Sierra Hot Springs Resort & Retreat Center

Masterplan

Public Draft

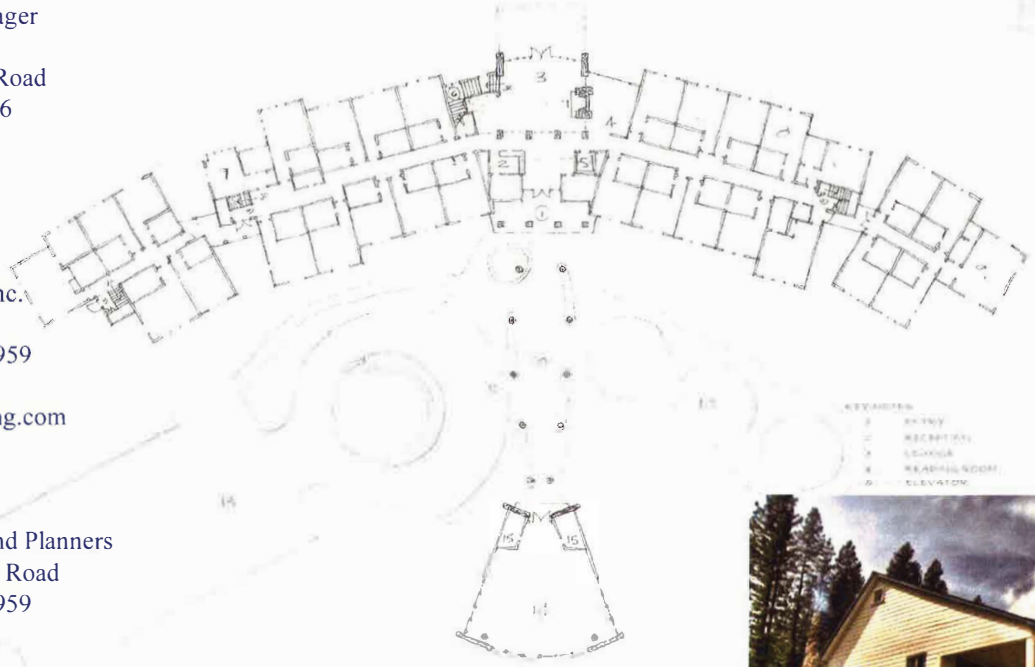
November 2018

Design Team:

Owner/Applicant Representative
Kaisa MacDonald, Co-manager
Sierra Hot Springs
521 Campbell Hot Springs Road
Sierraville, California 96126
(530) 994-3773
info@sierrahotsprings.org

Planning and Engineering
Andy Cassano
Nevada City Engineering, Inc.
505-B Coyote Street
Nevada City, California 95959
(530) 265-6911
andy@nevadacityengineering.com

Architecture
Bruce Boyd
Bruce E. Boyd Architects and Planners
17894 Tyler-Foote Crossing Road
Nevada City, California 95959
(530) 265-5280
beboyd@mac.com



Dragonfly Lodge Floor Plan
Bruce E. Boyd Architecture

Forward:

Sierra Hot Spring, formerly Campbell Hot Springs, has a history as a resort going back to the 19th century. In 2012, Sierra Hot Springs assembled a planning and design team to prepare this masterplan and to present it to the County of Sierra for environmental review, public input, and approval.

The team, led by Sierra Hot Springs co-manager, Kaisa MacDonald, included Bruce Boyd, as site planner and architect and Andy Cassano of Nevada City Engineering, as environmental and community planner. All of the team have lived in the Sierra Nevada for decades and have a good grasp on what works for rural economic development, rural design, and site planning design that minimizes environmental impacts.

The formal application was submitted to the County of Sierra in February 2015. The County retained the environmental planning firm of Dudek to prepare the environmental initial study. The County and the applicant chose to work though identified issues as they were identified, before the completion of the environmental initial study.

This process included, but was not limited to, a wetland delineation, extensive archaeological study of selected area, responsible agency consultation, extensive consultation with Sierra County Fire Protection District No. 1 and Calfire, hammering out a road improvement program with the County, informational emails to interested parties, and an open house held at Sierra Hot Springs.

Following the decline of the mining and timber industries, opportunities for economic development are few and far between in the rural Sierra Nevada. The first rule of economic development is to support existing businesses and to assist them in expanding.

The Sierra Hot Spring Masterplan represents a rare opportunity for economic development on an appropriate scale to enhance tax base, employment, workforce housing, and high-quality visitor services.

Section 1
Master Plan
Masterplan Regulations, Infrastructure, and Implementation

Section 2
Sketch Design Portfolio
Building Program and Design

Section 1

Sierra Hot Springs Resort and Retreat Center Masterplan

Updated September 2018

1.00 Introduction

The Sierra Hot Springs Masterplan defines the intended buildout of the resort, including a master site plan, architectural design, development standards, and a development agreement initially allowing development over a 20 year period.

The “Sketch Design Portfolio” in the following section outlines the size, site plan, and design intentions for each new building in the masterplan. The Master Site Plan shows the relationship of all of the existing and proposed improvements and how they are clustered on the property.

This text will further elaborate on the required infrastructure and discuss implementation of the plan. The development agreement will provide mutual assurances to the applicant and the County to allow buildout over a period of time as the market allows.

1.05 Site Planning Basis

All site planning is based on an analysis of the capabilities and constraints of the land as assessed by the Sierra Hot Springs planning team. Although various technical studies are typically not done until the environmental review by the County, this site planning included completion of a detailed archaeology study and a biological assessment. These two major constraints of the property needed to be further defined before site planning could occur to ensure sensitive resources would be avoided. Information from all assessments were compiled to identify environmentally sensitive areas as shown in Figure 1.

1.10 Existing Development

The site has operated as a resort off and on for decades, with various improvements remaining in place from days gone by. All such improvements have been maintained, improved, and enhanced by the current owner. Existing key improvements include:

- The lodge, including 5 lodging rooms, restaurant, meeting room, lobby, and office
- The dome hot springs bath consisting of warm pool under a dome, cold pool, deck, changing rooms, and bathrooms
- The medicine bath, consisting of a hot springs pool and small gazebo
- Phoenix baths, supporting private hot springs tubs and massage facilities
- The round house, a small dome building used for various purposes
- Various outbuildings and utility building supporting the resort
- Expansive camping areas with no limits on camping
- The fire circle, a meeting area used in various ways, sometime supporting a tent, bonfire, and other meeting support uses
- Spring fed cold water system serving the consumptive water needs of the resort
- Hot springs systems serving the facilities
- Various septic systems, most of which have been upgraded within the last 10 years, to support all current uses
- Various dirt and gravel access and service roads serving the project
- On-site quarters for the co-managers
- The Meadow House, proposed to be removed in the masterplan
- The Globe Hotel (off-site in downtown Sierraville, and not a part of this application)

1.15 Proposed Development

The proposed buildout of this masterplan is summarized in the table in Figure 2. The details of each new facility are further defined in the architect’s Sketch Design Portfolio following this section.

1.20 Project Phasing

The project reserves the right to build the facilities in any order that meets the marketing needs of the resort. It is important to note that the first phase of development will include meeting facilities and lodging, as there is more demand for these than the project can currently meet.

1.25 Implementation Procedure

Following adoption of this Masterplan by the County of Sierra based on the appropriate environmental review and findings and approval of the underlining entitlements, individual components of the Masterplan will be implemented by the applicant applying for a building permit. The County of Sierra staff will review the building permit application for consistency with this approved Masterplan and the accompanying Development Agreement and issue the building permit. The County staff may apply conditions related to the installation of the required infrastructure needed to protect the public health, safety, and welfare. Decisions on phase requirements by the County staff may be appealed to the Sierra County Board of Supervisors if a disagreement arises.

