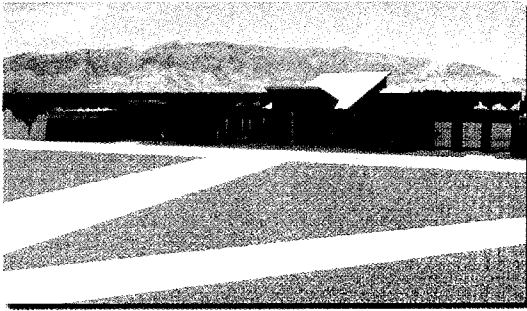


Project Description



The St. Therese Mission is projected to be a small religious development located in the Charleston View Area of Inyo County, California. The site provides a serene desert setting just 45 minutes from the south end of the Las Vegas resort corridor and less than 20 minutes from the town of Pahrump, Nevada. Pahrump is a rapidly developing community with a population in excess of 35,000 residents and possessing a full range of services and retail businesses that will be used in support of the proposed development.

The total area of the project consists of seven 2.5 acre parcels making a total project size of 17.5 acres. The project was designed to adhere to the current zoning of the property as outlined by the county and thus more than 95% of the property will be maintained as open space, reserved for garden areas, tree farm and parking, all of which will be accentuated with landscaping of natural desert flora or drought tolerant trees and plants.

The project was also designed to have as minimal an environmental impact to the current state of the property and surroundings. The project was designed around the consideration of Article 19 (Categorical Exemptions) Section 15300 to 15332 of the 2009 California Environmental Quality Act which outlines "a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA". As such, all buildings on site have been designed to be less than 2500 square feet in total square footage. It is the project teams hope that thru design and coordination with the county to be able to attain a categorical exemption for the project.

This project is seeking the highest attainable level of LEED Certification with a goal to approach 2030 standards for zero carbon output. It is also proposed to serve as a regional example of energy-efficient, environmentally conscious design. The walls and roof of the structures are designed to use a premanufactured metal and polystyrene modular panel system. Regionally manufactured materials, low VOC paints and adhesives, FSC-Certified Wood, and recycled materials are all "green" building techniques that are utilized in finishing the interior spaces.

To reduce electrical demands, cylindrical sky lighting, self-sufficient solar site lighting and roof mounted photovoltaic panels supply most, if not all, of the development's electricity, including an on-site well to provide enough water to meet the domestic needs and irrigation requirements for the tree farm, organic gardens and drought tolerant desert landscaping throughout the site. Water conservation is aided through implementing greywater recycling, low-flow water fixtures and rainfall harvesting. The site paving consists of both decomposed granite and permeable ground cover, which reduces the heat island effect and allows storm water to be naturally absorbed into the soil.

The project is composed of the following primary components/buildings:

1. A small chapel, 2500 square feet in area, where religious events may be celebrated as officially part of the diocese of Fresno.
2. Enclosed columbarium buildings flanking the chapel, each consisting of 1250 square feet in area, built to store cinerary vaults (all vaults to be placed above ground);
3. An outdoor garden featuring 208 columbaria, each within a 10' x 10' area defined by low fencing (all vaults to be placed above ground);
4. A 2500 square foot restaurant with indoor and outdoor seating space and banquet area; will serve the complex's visitors and guests as well as serve as a venue for events, gatherings and seminars.

5. A 2500 square foot visitors center with room for administrative offices and display space for both Inyo County tourist information and sustainable design applications employed on site, along with a children's playground and a small dog park.
6. A residential unit developed for housing two full-time staff members and their families.
7. Meditation Garden - will feature 14 Stations Of The Cross. These Stations will promote meditation using the natural desert as a background and will relate certain aspects of the Catholic faith with our role and responsibilities to the preservation and improvement of the environment.
8. Public restroom and storage facilities

Project Goals

We envision the St. Therese Mission to be a green destination for Catholics and non-Catholics alike with the ultimate goal being to educate and raise awareness of the concepts of sustainability and our roles as stewards of the environment, we hope for it to be a beacon for the green movement inspiring all visitors to the project. We would also like to promote the complex as a gateway to Inyo County from Las Vegas, serving as an information center for Inyo County tourist destinations and sites.

Located adjacent to the historic Old Spanish Trail, the region provides ample opportunities to explore America's history; to learn about the rich and diverse environment of the Mojave Desert; to engage in a range of religious events and celebrations; to better understand our role in recreating sustainable life across the planet, and to observe a sustainable desert development designed to coexist in harmony with its natural surroundings.

The project will spearhead special pilgrimages, celebrations, religious, cultural and environmental events that will attract both Catholics and non-Catholics and their families to the complex. Other visitors and guests to the property are those wishing to get together for wedding celebrations, family reunions, organizational meetings, and those who come to pay their respects to their departed love ones whose cremated remains are located in one of the facility's columbarium vaults. These vaults will form the majority of the project's revenue stream.

The project will employ about 3-5 permanent staff members, most of which we hope will be acquired from the surrounding area. More importantly, we would like the Mission to be a center for the local residents where they may market and sell their own produce and products to our visitors. We will also be accrediting sales agents for our vaults, which will be a source of livelihood for them as well. All of these we hope would bring significant revenue generation to both the residents of the area as well as to the county.