

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2019029089

Project Title: Harbin Hot Springs Resort (Heart Consciousness Church)
Lead Agency: County of Lake - Community Development Department
Mailing Address: 255 N. Forbes Street
City: Lakeport, California

Contact Person: Mark Roberts
Phone: (707) 263-2221
County: Lake County

Project Location: County: Lake County City/Nearest Community: Middletown Zip Code: 95461
Cross Streets: Big Canyon Road, State Highway 29 & State Highway 175
Longitude/Latitude (degrees, minutes and seconds): 038 ° 47 ' 06.65" N / 122 ° 39 ' 09.52" W Total Acres: Approx. 2,269
Assessor's Parcel No.: 013-009-21; 24; 25, 013-11-46 Section: T11N Range: RW7 Base:
Within 2 Miles: State Hwy #: 29 & 175 Waterways: Harbin
Airports: N/A Railways: N/A Schools: Middletown

Document Type:
CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: STATE CLEARINGHOUSE

Local Action Type:
☐ General Plan Update ☒ Specific Plan ☐ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Design Review

Development Type:
☐ Residential: Units _____ Acres _____ Employees _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:
☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:
Zoning: Planned Developed Commercial - Design Review; General Plan: Commercial Resort & Resource Conservation
Project Description: (please use a separate page if necessary)

The Valley Fire of 2015 was devastating to Harbin Hot Springs Resort, approximately 95% of the resorts development was either destroyed and/or damaged. Prior to the Valley Fire of 2015, Harbin Hot Springs was a mixed-use commercial resort and teaching center with overnight accommodations. Since the Valley Fire of 2015, Heart Consciousness Church developed a plan to rebuild Harbin Hot Springs Resort. In September of 2016, Harbin Hot springs submitted a General Plan Amendment, Rezone with a General and Specific Plan of Development to the Community Development Department.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 2-15-2019
SCH COMPLIANCE 3-18-2019
Project Sent to the following State Agencies
Cal EPA: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments 2019029089
SCH#: _____
Please forward late comments directly to the Lead Agency
CalSTA
Aeronautics
CHP
Caltrans#
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
AQMD/APCD 13
(Resources: 2/16)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☒ Boating & Waterways, Department of	☐ Office of Public School Construction
☒ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 1	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☒ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☒ SWRCB: Water Rights
☐ Fish & Game Region # 2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☒ General Services, Department of	Other: _____
☒ Health Services, Department of	Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 15, 2019

Ending Date March 18, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
 Address: _____ Address: _____
 City/State/Zip: _____ City/State/Zip: _____
 Contact: _____ Phone: _____
 Phone: _____

Signature of Lead Agency Representative:



Date: 2/11/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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Document Type: Governor's Office of Planning & Research
CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA FEB 15 2019
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Development Type: ☐ Transportation: Type Mineral MW MGD
☐ Residential: Units Acres Employees ☐ Mining: Type MGD
☐ Office: Sq.ft. Acres Employees ☐ Power: Type MGD
☐ Commercial: Sq.ft. Acres Employees ☐ Waste Treatment: Type MGD
☐ Industrial: Sq.ft. Acres Employees ☐ Hazardous Waste: Type MGD
☐ Educational: MGD
☐ Recreational: MGD
☐ Water Facilities: Type MGD

Project Issues Discussed in Document: ☒ Vegetation ☒ Water Quality ☒ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☐ Cumulative Effects Other:
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AQMD/APCD 13
(Resources: 2/16)

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Attached Project Description

Description of Project:

Please Note, the following material is available upon request:

- General Plan of Development Site Plans, including Foot Bridge (Attachment A)
- Preliminary Drawing - Harbin Hot Springs Cerda Pipeline Phase 2 (Attachment B)

The Valley Fire of 2015 was devastating to Harbin Hot Springs Resort, approximately 95% of the resorts development was either destroyed and/or damaged. Prior to the Valley Fire of 2015, Harbin Hot Springs was a mixed-use commercial resort and teaching center with overnight accommodations. Since the Valley Fire of 2015, Heart Consciousness Church developed a plan to rebuild Harbin Hot Springs Resort. In September of 2016, Harbin Hot springs submitted a General Plan Amendment, Rezone with a General and Specific Plan of Development to the Community Development Department.

General Plan & Specific Plan of Development:

Harbin Hot Springs, would be operated a mixed-use commercial resort and teaching center with overnight accommodations. Heart Consciousness Church (Harbin Hot Springs) is a membership organization and anyone admitted to the premise must be either a member or a guest of the member. The resort would not be open to the general public. Harbin Hot Springs would offer a broad range of retreat facilities that include hot springs pools, cold swimming pool, cold plunges, day use, camping, hiking, educational seminars in a wide variety of subjects, massages, an organic food restaurant, a market that offers organic health food, a reading and lounge area, a video theater and a coffee shop. Additionally, Harbin Springs will offer overnight accommodation including guest rooms and cabins. Conference / Workshop facilities will offer teaching programs to its participants. Harbin Springs will continue its events program offering daily yoga classes and classes on a wide variety of subjects.

The supporting infrastructure would include the Maintenance, Warehouse and Administrative buildings that would support the mixed use commercial resort would be located on assessor parcel number 014-240-10. This is a separate parcel away from the main facilities. By relocating the supporting infrastructure to a separate parcel, it would reduce the congestion throughout the main resort.