1.30 Applicable Conditions Applied to Phase Development

When application is made to the County for a building permit, the County staff will review it for substantial compliance with the approved masterplan. The Planning Director will circulate it to other departments, including Building, Public Works, and Environmental Health for review and comment. Substantial compliance means that in the judgment of the Planning Director and department staff that the general location, general use, appearance, and size is consistent with this plan and the plan approval document. The Planning Director may refer the compliance issue to the Planning Commission if their judgment seems necessary to make a decision.

The County staff will apply appropriate conditions from the masterplan approval to each individual building permit and occupancy. Applicable conditions might require access road improvements, extension of fire mains, installation of a fire hydrant, etc., provided that the infrastructure was shown and approved in the final masterplan. Conditions will typically include temporarily or even permanently fencing sensitive site areas to protect them from incidental damage.

From time to time, the land owner may request modifications to the masterplan details that cannot be granted under the substantial compliance test, whether by the staff or Planning Commission. In that case, the Planning Director may require that the land owner process an “amendment to the approved masterplan,” which will require circulation to the staff and consideration by the Planning Commission and/or Board of Supervisors at an advertised public hearing. Depending on the magnitude of the change, the County may make a finding that the change remains consistent with the original environmental review and that no new review is needed. If, in the judgment of the Planning Director the masterplan change is substantial and may create new environmental impacts not originally contemplated with environmental review, the Planning Director may direct that a new, supplemental environmental review be completed prior to a project decision.

If the land owner is dissatisfied with the judgment of the Planning Director on any aspect of the masterplan administration, the land owner may appeal the Planning Director’s decision to the Planning Commission or Board of Supervisors for a final determination.

1.35 Infrastructure and Public Services

a. Water

The existing development obtains water from a natural cold water spring east of the lodge. It is chlorinated and pumped to a holding tank above the lodge. It then feeds the lodge area by gravity after residual chlorine is removed by charcoal filters.

Beyond providing water for the consumptive daily demands of the masterplan, it is essential that water be provided for fire protection, in both building sprinkler systems and through on-site fire hydrants.

The firm of Sauers Engineering, Inc., specialists in water systems, was retained to complete a pre-design study on a master water system, as included in their technical report accompanying this masterplan. The system will use the same spring system, continue to chlorinate the water if necessary, and then pump the water to a new 135,000 gallon tank on a high point of the property, currently accessible by dirt service road.

The water will then feed a water main and service system throughout the masterplan area, with pipe sizes based on consumptive demand and fire flow needs. A schematic of the Sauers Engineering Design is included as Figure 3.

The water tank and pumping system would be installed with the first parts of development. After that, water mains and services would be extended only as needed to serve phased development. See the Fire and Emergency Response section below for more information on fire safety.

The State of California will require that a supplemental water source be developed prior to the construction of the on-site workforce housing. This will be in the form of a commercial well, developed in compliance with the existing approval of the Sierra Valley Groundwater Management District. The well will double the source capacity of the system, assuring adequate potable water under all circumstances.

b. Wastewater Disposal

All existing facilities are now served by individual septic tank and leach field systems, approved by the County of Sierra. The applicant is currently working with Sierra County Environmental Health and septic engineer Dennis Dodds on a gray water system that would direct laundry and other sanitary wastewater away from the septic tank/leachfield system.

In preparing this Masterplan, several new sets of percolation and mantle tests were done, with the locations indicated on Figure 4.

New improvement sewage disposal will be handled by individual septic tank and leach field systems. Beyond being a proven technology in the Sierra to protect ground and surface water, such systems help to recharge the groundwater being taken from the spring and well to serve the project. The use of gray water systems may also be explored as a way to reduce septic system loads and to provide limited irrigation needs.

Individual septic tank and leachfield systems will be phased in as individual buildings are constructed, in the appropriate areas. Appropriate areas are generally mapped on Figure 4, and are described as meeting these criteria:

1. Not within 50’ of exterior boundaries
2. Not within 10’ of structures
3. Not within 50’ of seasonal drainages
4. Not within 100’ of perennial streams (none noted)
5. Not within wetland areas
6. Not within areas of important prehistoric resources
7. Not within 4 times the height of any road cut slope (40’ maximum)
8. Not within areas that fail to meet basic soil depth and percolation standards
9. Not within roadways or other areas subject to compaction by equipment or traffic

Representative percolation and mantle testing was completed in several areas of the site, as indicated on Figure 4.

When applying for new sewage disposal systems, the following standards shall be met:

- Site specific percolation and mantle testing may be required by the Sierra County Environmental Health official, prior to issuing each sewage disposal permit
- System sizing shall be based on standard design criteria for the specified use, or the applicant’s engineer can provide customized wastewater generation information unique to the project
- Special design systems, such as pre-filtered pressure dosed systems, may be required by the Sierra County Environmental Health Official, where warranted
- System installation shall be inspected by the Sierra County Environmental Health Official
- System locations shall be accurately mapped and marked by steel markers and/or locator wires to avoid conflicts between systems, maintain 100% repair areas, and provide for convenience of maintenance if repairs are ever needed; with this documentation also filed with Sierra County Environmental Health

c. Access

Access to the property will continue to be via Lemmon Canyon Road and Campbell Hot Springs Roads, both County maintained gravel roads. County maintenance stops on Campbell Hot Spring Road just short of the existing lodge on the property. Campbell Hot Spring Road continues as a dirt road beyond the County maintenance area, providing public access to the Tahoe National Forest and perhaps other private properties south of the project.

The Masterplan proposes to keep this corridor open to public use and will prohibit any new buildings within 50’ of the centerline of the road, to leave room for possible future widening and ample setbacks.

During the processing of this masterplan, Tim Beals, Sierra County Public Works, Roads, and Transportation Director fashioned the following program:

The applicant and County have worked out a proposed cost sharing program to systematically improve the access roads to the project to blend the General Plan guidance with the various uses and beneficiaries that will enjoy improvements to Lemmon Canyon Road and Campbell Hot Springs Road. The existence of the County airport and the master plan that has been in place for the airport are critical components to supporting future road improvements sponsored by the County but the existence of the only transportation network that affords access to administrative and fire protection traffic of the US Forest Service and public and private lands beyond the first mile of either road is equally critical to future road improvements. Specifically, the Lemmon Canyon Road, from State Route 49 to its intersection with Campbell Hot Springs Road and beyond, is a significantly used County maintained road that benefits recreational traffic, fire prevention and protection traffic by the US Forest Service, public land access, private land access beyond the Sierra Valley Floor, ranch access on the southern fringe of the Sierra Valley Floor located in Lemmon Canyon, and finally, to lands up Campbell Hot Springs Road that include the same uses and categories of use outlined from Lemmon Canyon Road but also include direct access to the County Airport (Sierraville-Dearwater Field) and to the Sierra Hot Springs Resort.

Sierra County has long-identified this road network as a high priority for funding opportunities that may arise whether these opportunities occur as a result of specialized grants or through normal funding channels. The current direction issued by the County Transportation Commission and by the Board of Supervisors establishes a high priority to road improvements to Lemmon Canyon Road and Campbell Hot Springs Road through use of normal funding streams as well as possible Economic Development Administration or USDA grant programs that are appropriate in this location. As a result, Sierra County is proposing to reconstruct Lemmon Canyon Road from State Route 49 to the intersection of Campbell Hot Springs Road and to construct Campbell Hot Springs Road from its intersection of Lemmon Canyon Road to the existing Sierra Hot Springs Resort (where the routinely maintained section of the County Road Systems ends and the balance of the road to State Route 89 which wanders through the balance of the Sierra Hot Springs property would remain unimproved and somewhat primitive). This proposed project consists of 1.35 miles (2.7 lane miles). This section of road is highly used and exhibits raveling, shrinkage and cracking, severe washboard conditions and ongoing potholes that are difficult to maintain in the freeze-thaw and wet conditions that are experienced on this road. The proposed construction will provide two twelve-foot paved lanes and be constructed in accordance with Caltrans Highway Design Manual and the AASHTO Design for very low use roads. The estimated construction cost is $2,895,000. There are no bridges in the project and County-owned right-of-way already exists and all work will be within existing limits of the right-of-way.

