



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION**

Date: February 10, 2014
To: Board of Supervisors
From: Roger Trout, Development Services Division Director
Subject: Conceptual Review of Pre-Application PA13-0015/Sopiago Springs Resort

This is a request for a conceptual review of the proposed Sopiago Springs Resort. The purpose of this review is to assist the applicant in identifying potential project issues and solutions, consider alternative designs, and receive early feedback from the Board of Supervisors in an informal workshop without formal action, thereby improving the quality of the formal development application.

The following details the project information and the related analyses.

Pre-Application Information

File Number: PA13-0015/Sopiago Springs Resort
Applicant: Tim Regehr
Request: Conceptual Review of a public campground/multi-use resort including motorcycle tracks and trails, amplified music concerts, a lodge, general store, and off-site signs.
Location: The subject properties are located on the east side of the North-South Road approximately 1.8 miles north of the intersection with Omo Ranch Road in the South County area (Exhibit A)
APNs: 040-090-59 and 040-090-60 (Exhibit B)
Acreage: 150 combined acres
General Plan: Natural Resources (NR) (Exhibit C)
Zoning: Residential Agricultural Eighty Acres (RA-80) (Exhibit D)

PRE-APPLICATION-CONCEPTUAL REVIEW PROCESS: The Pre-Application-Conceptual Review process was established by the Board of Supervisors on with the adoption of Resolution 043-2009 on February 24, 2009 to allow an applicant to propose conceptual plans and receive feedback from staff, the Board of Supervisors, and the public.

This process allows the applicant an intermediate step in the long and expensive entitlement process. Prior to investing in engineering, architectural, and other technical reports and products for a formal application, the applicant hopes to receive information in order to modify the proposal to address issues and concerns.

The Pre-Application is not a formal application to develop and does not provide any entitlements, commitments, or approvals; only information. The subject Pre-Application is not required because of Board Policy J-6, General Plan Amendment Initiation, adopted December 10, 2013, as it would not increase residential density. This Pre-Application is voluntary.

PROJECT INFORMATION

Conceptual Review of Project

The requested Conceptual Review is for the following:

1. General Plan Amendment from Natural Resource (NR) to Tourist Residential (TR);
2. Rezone from Residential Agricultural-80 (RA-80) to Recreational Facilities (RF); and
3. Pre Application to consider a plan for a campground/multi-use, motocross-themed resort where the applicant proposes the following uses and structures on the site:
 - a. 99 campsites;
 - b. Repair, remodel, rebuild up to 12 cabins ranging in size from 600 to 1,400 square feet;
 - c. Construction of a guard shack/toll booth at entrance;
 - d. Up to ten sea-land containers for storage;
 - e. Use of the existing in-ground swimming pool and add a kiddie/wading pool;
 - f. Either retrofit existing restroom or construct a new one. Use of extra portable toilets for special events. Use of the two existing 6,000 gallon septic tank and leach field systems for on-site septic disposal;
 - g. Use of an existing Sopiago Spring-fed water system for the water source which includes water tanks of 10,000, 20,000, and 120,000 gallons;

- h. Construction of a new volleyball court;
- i. Rebuilding of an old dam for a pond supplied by Sopiago Creek;
- j. Use of two existing closed loop motocross tracks on site (1.5 mile advanced closed loop track and a 0.5 mile closed loop beginners track and the use of 12 miles of open motocross trails on site).
- k. Construction of a multi-level, 20,000 square foot, resort or lodge building for restaurant, lodging, retail store, and equipment rental;
- l. Use of a three-acre irrigated lawn and stage area for special events such as, but not limited to, amplified music festivals/concerts, car shows, motocross races, wine tasting events, etc.;
- m. Five large special events per year with up to 2,000 people per event such as kid's camps, group retreats, reunions, weddings, continuing education classes;
- n. 400 additional graveled parking spaces;
- o. Paving or chip sealing of primary interior road, minor interior roads to be graveled or dirt;
- p. Four foot by eight foot off-site signs for State Route 88 and North-South Road and miscellaneous on-site signs;
- q. Construction of a new multipurpose recreational field for soccer and baseball kid's camps and for overflow parking;
- r. A paintball area along Sopiago Creek; and
- s. Numerous propane tanks for stoves, furnaces, and hot water heaters;

Background

The subject parcels and area surrounding were subject to heavy logging activity starting in the late 1850's up into the 1930's. The site was developed with a lumber mill and sawmill in 1929 which was owned by Clarence Berry and his sons until 1960. Many of the existing cabins and remnant buildings on the subject parcels are part of the original lumber mill complex operated by the Berry family. Most of the current interior roads, sediment collecting basins, and terraced areas were developed at that time. Later the parcels were the subject of Special Use Permit S71-132 for a campground and resort known as "Berry's Ghost Town," approved by the Planning Commission on November 23, 1971. The approved site plan allowed for a campground with 210 campsites and use of the existing buildings associated with the previous Berry sawmill and logging operation. The property owners for Berry's Ghost Town partially implemented the

approved plan by developing approximately 100 campsites and improvements including the restroom/shower building, and the dump station. Permits were issued and reviewed by the California State Department of Housing and Community Development in 1970s. Those annual permits were not issued/updated after that time period so there currently are no valid permits for the campground. The property changed ownership, but was never operated as a legal campground resort on a continuous basis and therefore Planning determined the S71-0132 entitlements had expired because the use had ceased for over one year. The two motorcycle tracks and 12 miles of motorcycle riding trails were not part of the original project approval, and no public special events, motorcycle events, camping uses, grading, or other development for public uses are currently permitted because all previously approved uses ceased with the expiration of the S71-0132 permit approvals.

The 6.49-acre parcel identified by APN 040-090-61 that is surrounded by the southernmost subject parcel on three sides, has a special use permit S90-0033 which was originally approved in 1993 to allow spring water collection and bulk distribution for the Sopiago/Black Mountain Spring Water. A revision was approved by the Zoning Administrator in 2002 for Nestle Waters of North America which updated the distribution pipes and installed an 80,000 gallon stainless steel water storage tank and allowed water hauling five days a week. This is notable due to the proposed utilization of spring water as the sole source of water supply.

Special Use Permit S01-0013 was submitted on March 23, 2001 for similar uses as the current proposal. The application was deemed to be incomplete. In May of 2004 the application was updated with Rezone Z04-0011, and then again in September of 2006; but was still deemed incomplete. Technical Advisory (TAC) Meetings were held July 6, 2004, and November 27, 2006. The proposal was reviewed by the Agricultural Commission in December of 2006 and the Commission had concerns with potential significant impacts to soils, streams, wildlife, trespass into Forest Service lands, fire safety, impacts to logging, and inadequate road circulation. The Commission voted to continue the item off-calendar until an Environmental Impact Report was prepared for them to review. After receiving comments during distribution to local (including those in Amador County), State, and Federal agencies, and subsequent analysis, it was determined additional information, and updated studies, were needed so the agencies and Planning could complete their reviews. On December 7, 2007 the applications were abandoned because the missing items were not submitted for over one year.

STAFF ANALYSIS

The following discusses the potential issues and solutions to the challenges that the project may encounter.

Land Use Issue

The proposed project would result in the conversion of a land use intended to protect economically viable natural resources including forested areas, mineral resources, important watersheds, lakes and ponds, river corridors, grazing lands to a land use intended for tourist and resident-serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities.

General Plan Policy 10.1.5.6 requires that prior to approval of a General Plan amendment to Tourist Recreational or a zone change to implement this land use designation, when a site is adjacent to a residential, agricultural, or Natural Resource designation, a finding shall be made which concludes that the development project will have no significant growth inducement effect on adjacent lands.

Objective 10.1.6 seeks to capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations. The project proposal has the potential to capture retail and tourist dollars.

Policy 10.1.6.1 states the County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities. The project proposes to provide motorized and non-motorized recreational activities as well as public entertainment.