Harbin Springs will provide some of the staff housing to its resident members at the project site. The housing would comprise of 1 bedroom cabins, 1 bedroom each duplexes, 2 bedroom cabins and 2 buildings with private rooms and common facilities. The housing to staff is also provided in various houses and ranches in the Middletown area.

The Operations and maintenance of the resort would be performed by employees, would be performed by 'resident' members and local lake county residents.

Water Supply & Waste Management Systems:

In 2000, Harbin Hot Springs Resort switched from an existing onsite waste disposal system (septic) to a public wastewater system which transports the wastewater to the Middletown Treatment Plant through a four (4) inch forced main.

Harbin has their own Public Water System (Permit # 170051) with the State Water Resource Control Board - Division of Drinking Water. Additionally, water from Boggs Spring is piped to a holding tank by the Surface Water Treatment Plant located in the North Star Area of the resort. The resort also has a supplemental wasters source referred to as Well Number One (1) and the West Ridge Spring. The water

from the above sources is piped through the surface water treatment plant and then chlorinated. The filtered and treated water is then piped to a 100,000 gallon water tank and is gravity fed to various service connects through the developed.

Harbin is proposing to connect to an existing well located at 20411 Big Canyon Road, known as the Cerdá Property. The property is approximately 4.5 miles away from their Harbin and would be connected to their facility by a minimum of a four (4) inch piping that would become a minimum of six (6) inch piping once it reaches Harbin Hot Springs property. Additional water sources during the summer and fall months is the Carbonate Spring, which is located in the hill above the Warm Pool on the main side of the proposed development. The water from this spring is chlorinated at the spring and gravity feed to a 23,000 gallon storage tank on the hill above the Main Side Facility Area. The water from spring is then gravity feed to the Main Side Facility Area.

All solid waste, including recyclable aluminum cans, glass, plastic, and cardboard would be collected daily by employees and brought to the salvage yard. All non – recyclable waste would be placed in large commercial containers and removed by an approved waste management company on a regular basis. All sorted recyclable materials (aluminum cans, glass, plastic bottles and cardboard would be hauled to recycle resort staff and all waste oil and other automotive fluids would be removed by commercial waste oil recyclers.

Walking Bridge:

The applicant is proposing a Walking Bridge that would replace the previous bridge destroyed in the Valley Fire of 2015. The bridge would cross Harbin Creek and allow resort members, guest(s) and employees access to the convention center and pools. According to the applicant the proposed bridge would be approximately 5 feet in width and 93 feet in length with a 42 inch high safety railing on both side. Additionally, the footing for the previous bridge (pre-valley Fire) were 40 inches from top of bank on the right hand side and greater than 40 inches from top of bank for the left side. According to the applicants Architect, the details of the footing type and footing depth is unknown as this time due to various variable, such as soil and subsurface conditions. The exact dimensions of the bridge and the footing are subject to change. Please refer to attached plans for details.

General Plan Amendment Request:

- The applicant is requesting approval of a General Plan Amendment of APN 014-240-10 Rural Lands – Resource Conservation to “Cr-RC” -Resort Commercial – Resource Conservation.
- The applicant is requesting approval of a General Plan Amendment 013-009-24 from “RC” Resource Conservation to “Cr-RC” Commercial Resort – Resource Conservation.

Rezone Request:

- The applicant is requesting approval of a rezone of APN: 014-240-10 from “RL-SC-WW” Rural Lands – Scenic Combining - Waterway to “PDC-WW-SC” Planned Development Commercial – Design Review - Waterway and Scenic Combining District.
- To remove “DR” design review from the following parcel numbers 013-009-21; 013-009-24; 013-009-25 and 013-011-46 as the parcels are located in a rural area of the County and not within the downtown corridor of Middletown or within a Scenic Corridor.

Development Schedule [Approximate Time-Frame (subject to change)]:

Harbin Hot Springs Resort Tentative Developmental Schedule would be to complete the entire rebuild/development in three (3) phases. According to the applicant, the expected completion time for

restoring Harbin Hot Springs is three (3) to five (5) years but some of the proposed structures may take up to ten (10) years to compete.

- **Phase One (In progress – Applicant is rebuilding, replacing and/or renovating existing approved facilities)** would consist of opening the historical pools for day use, which includes new decking, Accessibility requirements, an elevator and three (3) retaining walls, utilities in the pool area and drainage. The Community Development Department has approved the above items on October 25, 2016. This phase also includes the rebuilding of thirteen (13) Cottage Grove Cabins. There would be approximately 70-75 staff members with the completion of Phase 1. This phase is included in this documents but was considered exempt from CEQA, Class 1 [15301 Existing Facilities] as they were repairing and/or modifying existing facilities to meet today standards.
- **Phase Two** would consist of making the surviving structures [discussed in Phase One (1)] operational and to rebuild Domes One (1) and Two (2). This phase also includes the construction of a kitchen (outdoor kitchen, known as Meadow Kitchen), a Market and a pool complex located in the Meadow Area. There would be approximately 80-85 staff members with the completion of Phase 2.
- **Phase Three** would consist of rebuilding the remaining structures to make Harbin Hot Springs fully operational. This phase would consist of constructing the Main Facilities including a Dressing Room Structure with restroom facilities, including showers; a Welcome Center (Reception Office); Massage/Spa Services; Restaurant, Market; Guest Rooms, Cabins, Theater, Coffee Shop, Library; concierge/Administrative Offices, Decks, Events Center and a Temple. This phase also consist of rebuilding the Staffing/Resident Housing and Workshops Facilities. There would be approximately 225-250 staff members with the completion of Phase 3.