The potential for contribution of costs for road improvements from the proposed Sierra Hot Springs Resort Project is necessary so that a proportionate share of costs required to meet current and proposed “LOS” thresholds are met. The level of service goals of the General Plan as outlined suggest a current LOS of “B’ with attaining LOS “D” and “E” at full buildout of phased improvements. Likewise, the County Transportation Plan has a target LOS of “C” and the inconsistency between the two target designations can be easily accommodated by increased routine maintenance on the existing road network until such time as phased improvements as part of the development rise to a level requiring these increased road improvements. The initial study and independent traffic analysis conclude that “a regular maintenance program that ensures adequate conditions on gravel roads on an interim basis could be part of a phased mitigation implementation program”. The phasing of road improvements will be in part, mitigated by an increased routine road maintenance program in the interim and a more aggressive funding contribution from the project proponent over the course of project development and build out. This contribution can be established through a square footage assessment for the proposed 89,000 square feet of new improvements (plus the fifty-unit campground) or be a single contribution.

The estimated 2018 costs for the road improvements as stated previously is $2,895,000 and the length of the improvement is 1.35 miles. Sierra County recognizing the critical public values in addressing uses and traffic on Lemmon Canyon Road as addressed previously is assuming full cost of the improvements to Lemmon Canyon Road. The portion of the Campbell Hot Springs Road from its intersection with Lemmon Canyon Road to the County Airport Access Road is also established to be a County responsibility as previously addressed. The portion of Campbell Hot Springs Road from the Airport Access Road to the Sierra Hot Springs Resort is 25% of the 1.35 miles of road improvements and this segment of the road improvements to attain the proper LOS service level for the proposed project must be funded by a combination of County and project generated funding streams including Transient Occupancy Tax incremental growth/other revenues/direct applicant contributions/building assessments. In this case, 25% of the road improvements are limited to the segment from the Airport Access Road to the Sierra Hot Springs Resort which is equal to $723,750 in construction costs. The County

and the applicant/developer will be splitting this burden on a 50/50 basis and the applicant/developer obligation should be $361,875. Mitigation for this contribution is proposed to be either a direct contribution or a per-square-foot assessment of the 89,000 square feet of new improvements and fifty (50) unit campground to attain the required contribution.

It is also necessary to identify that should grant opportunities arise and be pursued by the County for road improvements, the funding contribution noted above could be used for grant match as may be required. Additionally, should the Local Transportation Commission secure funding streams for the entire project and a contribution is determined not to be necessary by the Commission, the Commission and the applicant/developer shall negotiate the use of a portion or all of the estimated mitigation of $361,875 toward transportation related improvements that benefit the proposed development (encroachments, parking lots, signage, pathways, etc.) and the transportation system that tie into the road improvements for the project. The Commission could also decide to not use any applicant generated contributions.

Alternative access points were explored during development of the Masterplan, but no useful routes were identified.

d. Parking

Parking areas will be developed in phases along with new buildings and uses. All parking will be provided at a ratio consistent with prevailing Sierra County site development standards and may be interpreted based on discussions between the applicant and Sierra County Planning Staff for shared and special uses. The approximate magnitude of parking areas is shown on the Masterplan site plan, Figure 5. In developing parking areas, an effort will be made to minimize tree removal.

e. Drainage

By maintaining some roads and parking areas as graveled surfaces, the amount of impervious area proposed to be added by the plan will be minimal. All drainage will be designed so as to maintain pre-project concentrations and flows to the largest extent possible. If areas are paved in the future, infiltration trenches and/or other storm water detention facilities may be required by the Sierra County Department of Public Works.

Storm water runoff is generally directed to the Sierra Valley floor, as opposed to any neighboring improvements, where it can assist in recharging groundwater in the Valley.

Roof drains will be dissipated in appropriate areas to return water runoff to appropriate preconstruction flows to the highest extent possible.

Temporary and permanent erosion control measures shall be implemented at all times to prevent sediment from leaving the construction area in storm water. Any construction phases shall be subject to prevailing State standards for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

f. Electrical

The site has 2 phase electrical power, served by overhead lines which are undergrounded as they cross the Deerwater Airport from the northwest. The magnitude of the Masterplan will likely require that the electrical service be upgraded to three phase power at the applicant's expense.

The electrical provider is Plumas-Sierra Rural Electric Co-op. In reviewing an earlier draft of the Masterplan, they indicated that higher capacity power would need be extended from the Highway 49 area, over the existing power line route, to serve adequate electricity to the masterplan.

Plumas-Sierra Rural Electric Co-op shall be consulted with each phase of development and may require completion of the electrical upgrade, before new construction is served.

Nothing shall prevent building permits to be issued for "off-the grid" construction that would rely on solar energy or other natural resources for power.

Nothing shall prevent the installation of solar arrays on project roofs, parking covers, or on ground facilities or other structures, provided Sierra County Building Codes are followed to assure public safety.

g. Telephone

A telephone service is currently provided to the site by Global Linx and AT&T and by various cellular providers. Any expansion of phone services or phone line based internet services shall be in accordance with the provider's requirements.

Nothing shall prevent the site from relying on cellular only services, satellite internet, and or other prevailing technologies.

h. Broadband or Cable

The resort currently utilizes satellite internet service provided by DigitalPath. It is not known if cable television or cable broadband internet service is currently available to the site, but it is not in place at the time of preparing this Masterplan. Nothing shall prevent these services from being installed when needed or available.

i. Propane

Propane tanks shall be installed as needed as buildings are developed, in locations approved by the Sierra County Building Official, and honoring the locations and circulation patterns of the Masterplan. All mandatory setbacks shall be met.

j. Solid Waste

Solid waste (trash) service is provided by InterMountain Disposal Inc. All dumpster and trash collection locations will be located in masonry screened containers in locations compatible with the Masterplan and in locations approved by the provider.

k. Fire and Emergency Response

During the processing of this Masterplan, the original fire and emergency response plan was reviewed and entirely replaced by the following requirements identified in an October 13, 2017 letter to Sierra County from CalFire Fire Captain Matt Furtado, serving as Fire Planner for this region of the Sierra Nevada:

- Emergency Access and Egress
    - Road Width-All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes.
    - Roadway Surface-Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
    - Roadway Radius- No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.
    - Roadway Turnarounds- Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the following figure. If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.
    - Roadway Turnouts- Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.
    - Dead-End Roads-Mitigations to Dead-End Road limits will be listed below.
    - Gate Entrances- Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.
    - The access road to the “Warm Pool” may remain a single lane roadway with the utilization of turnouts in approved locations and the addition of the gated access way for emergency vehicles only. This access way will connect the single lane roadway from the “Warm Pool” to the “Sacred Circle Campground”.
    - The access road to the “Phoenix Pool” may remain a single lane roadway with the utilization of turnouts in approved locations and the identification of the secondary access road west of the Main Lodge.

- Road Signing and Building Identification
    - Size of letters, numbers, and symbols for road signs and building identification shall be a minimum 4 inch letter height, .5 inch stroke, reflectorized, contrasting with the background color of the sign.
    - Building and road identification signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet.
    - A sign identifying traffic access or flow limitations, including but not limited to one-way road or single lane conditions, shall be placed: at the intersection preceding the traffic access limitation, and no more than 100 feet before such traffic access limitation.

- Emergency Water

  - Fire Hydrants shall be of the same standard as utilized within the Town of Sierraville, shall have an approved snow stake, and bollards if necessary.
  - A reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of each fire hydrant, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from each direction of the roadway.
  - Identify the refresh rate (in gallons per minute) of the storage tank for the emergency water supply.
  - Final fire hydrant locations shall be determined by the SCFPD #1 at the time of development.