Policy 10.1.6.5 states the County shall designate areas Tourist Recreation to promote the development of tourist-related business. Such areas may be located along the U.S. Highway 50 corridor, other State highways, the American River Canyons, and other appropriate areas suitable for such uses. State Route 88 is anticipated to be the primary access road feeding the local roads.

While the General Plan promotes the concept of tourist recreational uses, Policy 10.2.1.8 directs that new development be directed to areas where infrastructure and service levels are adequate. The project would be required to demonstrate that all local services, utilities, roads could support all the proposed uses.

Policy 2.2.5.21 directs that development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses are required to be designed in a manner that avoids any incompatibility or they are required to be located on a different site. This policy summarizes the primary concern that the project must adequately demonstrate it will have less than significant effects on the surrounding properties, natural resources/wildlife, public services and facilities.

Permit Processing Issue

The project would require several layers of entitlement application. The anticipated entitlements would include an amendment to the General Plan, a rezone of the property, and a special use permit. A General Plan Amendment would need to evaluate the proposed change from utilization and protection of natural resources to that of promoting tourist recreational uses. The rezone is required by Policy 2.2.5.3 to be evaluated with respect to response times from nearest fire station handling structure fires, distance to nearest Community Region or Rural Center, erosion hazards, septic and leach field capability, groundwater capability to support wells,

critical flora and fauna habitat areas, important timber production and agricultural areas, existing land use pattern, proximity to perennial water courses, and important historical/archeological sites, among other issues.

The Recreational Facilities Zone District requires a special use permit for campgrounds, eating and drinking establishments, recreational uses for motorized vehicles, and uses operating after daylight and overnight, for more than 50 people at a time, and that will create or produce visual or other modifications inconsistent with the surrounding environment. The off-site signs each would require a separate special use permit

Environmental Review

Processing of a formal development application would require an analysis of potential environmental impacts by the project. In accordance with the California Environmental Quality Act, an Initial Study of the project would be performed determining the extent of the impacts such as Aesthetic, Agriculture and Forest Resources, Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Traffic. Technical studies analyzing these environmental impacts would be required as part of the environmental review. It is likely that an Environmental Impact Report (EIR) may need to be prepared.

Conclusion

The Sopiago Springs Resort presents an opportunity to promote tourism in the County. Its development could foster many goals and policies of the General Plan in the creation of alternatives for recreation opportunities. However, the primary issues learned from the previous application submittals had identified the following areas of potentially significant impacts which are still applicable today:

1. Added traffic to substandard roads;
2. Inadequate/unsafe encroachments onto North South Road;
3. Noise and waste from the outdoor concerts, special events, and motocross bikes usage;
4. Introduction of motocross bikes into the surrounding forest;
5. Impacts on air quality;
6. Loss of soil/soil compaction/loss of natural vegetation;
7. Stream alteration/damming a natural stream/erosion/introduction of human made and topsoil wastes into the watershed;
8. Impacts on groundwater;
9. Impacts on wildlife, plant life, timber resources, logging, and agricultural pursuits;
10. Impacts on emergency medical and fire suppression services, sheriff protection, and potential wildfires; and
11. Adequate water supply and fire flow pressures.

The analysis of the previous studies, the fact that the site has been developed and utilized by the public without permits for many years, along with information gathered during site visits and consultations with other agencies, led to a conclusion that the most appropriate environmental

document for the project would be an Environmental Impact Report. That would still be the recommendation from Planning Services for the current proposal.

This conceptual review process is intended to open the discussion of the future vision of the parcels and allow the property owner, developer, and neighbors to discuss these visions with the Board of Supervisors.

DISCLAIMER

The preliminary analysis by Planning Services is based upon the documentation provided for the Conceptual review. While Planning Services makes every attempt to provide a comprehensive review for future formal applications, often the information submitted by the applicant changes over time. Additional information and studies may be required by the application at the time of submittal. Any re-design of the project or potential impacts not known at the time of Conceptual Review may require additional information in order to process formal applications. A full review of a formal application may present issues and impacts not addressed in the Conceptual Review.

Attachments:

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Surrounding Parcel Ownership Map
- Exhibit D.....General Plan Land Use Designations Map
- Exhibit EZoning Designations Map
- Exhibits F-1, F-2.....U.S.G.S Quadrangle Maps
- Exhibit G.....Applicant-submitted Project Description;
September 2013
- Exhibit H.....Conceptual Lodge Design; September 2013
- Exhibit IConceptual Cabin Design; September 2013
- Exhibit JConceptual Site Plan
- Exhibits K-1 to K-6.....Site Photos; November 2006

Location Map

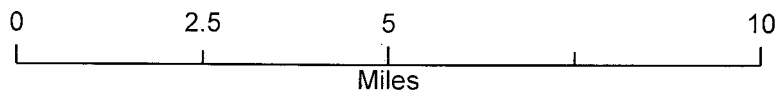
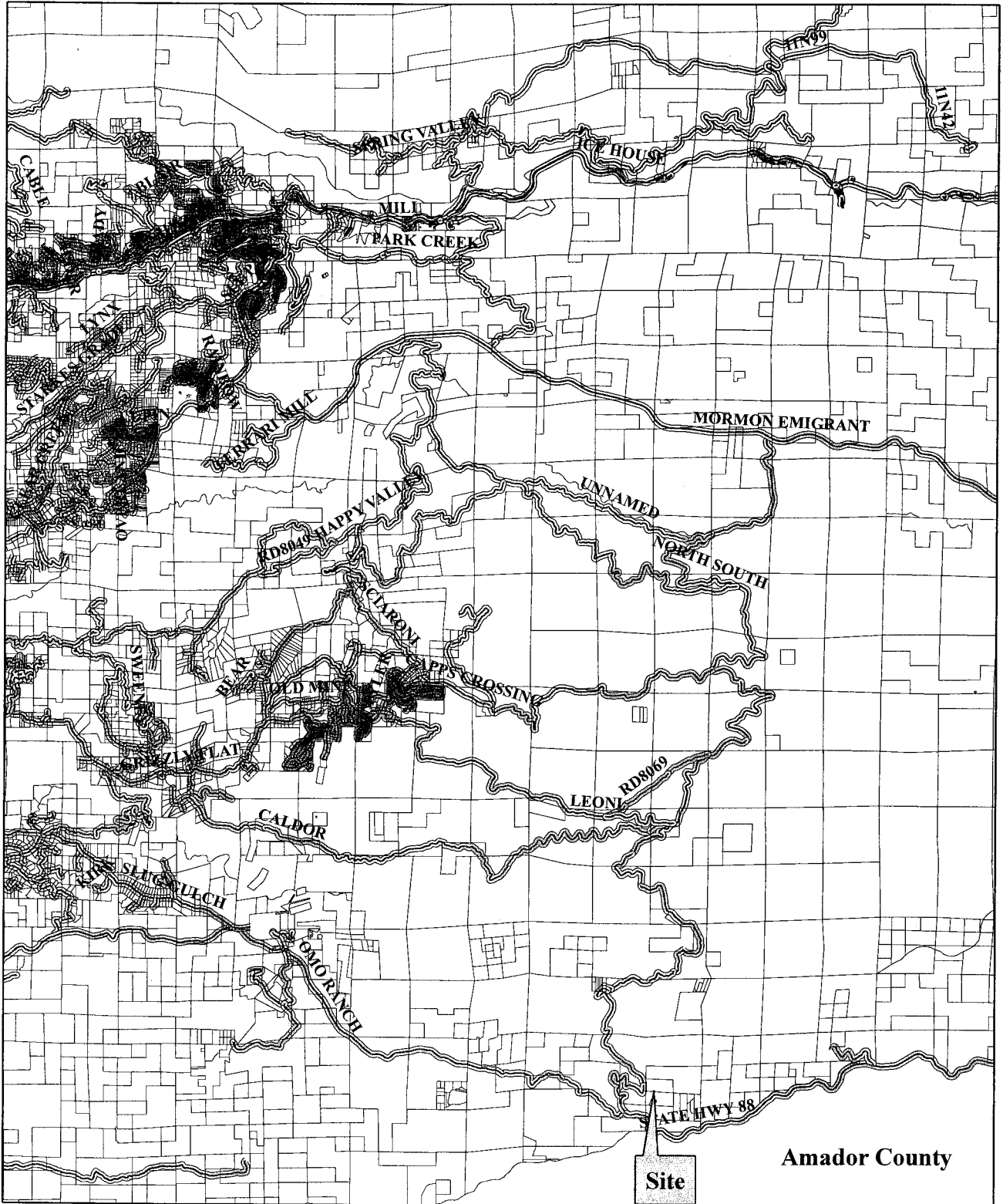


