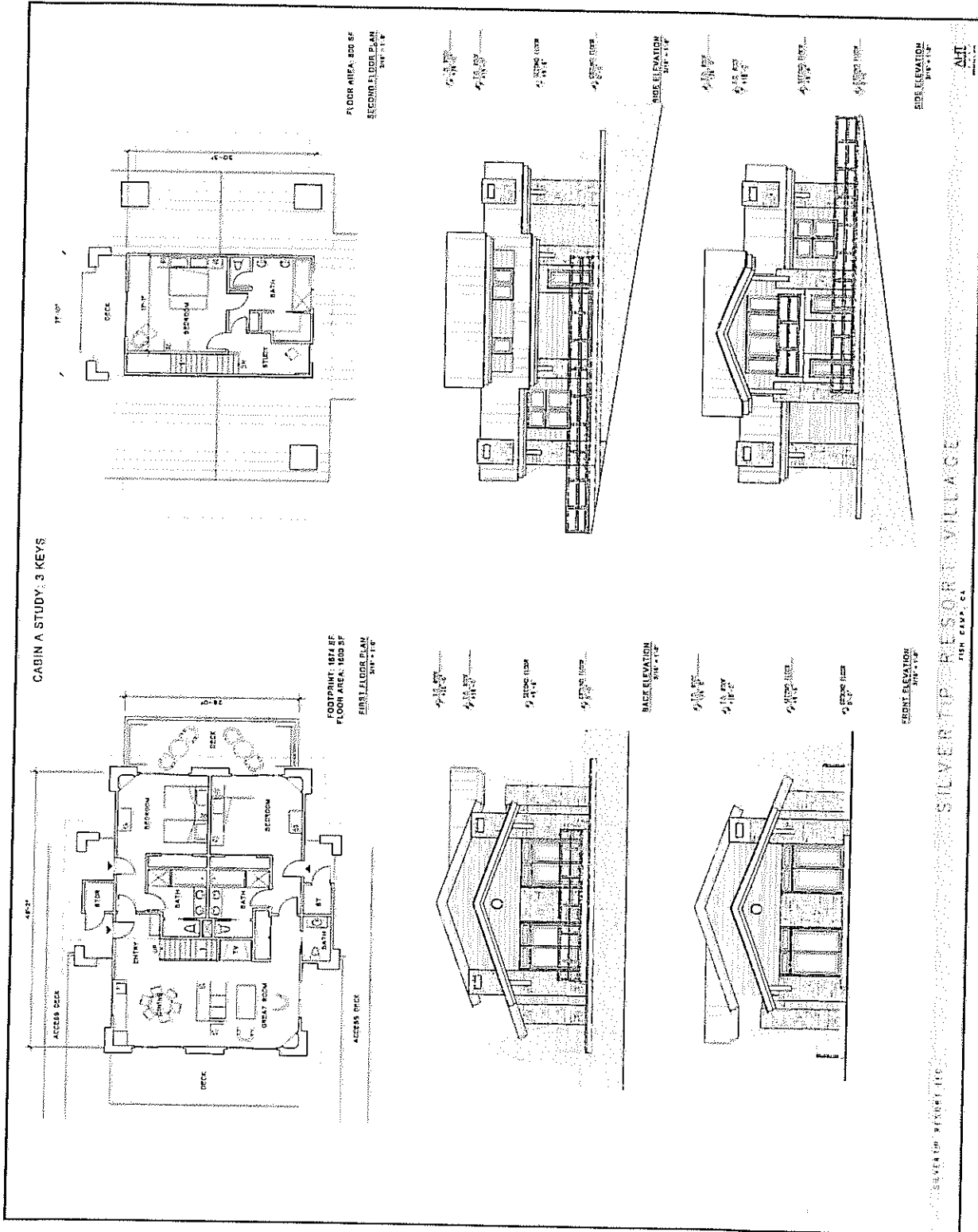


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Silvertip Resort Village
 Hotel and Conference Center
 Fish Camp, California 93625

FISHCAMP RESORT CABINS
 1532 S.F. MODEL

**Figure 7-A
 Proposed Cabins**



**Figure 7-B
 Proposed Cabins**