- All other applicable standards of Title 14/PRC 4290 not identified in this document may be required.

Due to this proposed project being significantly past the Title 14- Dead End Road Standard, the following mitigations will be required;

- The section of water line supplying the hydrant system from the "Existing Main Lodge" to the bifurcation near the "Dragonfly Lodge" parking lot shall be increased to 8".

- A Vegetation Management Plan shall be developed for the purpose of removing, thinning, and maintaining vegetation throughout the facility.
  - The standard for the plan will mirror the Defensible Space standards of PRC 4291.
  - This plan will provide;
    aa. Twenty feet (20') of vegetation management on each side of all roadways measured from the shoulder.
    bb. Five feet (5') of vegetation management on each side of all walking paths measured from the center of the path.
    cc. Two Hundred feet (200') of vegetation management around all structures or to the property line, whichever is closer.
    dd. One hundred feet (100') vegetation management around the 135,000 gallon water tank.
    ee. One hundred feet (100') vegetation management around all campsites.
    ff. This Vegetation Management Plan will live in perpetuity with this facility and any further development identified will, at a minimum be subject to the same conditions.

- Two Shelter in Place sites have been identified.
  - Shelter in Place Site #1, shall be on the east side of Campbell Hot Springs Road directly across from the Main Reception/Day Use Parking area and shall be comparable in size to the shelter in place area shown on the Master Site Plan.
  - Shelter in Place Site #2, shall be on the east side of Campbell Hot Springs Road directly south/southeast of the "Existing Meadow Edge House", extending to the access road north of the restaurant, and be comparable in size to the shelter in place area shown on the Master Site Plan.
  - Final locations of the shelter in place areas shall be approved by Cal Fire.

- An Evacuation Plan and a Shelter in Place Plan shall be developed for the entire site and shall include;
  - Identifying the duties/roles of staff during implementation of the plans.
  - Identify the common communication that will be utilized during an event.
  - Performing drills to educate and ensure practices are followed.
  - Incorporate the plan with the needs of the SCFPD#1.

- Fire Boxes shall be installed at hydrant locations.
  - Within each Fire Box shall be a cache of hose, nozzle, hydrant wrench, and any additional appliances deemed necessary by the SCFPD#1.

- The development of an Emergency Response Team.
  - The Emergency Response Team will be comprised of Sierra Hot Springs staff.
  - The Emergency Response Teams primary mission is to;
    - Assist with implementing the Evacuation or Shelter in Place Plans from ***all*** or ***specific*** areas within the facility, to ensure guests are guided to exits and/or designated shelter in place sites.
    - Assist with guiding emergency first responders during a fire or medical emergency event.
  - The Emergency Response Team will conduct annual training with the SCFPD#1 on building/facility evacuation and best practices to assist the SCFPD#1

l. Police Services

Police services will continue to be provided by the Sierra County Sheriff's office. Their primary office is in Downieville, with a substation in Loyalton, approximately 14 miles away. Jail and court services are located in Downieville.

m. Energy Conservation

All new construction will meet the stringent conservation standards of the Uniform Building Code, including prevailing insulation and heat loss standards. Although the use of solar energy may be possible for some of the structures, the emphasis on the plan is to conserve natural woodlands, so in many locations, tree conservation will outweigh solar access.

n. Lighting

The dark Sierra sky is an asset to the resort. All new lighting will be subdued to the extent possible. Filaments shall be shaded from surrounding areas, with lighting directed down on traveled ways, walk ways, and intersections. Prevailing energy conservation lighting will be used.

o. Signs

The existing sign design will be used throughout the project to maintain a common theme. Signs will be as small as possible while still being effective. In some cases, indirect lighting will be used for night time clarity. Internally lit and neon tube lighting will not be used in the exterior areas of the project.

p. Landscaping

Guests visit Sierra Hot Springs for its natural beauty and vegetation. The use of exotic, introduced, and ornamental landscaping is discouraged. Where possible, any new landscaping should utilize naturally occurring, drought resistant plant species. Landscaping should be minimal so as to not increase fire danger in parking lots and next to buildings.

The use of vegetable, herb, and flower gardens in limited areas is encouraged, as is the use of traditional fruit trees, in addition to native vegetation. The Sierra Valley has a long and proud agricultural heritage that can be honored with the limited use of edible landscaping.

1.40 Environmental Standards

Environmental standards and requirements are fully evaluated in the California Environmental Quality Act review of the project masterplan. See the project conditions of approval and mitigation measures for more detail.

However, this masterplan includes the basic environmental standards based on this particular site and standards that have proved effective in other areas of the Sierra.

a. Erosion Control

Avoiding soil erosion is a common important and effective environmental standard everywhere. The details of erosion control will be included in every building permit application and/or grading permit application. Under current State law, the surface disturbance of more that 1 acre of land will require preparation of a Storm Water Pollution and Prevention Plan (SWPPP) by a certified designer and monitoring throughout construction by a certified practitioner.

If a SWPPP is not applicable, the grading plan or building permit site plan shall include an erosion control plan with sufficient detail of installation and management as to allow on-site workers to understand and implement erosion control measures.

The standard of erosion control is that no dirt or sediment leave the construction area and that all storm water leaving the construction area be clear, clean water without muddy sediment.

Techniques to control erosion are referred to as Best Management Practices, or simply BMP's. Erosion control is simple and not overly expensive, but it requires constant attention and action during storm events. The following are typical BMP's:

- If possible complete all grading during the dry season of the year and then, before the winter months, treat all exposed soil with seeding, mulch, and other permanent techniques. When working during winter months, minimize the amount of exposed, bare soil, to allow the quick application of BMP's if storm events are expected.
- If grading during storm events, cover all exposed soils with seeding, mulch, and waddles. For temporary measures, sheets of plastic may be used to cover dirt areas.

- Consider temporary sedimentation basins downhill of activities, where sediment can settle out of water before it travels from the site.
- After permanent erosion control techniques are applied, they should be monitored throughout the first two winter seasons and any exposed areas should be retreated as needed.

b. Wetland Protection

Most of the Sierra Valley floor and a number of tributaries running to the valley are either jurisdictional or practical wetlands. Except where drainage crossings are approved in this masterplan, wetland areas shall be avoided during site construction and project occupancy.

Whenever masterplan site development is proposed near wetlands, the County may require that the wetland edges be flagged by a qualified biologist. Then prior to site construction activity, temporary orange construction fence shall be securely placed along the edge during the construction stage, to prevent inadvertent damage to these resources.

After construction is complete, if it appears that wetland areas might be subject to further vehicle or substantial pedestrian incursion, the County may require a decorative board or split rail fence along the edge with modest signage stating: "Sensitive Environmental Resources. Please Stay Out."

All new site drainage will require permanent best management practices (BMP's) as discussed above, to assure that only clear, clean water travels into wetland areas along existing drainage tributaries or sheet flows.

c. Archaeological Resource Protection

For thousands of years before Europeans came to the Sierra Nevada during the Gold Rush, Native American people occupied the region and enjoyed the natural wonder of the Hot Springs. Before the Gold Rush, the area around Sierra Hot Springs was rich with existing and past village and camp sites of the Washoe, Maidu, and perhaps other indigenous tribes.

Unfortunately, over 165 years of European occupation took a toll on these resources, with the village sites being picked over by arrow head hunters and other persons interested in Native American artifacts. Most such collectors were well meaning, not realizing that such activity was inappropriate and now for many years, illegal.

Sites were also affected by the past development of Campbell Hot Springs on the property and by other activities, including logging, road building, and fire break construction.

This masterplan does not clearly identify archaeological sites and their character because under State law, it is not legal to make these locations public. The reason being that such disclosures could lead to additional illegal collection of artifacts and damage to such sites.