Exhibit A

File Number PA13-0015

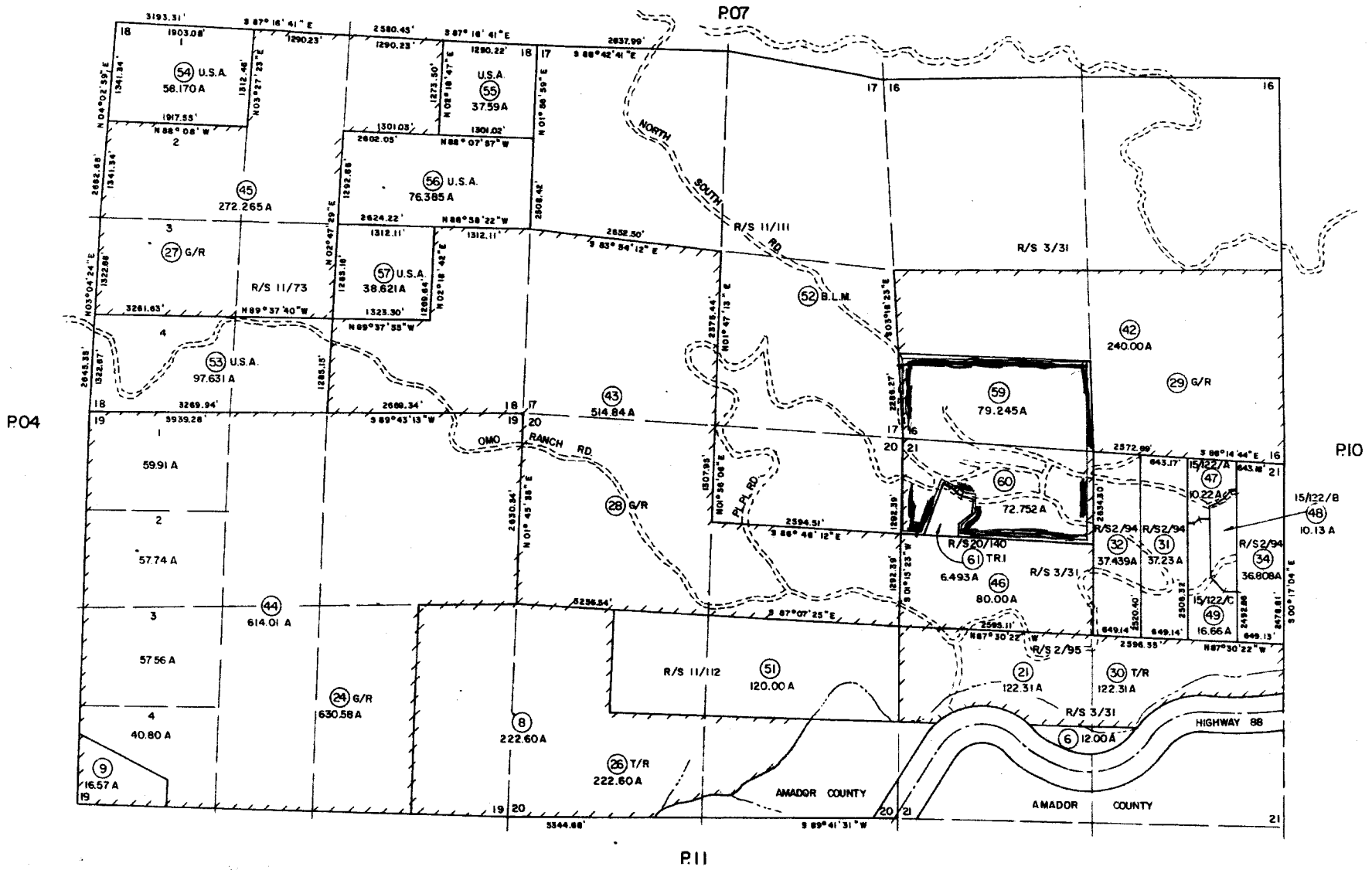


Exhibit B

PA 13-0015

RECEIVED PLANNING DEPARTMENT

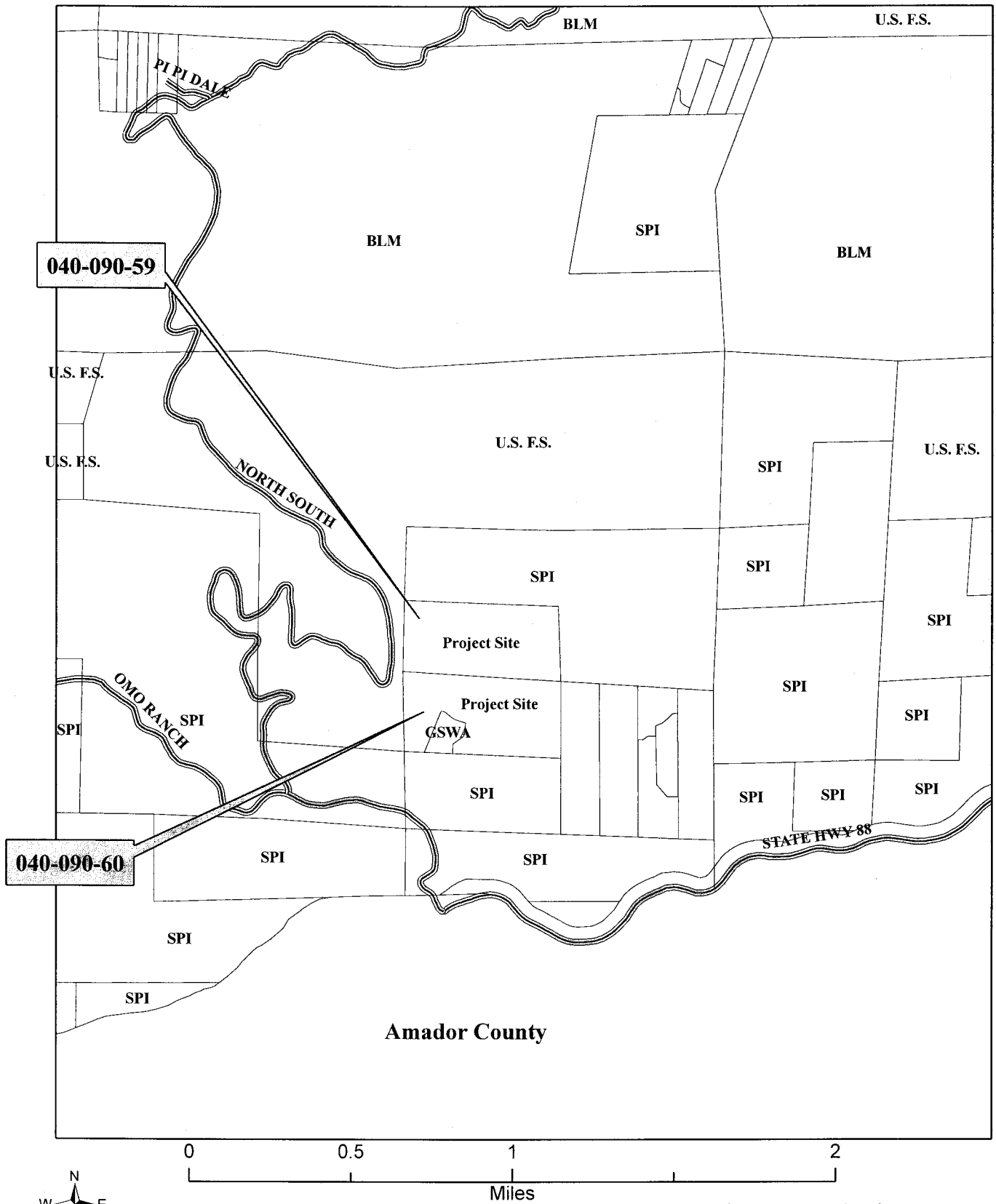
13 NOV 21 AM 8:44

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles

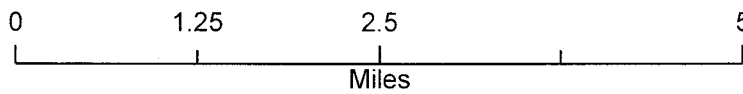
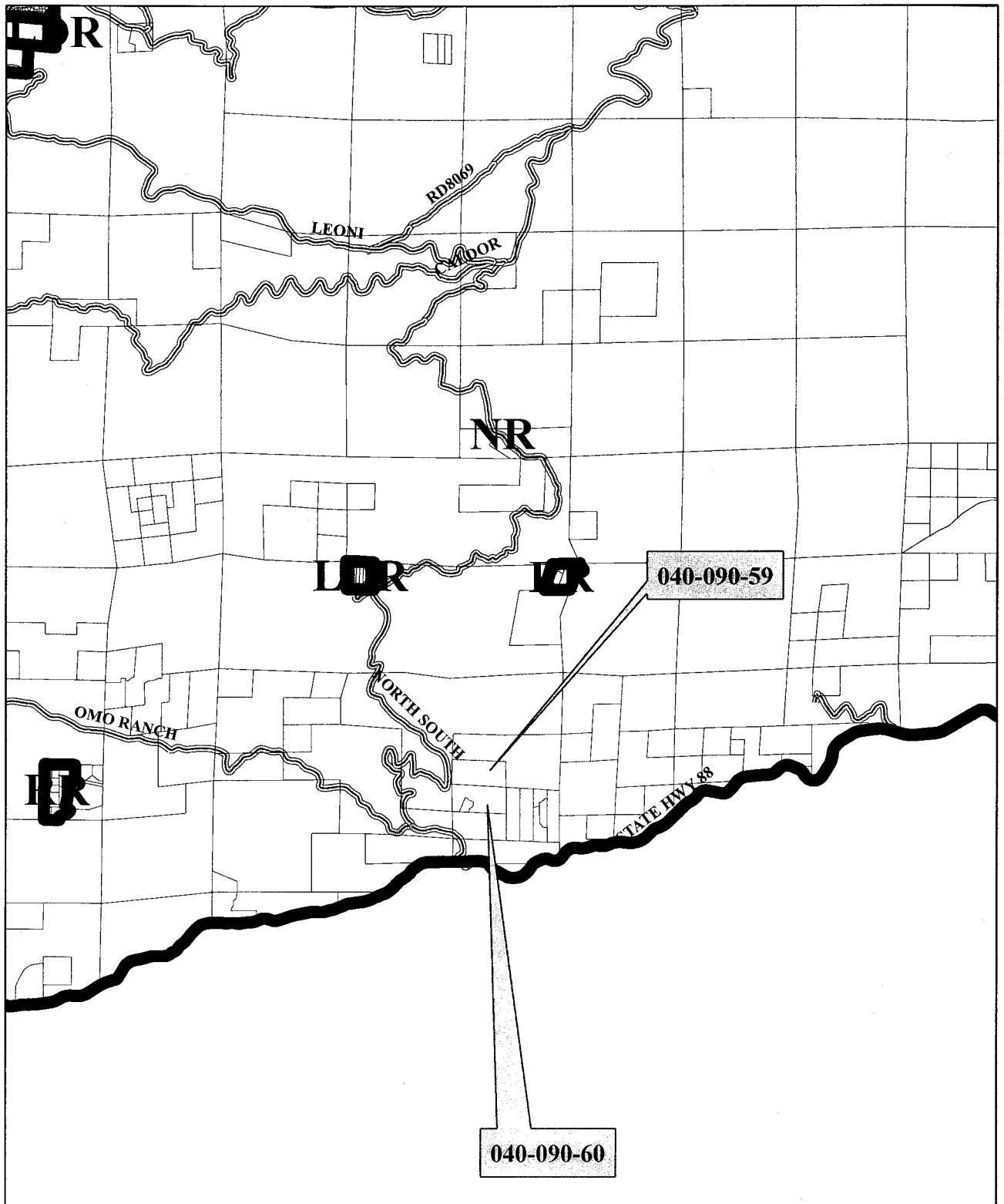
Assessor's Map Bk. 40 - Pg. 09 County of El Dorado, California

Surrounding Parcel Ownership

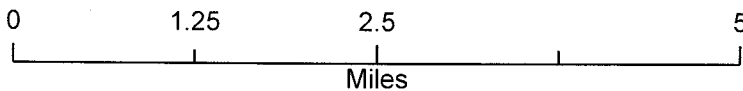
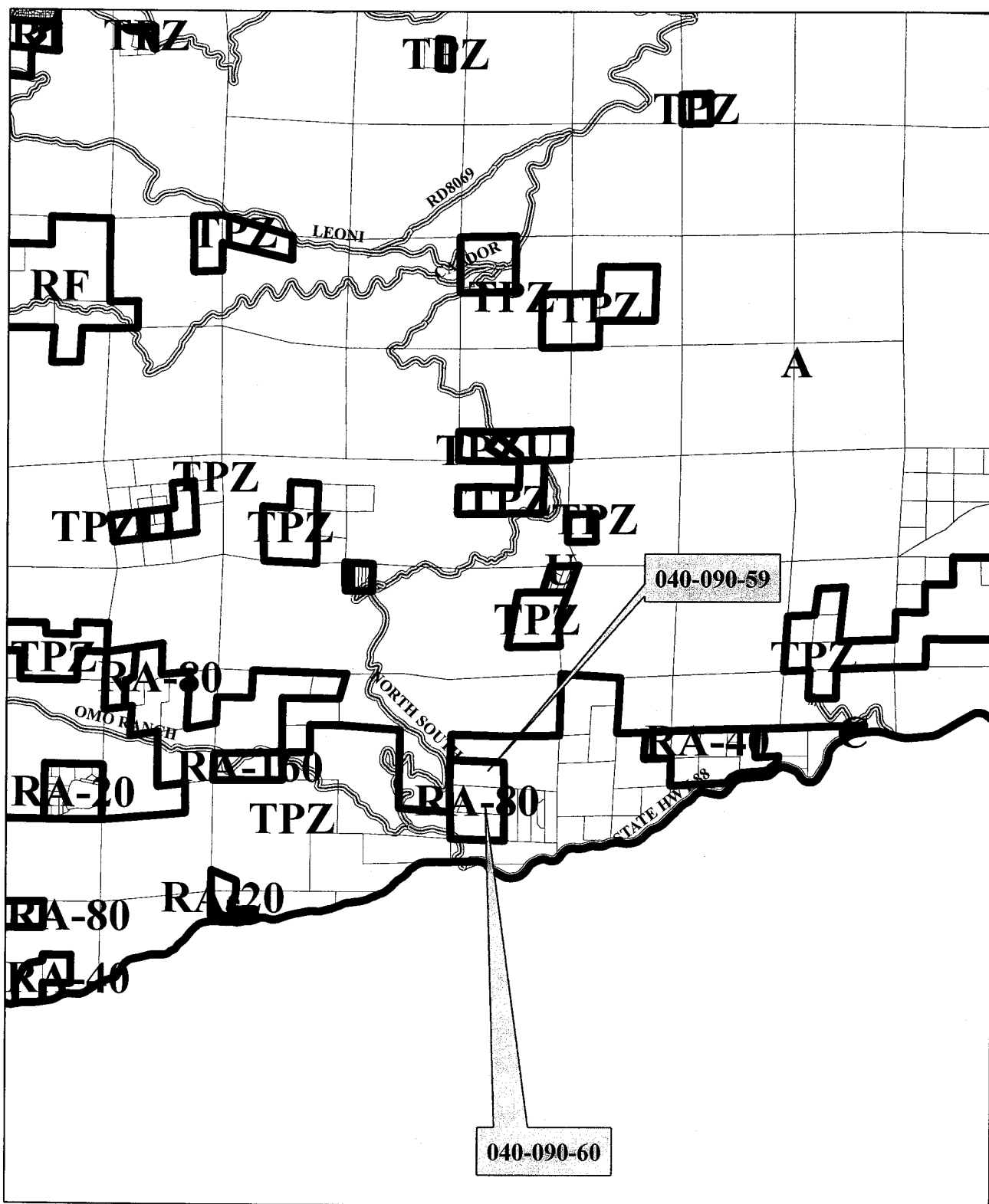


U.S. F.S. = United States Forest Service
 SPI = Sierra Pacific Industries
 GSWA = Great Springs Waters of America
 BLM = Bureau of Land Management
 (Parcels not labeled are privately owned).