However, in developing this masterplan, the locations of sites were identified confidentially through examination of site records and additional field review by a qualified archaeologist. In one area, a systematic dig of a major village site was completed, to determine its extents and current significance for future study.

The County of Sierra maintains prehistoric resource information in confidential files that can be reviewed as individual site plan improvements are proposed.

Whenever masterplan site development is proposed near archaeological resources, the County may require that the limits of such sites be flagged by a qualified archaeologist. Then prior to site disturbance, temporary orange construction fence shall be securely placed at the site edges to prevent inadvertent damage to these resources.

After construction is complete, a small decorative board or split rail fence shall be placed around the resource with modest signage stating: "Sensitive Environmental Resources. Please Stay Out."

d. Steep Slopes

For purposes of this masterplan, steep slopes are naturally occurring areas where the prevailing slopes are greater than 30 percent, that is that the ground changes vertically 30' or more for every 100' of horizontal distance. Man made slopes associated with roadways and past development are not considered steep slopes for development purposes.

The improvements planned in this masterplan have been sited to avoid intrusion on steep slopes to the greatest extent possible. There are minor steep banks

associated with existing drainageways that will be affected slightly by new roadway or pedestrian crossings.

Whenever any new construction associated with the masterplan affects slopes of over 30%, the County may require a soils report or other technical study to assure that the proposed improvement will not be adversely affected by future soil stability or increased erosion potential.

e. Drainage Crossings

This masterplan will involve two crossings over an existing seasonal drainage that flows northerly into the valley from the south line of the property. Most of the planned development is on the west side of this drainage. The existing medicine bath and planned new baths and pools complex (map no. 17) and the remote workshop (map no. 20) are located on the east side.

The seasonal drainage flows during the winter and spring depending on the seasonal rainfall. The bottom of the drainage is broad and cobbled with washed gravel from the seasonal flow. Near the north end of the drainage as it enters the valley floor there is a cold water spring that continues into the summer months.

New crossings are desirable since the existing crossing is a seasonal road on natural ground with a small culvert underneath, that actually encroaches into the wetlands. Day to day use of this existing roadway keep the dirt exposed so that the surface is subject to erosion. During the wettest times of the year, the crossing is muddy and not conducive to all weather access, which is needed to service the facilities east of the drainage.

This masterplan proposes two crossings of the drainage. One is a pedestrian crossing connecting the Dragonfly Lodge (map no. 16) to the baths/pools complex (map no. 17). This will be a seasonal trail, proposing no pipes or infrastructure. The drainage swale is dry or minimal for a good part of the year. The other crossing is both a pedestrian and service road connection from the guest cabins (map no. 15) to the baths/pools complex. This road will be for only pedestrian use for guests, but it will be a service road for staff, and an emergency vehicle roadway allowing fire and ambulance access to the eastern improvements.

A variety of crossings will work in this location in an environmentally sound way, as long as the site development standards below are followed. Typical options include a bridge, culvert, and/or bottomless arch culvert. The options vary in terms of expense and aesthetics, but all are environmentally sound with the following development standards:

- The drainage crossings shall be designed by a civil engineer to assure proper foundations and bedding, and that the drainage facility capacity will handle normal storm events without damage or hazard.
- Construction work shall be done in the dry season of the year, when the seasonal flow has ceased for the summer. This will allow latitude in construction techniques, including entering the channel with personnel and equipment.
- Final construction shall cover all bare soils using best management practices (BMP's) to prevent erosion. Surfaces subject to drainage flow shall be armored with concrete headwalls, rock rip rap, and/or other techniques.
- If a conventional culvert pipe is used, it shall be bedded in the historic flow line of the channel to allow free access to aquatic life.

f. Road and Parking Surfacing

Currently all public roads, private drives, and parking areas are surfaced with gravel in the project area. Such surfaces are consistent with the parking and drives of other Sierra County resorts and recreation areas, such as the Lakes Basin, Big Springs Gardens, and area camp grounds. Gravel surfaces are environmentally superior in terms of retaining impervious surfaces that allow storm water to seep through, recharging ground water.

Depending on traffic intensity and the grade of gravel used, un-watered gravel surfaces can create dust, decreasing air quality, coating all surfaces with dust, and annoying walkers and bicyclists along the roadways.

See Section 1.35(c) above for a description of the improvement program for the County maintained roadways (Lemmon Canyon Road and Campbell Hot Springs Road) and Section 1.35(k) for the minimum fire safe road standards.

This masterplan otherwise allows gravel surfaces to remain and at the option of the landowner, surfaces can be paved as needed. Where areas are paved, minimal storm water detention should be provided by deepening adjoining gutters, providing infiltration trenches, and directing water to temporary basins or underground storage.

High levels of storm water detention do not appear necessary given the overall nature of the Sierra Valley and its ability to detain and filter water and to recharge ground water. The likelihood of downstream flooding from under detained storm water flows is very remote. As discussed above under Erosion Control, all site runoff must be clean and clear.

1.45 Development Agreement

This masterplan is associated with a development agreement which will allow the masterplan approval to have a lifespan of 20 years, plus additional extensions if approved by the Sierra County Board of Supervisors.

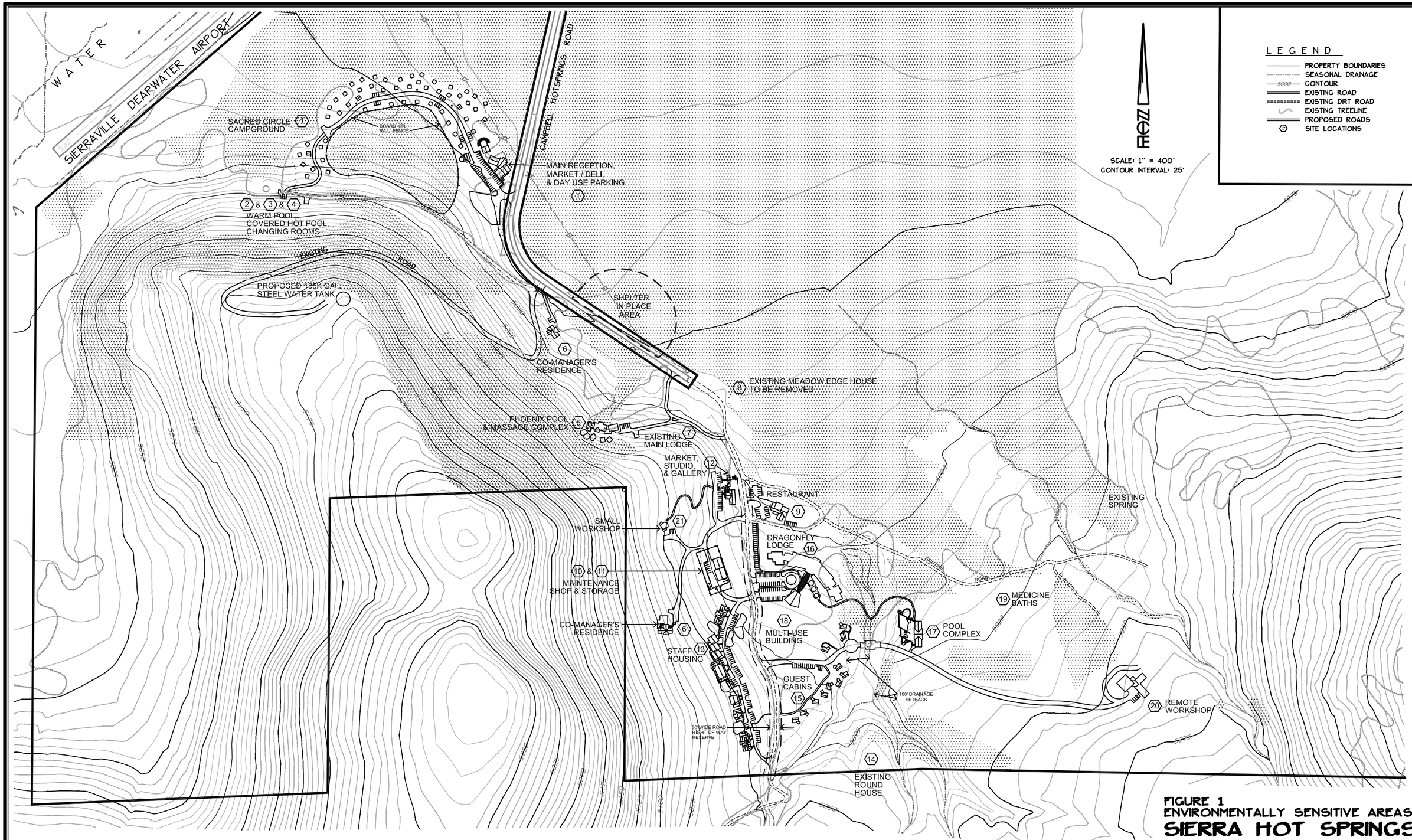
The development agreement is a signed agreement between the property owner and the Sierra County Board of Supervisors, allowing the approval for the masterplan to run for a longer period of time than would be allowed without the development agreement.