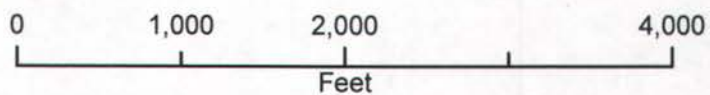
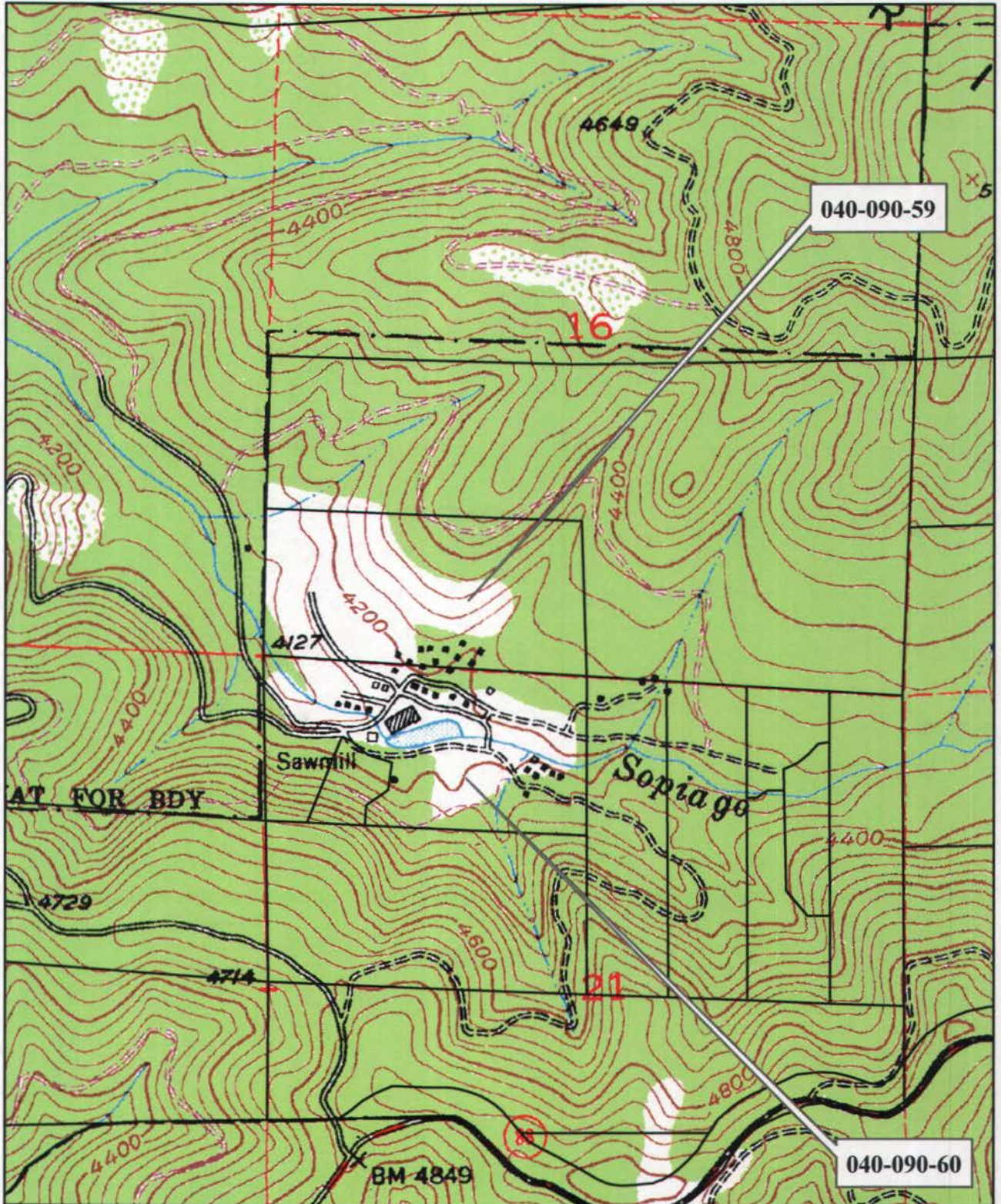
General Plan Land Use Designations Map



Zoning Designations Map



Caldor U.S.G.S. Quadrangle with El Dorado County Parcels Overlaid



File Number PA13-0015

Exhibit F-1

Caldor U.S.G.S. Quadrangle with El Dorado County Parcels Overlaid

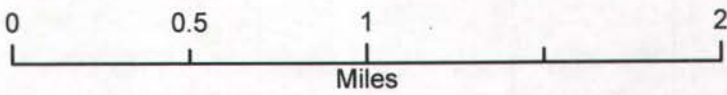
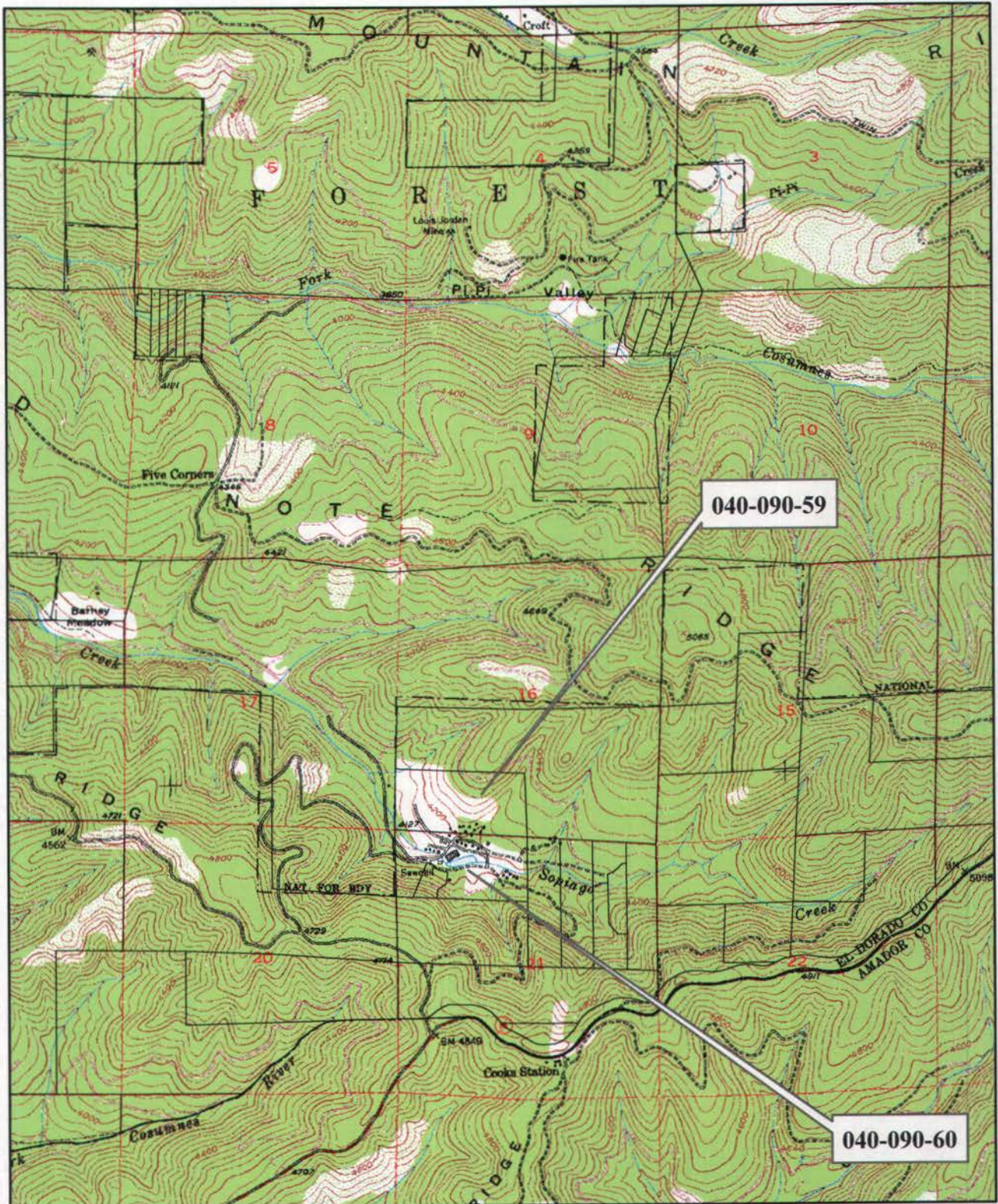


Exhibit F-2

File Number PA13-0015



Project Description

September 2013

13 NOV 21 AM 8:44

RECEIVED
PLANNING DEPARTMENT

Location

The Sopiago Springs Resort Project is located on approximately 150 acres near the southern boundary of El Dorado County on North-South Road, approximately 1.7 miles north of the intersection with Omo Ranch Road. Land north, south and a portion of the east of the project property is owned by Sierra Pacific Industries and is used for the agricultural purpose of harvesting timber. Land to the west is owned by the United States Forest Service and portion of the land to the east is owned by Robert and Doreen Siemens. An area of approximately 6.5 acres on the southern property line is owned by a spring water bottling company that accesses the springs via the resort entrance on a daily basis to collect and transport spring water.

Setting

The project sits within a lush evergreen forest basin with minimal undergrowth that provides a natural park-like setting. Beautiful Sopiago Creek runs through the entire property and several springs are located at the site.

Background

The land was used for timber logging and sawmill operation from the 1930s through the 1950s as Berry's Sawmill. The former mill was reopened as Berry's Ghost Town in 1977. The resort included rental cabins and recreational vehicle spaces. The campground use was previously permitted in the 1970s for the operation of Berry's Ghost Town. The city of Pittsburg bought the site for use as a municipal campground in the 1980s and the project property was purchased by the current owner in 1989. The current owner has been attempting to gain approval to operate the facility as intended since the time of purchase. The project property is currently zoned Residential Agricultural 80-acre (RA-80) and the current land use designation is Natural Resource (NR).

Description

The project proposes to attain approval to operate the existing campground facility with an emphasis on recreation and special events. The motorcycle themed resort would include the use of existing features, redevelopment of former features and the development of new uses. Existing features include the campground, spring water system, bathrooms, garages/storage buildings, cabins, lawn, and swimming pool. Redevelopment or remodeled features include the cabins and possibly the lake/pond. New features include motorcycle tracks and trails, resort, stage, parking areas, road surfacing, signage, solar electric system, multipurpose recreational field, paintball area, and special events. The resort is expected to be open seven days per week and closed during the winter season.

The project requests a zoning change from RA-80 to RF (Recreation Facilities) and a land use designation change from NR to TR (Tourist Recreational) as the site desires to be used as a campground and special event facility which is consistent with the use of the prior two owners and the previous 35 years. Both aforementioned changes have less of an environmental impact than the historical industrial use as a lumber mill.

Sopiago Springs Resort proposes to use 99 of the 200 formerly developed campsites. The sites are located on terraces that were previously graded as part of the sawmill operation. No major grading is expected for the campsite area. Campfires will be limited to approximately three group areas. Campers will have access to the multi-stall restroom and shower facility.

The existing bathroom facility includes multiple stall toilets and showers. Water is provided via the plumbed spring water system and sewage flows to a 6,000 gallon septic tank and leach field system. The disposal area is located in the lawn. Additional portable toilets will be brought to the site for special events. The project anticipates retrofitting the existing restroom or constructing a new restroom to meet ADA requirements. An ADA compliant, portable toilet could be used until the improvements are complete.

Many former mill/ghost town buildings are still onsite. The existing buildings range from nearly demolished to operable conditions. The buildings in good condition will be used as cabins, shop/maintenance or storage facilities. The project proposes to repair, remodel, or build up to 12 cabins ranging in size from approximately 600 square feet to 1400 square feet. An additional building near the resort entrance is proposed to be used as a guard shack or toll booth. The project also proposes to use up to ten shipping containers for storage. The exterior design and finish of building improvements will keep the sawmill/ghost town appearance. The project will use as much of the original building material as possible.

The project site currently has a swimming pool that is planned to be operated as a feature of the resort. The project proposes to construct a kiddie/wading pool and volleyball court as additional features of the resort. A security fence will be constructed around the pool area as the area is currently not fenced.

Until 1996, a lake/pond was located along Sopiago Creek, east of the entry road. The pond was originally constructed to store logs for the mill operation. Under the ownership of the City of Pittsburg, additional gates were added to the outfall to control the lake level and maintain year round water flow in Sopiago Creek. In 1996 the dam failed and the project owner expects to repair the dam in the future. The former 6 acre foot lake has been utilized by helicopters in past for firefighting operations.

Sopiago Springs Resort currently has two closed-loop motocross tracks. One is a half mile youth track and the other is a one and one half mile advanced track. Tree removal is not required for these tracks as they utilize the open areas of former mill operations. Both tracks are irrigated with sprinklers to control dust and runoff from the tracks is directed to detention ponds where sediment is allowed to settle out. Sediment is removed from the ponds annually and re-deposited on the tracks. In addition to the motocross tracks, the project features 12 miles of single track dirt bike trail and an enduro track.

The project proposes to construct a resort or lodge building. The resort building may include: campsite or cabin check-in/registration area, restaurant, lodging, pool table area, accessory retail, equipment rental and is anticipated to be multi-level and approximately 20,000 square feet.

A three acre irrigated lawn and stage area is located just south of the existing bathroom facility. This area is expected to be utilized during large special events such as, but not limited to, concerts, car shows, motocross races, wine tasting events, etc. The resort expects to have 5 large events each year with a maximum of 2,000 people at each event. Small events may include: kid's camps, group retreats, reunions, weddings, continuing education classes, etc.

In addition to the parking space at each camp site, 400 additional parking spaces are proposed. Due to the limited use (special events) and rural nature of the project, the parking areas are not planned to be paved. The multipurpose recreational field is planned as additional parking for very large events.

The project proposes to maintain and upgrade the existing road system. The main road through the resort will have a paved or chip sealed surface while minor roads will be gravel or dirt. The main road and roads to RV campsites is proposed to be 20 feet wide while roads without RV traffic will be 12 or 16 feet wide depending on the traffic that is expected. All roadways were graded during historic operations and therefore road grading is expected to be minimal.

Sopiago Springs Resort proposes to put directional signage at the intersection of Highway 88 and Omo Ranch Road, the intersection of Omo Ranch Road and North-South Road and at the entrance to the Resort on North-South Road. The project proposes four foot by eight foot signs where possible but understands that additional permitting may be necessary as State Route 88 is Caltrans jurisdiction and North-South is a Forest Service road. Additional informational signage will be posted as needed around the resort including but not limited to camp site signs, cabin and resort signage, motocross track, enduro track, swimming pool and paintball rules signage and directional exit signage.