Because the masterplan encompasses a significant amount of development, it would be a hardship to try to build every part of the masterplan within a short period of time of 3-5 years, typically required of project with no development agreement. The longer term allows the property owner additional time to seek financing for various improvements, build them, occupy them, and realize some return on that part of the investment before moving on to additional phases.

The format and administration of the development agreement is governed by State law and local ordinances, as well as the content of the agreement itself. Copies of the development agreement are available upon request through the Sierra County Planning Department.

1.50 Public/Private Partnerships

The masterplan encourages the continual exploration of public/private partnerships that can be utilized from time to time to the mutual benefit of the resort and the County at large. Exploration of grants for road improvements to the site, activities related to the airport, and job creation/retention are typical candidates. See Section 1.35(c) above for a more detailed discussion of cooperative public/private opportunities pertaining to the public roads serving the project.



P:\Land Projects 2012\12-024 Sierra Hot Springs\Drawings\12-024 SHS New base REVISED3.dwg, FIGURE 1, 9/24/2018 12:54:29 PM, 1:2

ENVIRONMENTALLY SENSITIVE AREA
(ARCH. SITES, >30% SLOPES, BIO-AREAS)

FIGURE 1
ENVIRONMENTALLY SENSITIVE AREAS

SIERRA HOT SPRINGS

SIERRA COUNTY , CALIFORNIA

SCALE: 1" = 400' JULY, 2017

NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

12-024

Sierra Hot Springs - Masterplan

Figure 2

Map Key	Structure Name	Existing Sq Ft	Proposed New Sq Ft	Total Sq Ft	Priorities
1	Camping 50 spaces - Shower complex, Restrooms, Picnic/cooking, Reception, Deli, Market	0	4,060	4,060	4,060
2	Warm Pool	1,600	0	1,600	0
3	Hot Pool (covered)	1,000	0	1,000	0
4	Changing Rooms	600	400	1,000	400
5	Phoenix Baths	1,400	1,600	3,000	1,600
6	Co-Manager's House - total with two separate homes	0	3,600	3,600	3,600
7	Existing Lodge	3,000	0	3,000	0
8	Meadow House - to be removed	1,000	-1,000	0	0
9	Restaurant	0	4,400	4,400	0
10 & 11	Maintenance Shop, Equipment Shed, Yard and Parking	0	4,000	4,000	0
12	Existing Studio & Gallery, New Market	1,290	2,180	3,470	1,290
13	Staff Cabins - size varies by type, 40 units total, includes laundry/storage facility	0	22,000	22,000	0
14	Round House	100	0	100	0
15	Guest Cabins 11 – sizes vary	0	4,740	4,740	4,740
16	Lodge - multi-story building, 60 rooms	0	35,600	35,600	26,500
17	Pools Complex	0	1,200	1,200	1,200
18	Multi-use Building	0	2,000	2,000	0
19	Medicine Bath - No building associated with this feature	0	0	0	0
20	Remote Workshop	0	3,800	3,800	0
21	Small Workshop	0	1,000	1,000	1,000
	Totals:	**9,990**	**89,580**	**99,570**	**44,390**

Sierra Hot Springs - Maximum Anticipated Population

Guest/ Staff Type	Existing Population	New Population	Total Population
Campers	200	-50	150
Lodging	10	132	142
Day Use Only	160	0	160
Staff	24	41	65
Staff Dependents	0	12	12
Totals:	**394**	**135**	**529**

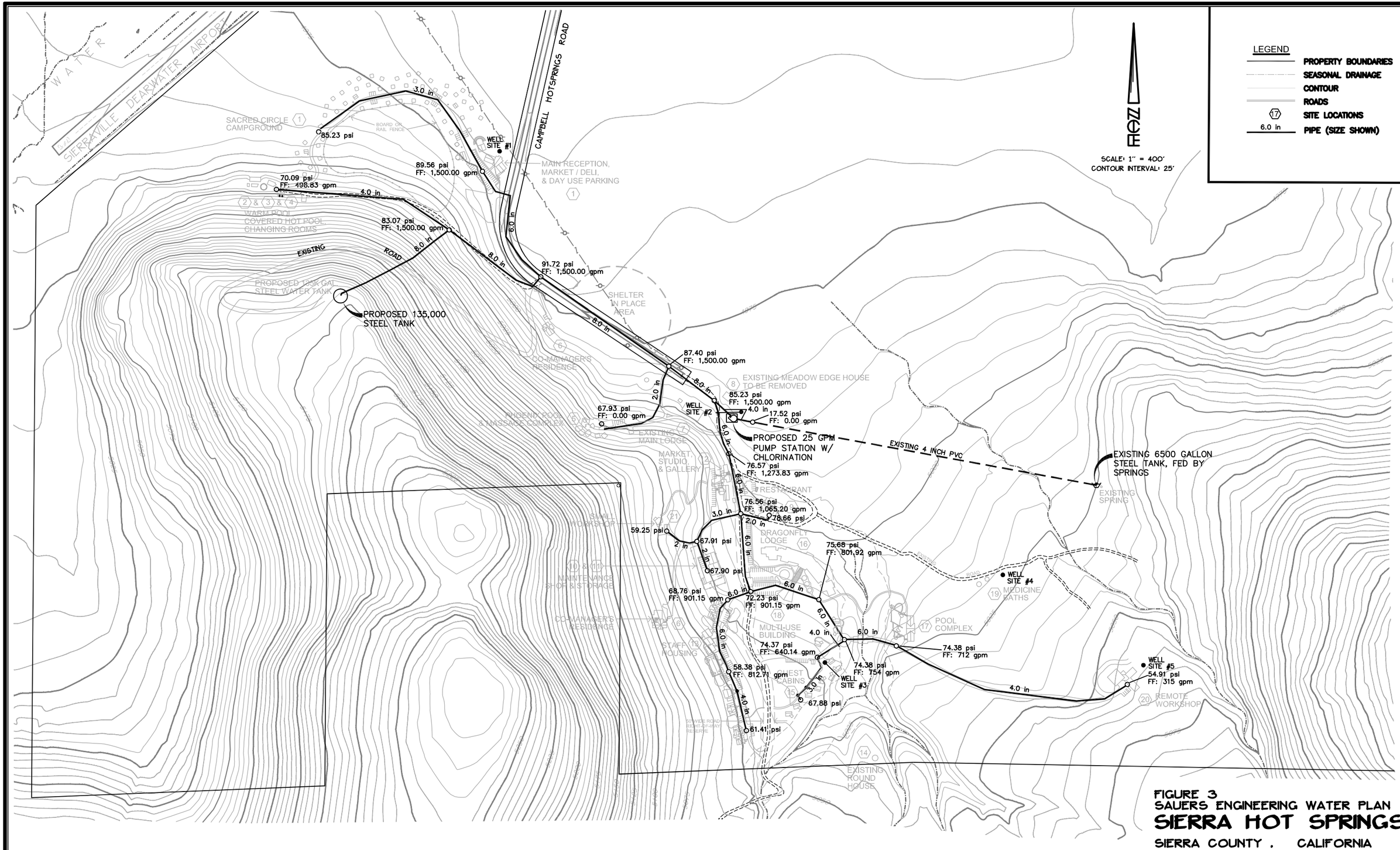


FIGURE 3
SAUERS ENGINEERING WATER PLAN
SIERRA HOT SPRINGS
SIERRA COUNTY . CALIFORNIA
SCALE: 1" = 400' JULY. 2017
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