Solar electricity is an additional feature that Sopiago Springs Resort encompasses. All typical daily electric needs will utilize solar electricity. Gasoline or diesel generators will only be used occasionally. Additionally, the resort also proposes to install solar electric, down shielded, street lights.

A multipurpose recreational field is proposed west of the resort entrance. Typically this area would be used during kid's camps for baseball, soccer, etc. The field would also serve as additional parking for large special events.

A paintball area with little to no improvements is proposed along Sopiago Creek, east of the resort entrance.

Utilities

The project proposes to operate on solar electricity. Gasoline or diesel generators may be used as a supplemental electricity source only when necessary.

September 2013

PLANNING DEPARTMENT
RECEIVED
13 NOV 21 AM 8:45

 **BT Consulting**
PA 13-0015
4-0205717 f28

Sopiago Springs Resort proposes to utilize Sopiago Spring water for drinking, plumbing, irrigation and fire suppression. The original water system was designed, upgraded, permitted and constructed according to the standards and regulations by Berry's Ghost Town. The existing water system includes holding tanks of 10,000, 20,000 and 120,000 gallons.

Sewer will be disposed of through two existing 6,000 gallon septic tank and leach field systems.

Site drainage ultimately flows to Sopiago Creek. The site currently employs a system of culverts, ditches and detention basins to assure that only unpolluted runoff reaches Sopiago Creek. A system of three water quality ponds, down gradient of the exposed soil areas of the motocross and enduro tracks, allows sediment to settle out prior to reaching Sopiago Creek.

Numerous propane tanks will supply propane for the uses of stoves, furnaces, and hot water heaters.

Telephone service is currently provided by Volcano Communications Group.

Garbage service is expected to be very limited as the campground will have a strict "you haul it in, you haul it out" policy. Any trash not removed by the customers will be taken to an appropriate facility.

Benefits

The resort will provide facilities and amenities that cannot be found at nearby Forest Service OHV areas and provides a much needed overflow campground to the PiPi Valley Campground and Gold Note OHV Area. Additionally Sopiago Springs Resort provides extensions and access to the Forest Service trail routes at Gold Note and Elkins Flat.

The United States Forest Service has experienced problems controlling motorcycle riders that redesign forestry land trails. Riders looking for jumping type activity re-contour public land terrain contrary to USFS regulations. Sopiago Springs Resort can assist in mitigating this illegal land use by providing a private facility specifically designed for jumping activities.

Sopiago Springs Resort will provide taxable income for the county, state and federal governments along with providing employment for local residents.

The project meets the objectives and policies of the El Dorado County General Plan. Objectives of the Parks and Recreation Element of the General Plan state:

"Protect and maintain existing recreational and tourist based assets...and encourage the development of additional recreation/tourism businesses and industries"

"Actively encourage major recreational events to showcase El Dorado County and increase tourism"

"Expansion and development of additional Federal, State, and private overnight camping facilities including recreational vehicles and tent camping with the County"

The resort endeavors to provide visitors the opportunity to experience nature and recreation in a beautiful, well managed setting. The remote location allows visitors to enjoy the proposed operations and activities without significant impact on surrounding residences, uses, or properties.

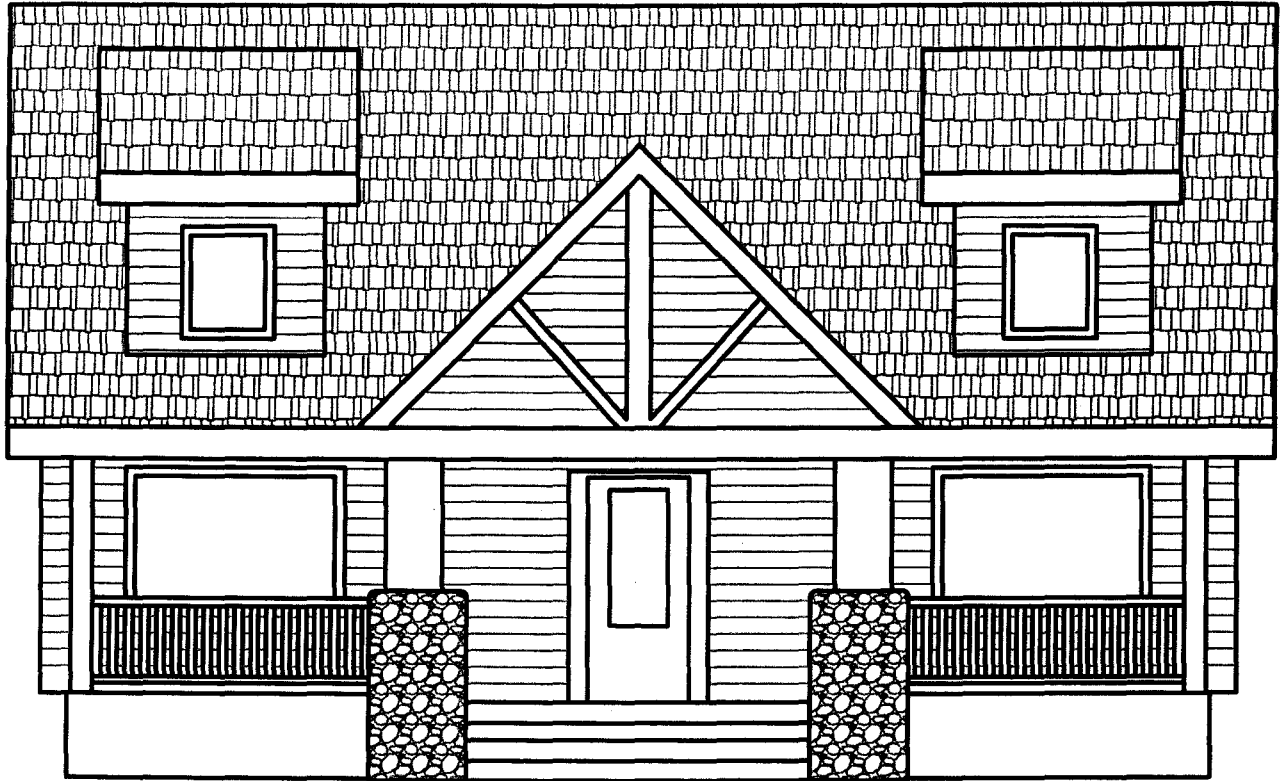
Additional Information

The following studies were prepared during previous permitting efforts and can be provided for the pre-application review upon request.

- Air Quality Evaluation dated January 2005, prepared by Robert Sculley
- Noise Impact Evaluation dated May 2006, prepared by Robert Sculley
- Traffic Study dated December 2002 and multiple addendums, prepared by Robert Bernstien, P.E.
- Wetland Delineation and Preliminary Jurisdictional Determination dated January 2006, prepared by Nomad Ecological Consulting
- California Red-legged Frog and Mariposa Lilly Study dated June/August 2005 by KDH Environmental Services
- Archaeological Survey and Historical Investigations dated February 2003, prepared by Cultural Resources Unlimited
- Environmental Concerns Report dated January 2003, prepared by Spike Palmer

19 NOV 21 AM 8:45
RECEIVED
PLANNING DEPARTMENT

13 NOV 21 AM 8:45
RECEIVED
PLANNING DEPARTMENT



CONCEPTUAL LODGE DESIGN

SEPTEMBER 2013

SOPIAGO SPRINGS RESORT

OMO RANCH, CALIFORNIA



BT Consulting
Incorporated

phone: 530-672-2316
fax: 530-405-4722

Planning-Engineering
Construction-Inspection

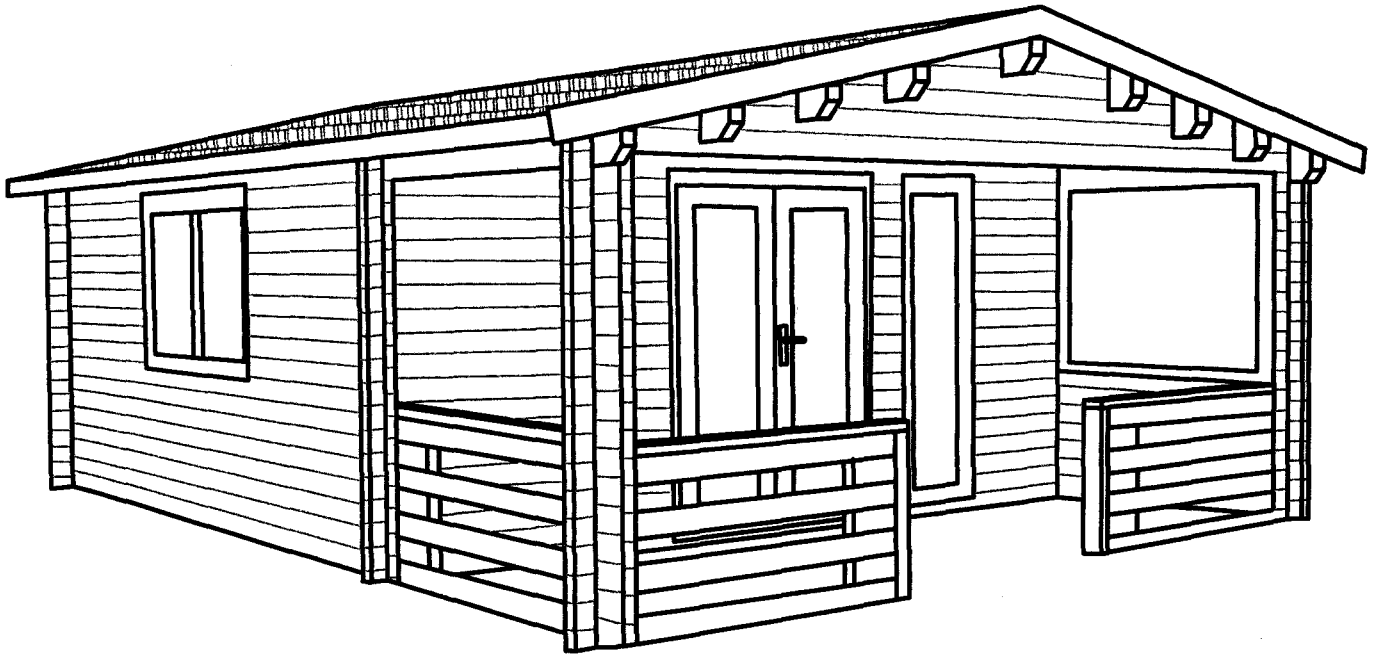
P.O. Box 304
Shingle Springs, CA 95682
www.gobtc.net

Exhibit H

4-0215720 128
PA 13-0015

13 NOV 21 AM 8:45

RECEIVED
PLANNING DEPARTMENT



CONCEPTUAL CABIN DESIGN

SEPTEMBER 2013

SOPIAGO SPRINGS RESORT

OMO RANCH, CALIFORNIA



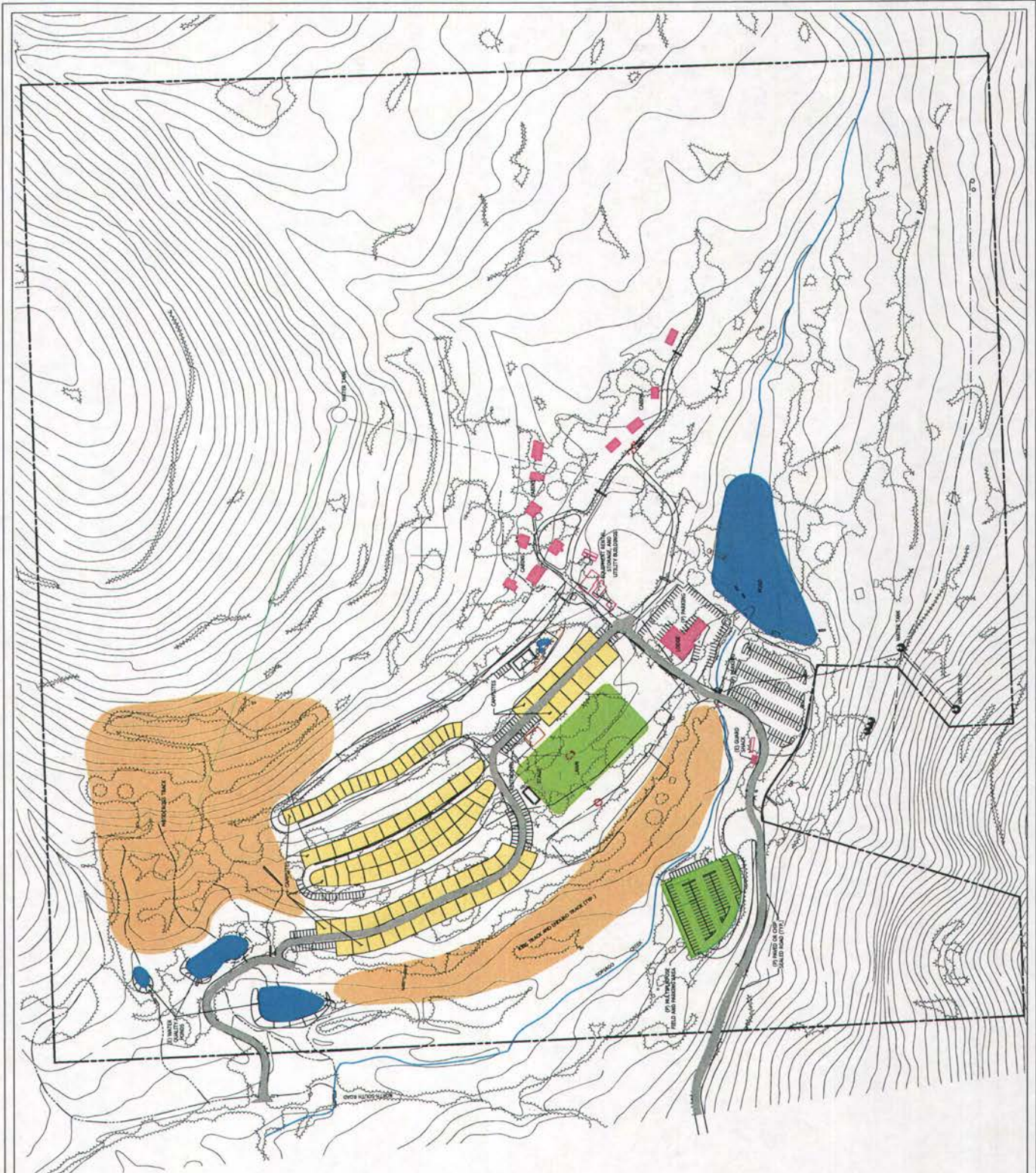
Planning-Engineering
Construction-Inspection

phone: 530-672-2316
fax: 530-405-4722

P.O. Box 304
Shingle Springs, CA 95682
www.gobtc.net

Exhibit I

4-0285 A 21 of 2
PA 13-0015



SHINGLE SPRINGS

 RESORT

Exhibit J



P.O. Box 304
 Shingle Springs, CA 95662
www.gbicc.net
BT Consulting
 INCORPORATED
 Planning-Engineering-Survey-Inspection
 phone: 530-919-4955
 fax: 530-405-4722

Comment: Existing buildings from the original Berry's Town.



Comment: Existing road through proposed campsites.



Exhibit K-1

Comment: Retention/detention system below the ATV/dirt bike track.



Comment: Retention/detention system below the ATV/dirt bike track.



Exhibit K-2

Comment: Main ATV/dirt bike track.



Comment: Main ATV/dirt bike track.



Exhibit K-3

Comment: Retention pond.



Comment: Detention pond.



Exhibit K-4

Comment: Youth ATV/dirt bike track.



Comment: Standing on top of the dam for the pond looking at the section that was blown out by Sopiago Creek.



Exhibit K-5



Comment: Road through proposed campsites going towards the main ATV/dirt bike track.



Comment: Existing road to campsites.

Exhibit K-6