12-024

P:\Land Projects 2012\12-024 Sierra Hot Springs\Drawings\12-024 SHS New base REVISED3.dwg, FIGURE 3, 9/24/2018 12:57:32 PM, 1:2

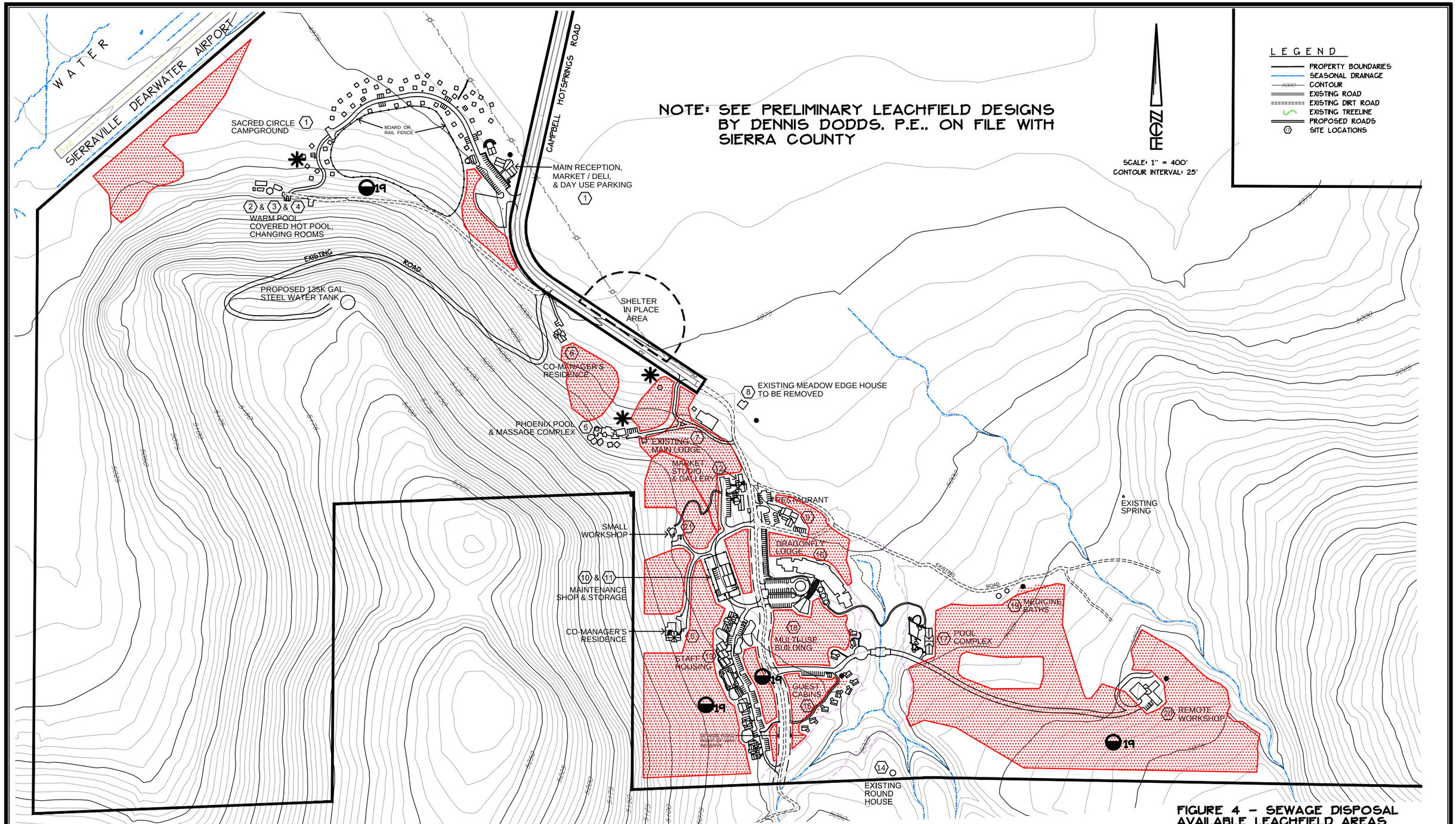


FIGURE 4 – SEWAGE DISPOSAL AVAILABLE LEACHFIELD AREAS

SIERRA HOT SPRINGS

SIERRA COUNTY, CALIFORNIA

SCALE: 1" = 400' JULY, 2017

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

17-074

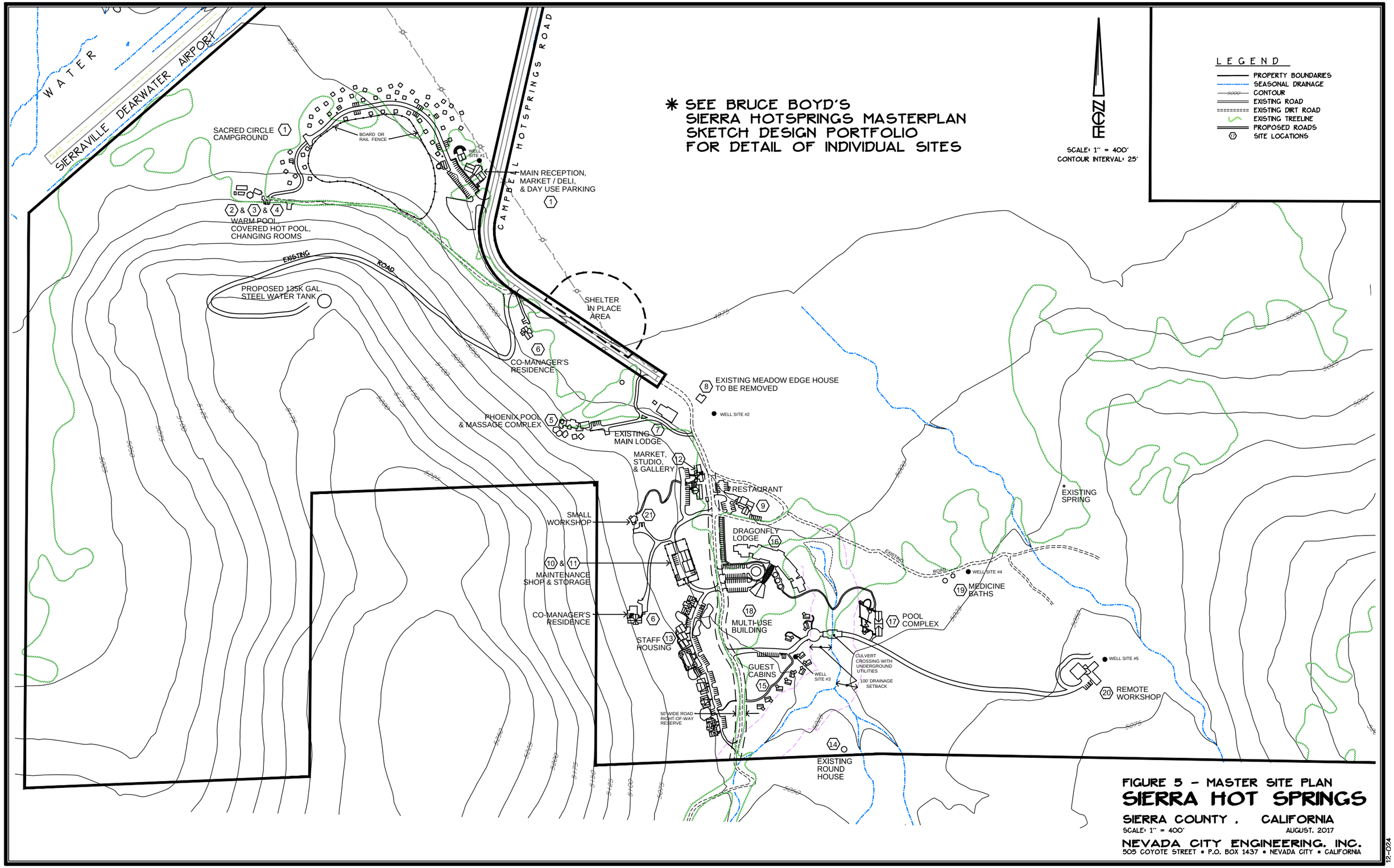


FIGURE 5 – MASTER SITE PLAN

SIERRA HOT SPRINGS

SIERRA COUNTY . CALIFORNIA

SCALE: 1" = 400' AUGUST, 2017

NEVADA CITY ENGINEERING, INC.

505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

12-024

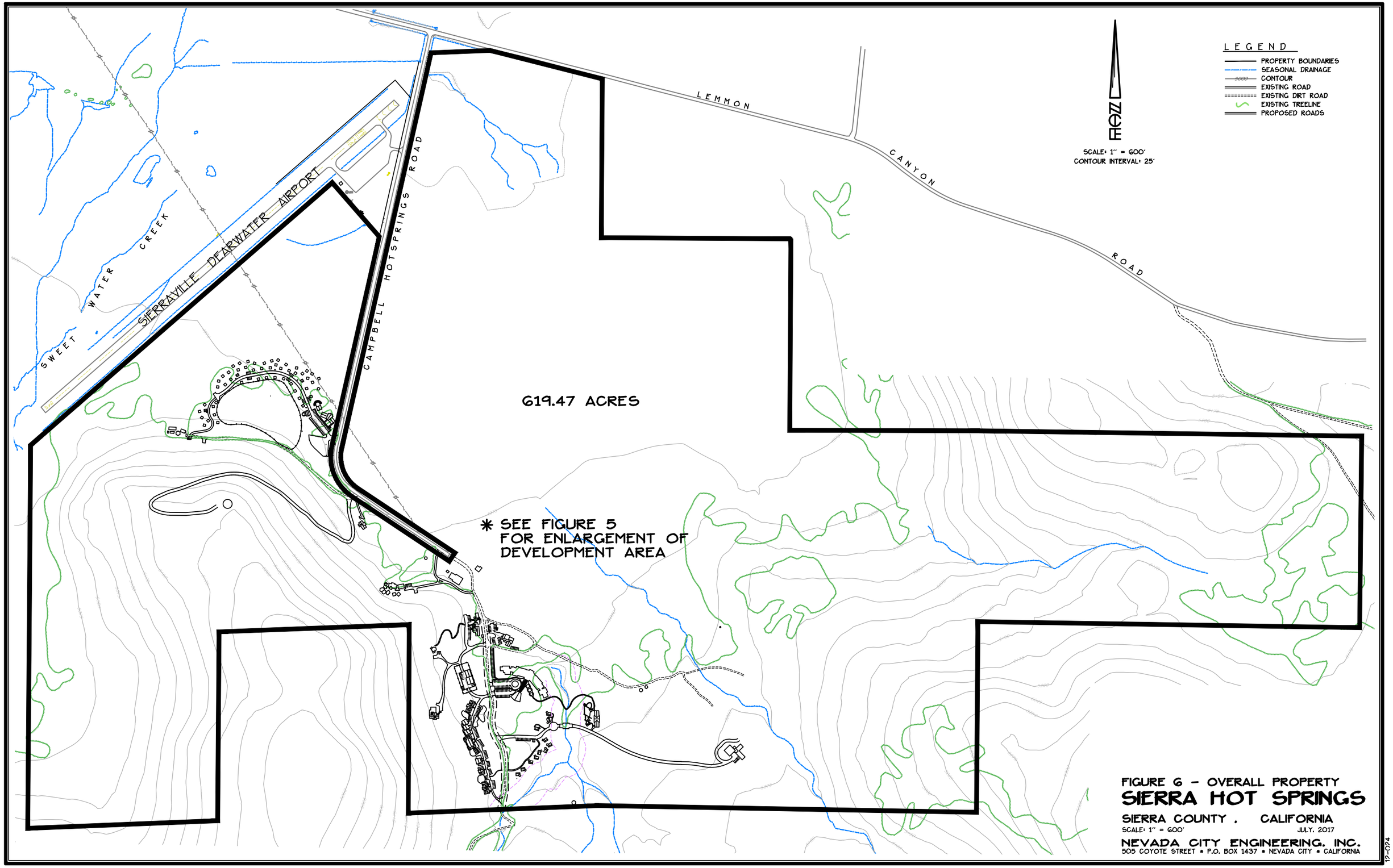


FIGURE 6 – OVERALL PROPERTY

SIERRA HOT SPRINGS

SIERRA COUNTY . CALIFORNIA

SCALE: 1" = 600' JULY, 2017

NEVADA CITY ENGINEERING, INC.

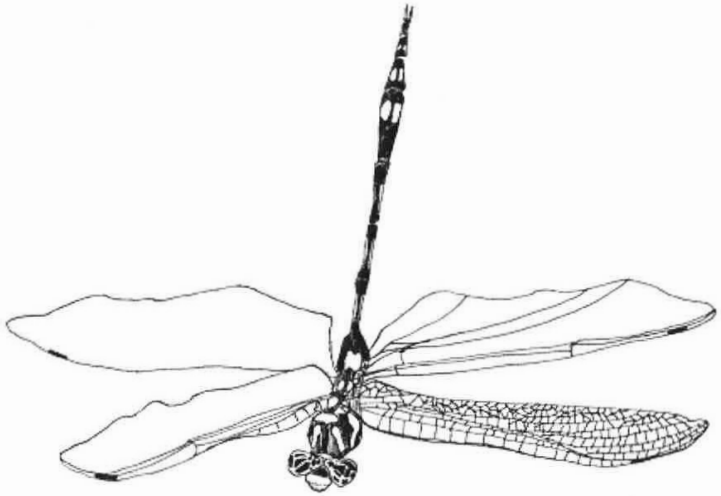
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA

12-024

SIERRA HOT SPRINGS MASTERPLAN
SKETCH DESIGN PORTFOLIO

DESIGN STUDIES
TABLE OF CONTENTS

Study	Page
DESIGN NARRATIVE	1 – 3a
RECEPTION & CAMPGROUND	4 – 6
PHOENIX BATHS	7
MEADOW VISTA RESTAURANT	8 – 9
CO-MANAGERS RESIDENCES, MARKET, & MAINTENANCE SHOP	10
STAFF HOUSING	11
GUEST CABINS	12
DRAGONFLY LODGE	13 – 15
POOL COMPLEX	16 – 17
REMOTE WORKSHOP	18 – 19
SMALL WORKSHOP	20



DESIGN NARRATIVE – SIERRA HOT SPRINGS MASTER PLAN BUILD-OUT

The following describes the proposed new and/or remodeled buildings that are included in this Master Plan update of Sierra Hot Springs. These narrative descriptions are a summary description of the buildings shown in the attached sketch studies. The sketch studies illustrate the general design goals for each facility. This design narrative supplements the information contained in the Sierra Hot Springs - Proposed Coverage & Capacity Information spread sheet and the overall project site plan, prepared by Nevada City Engineering. The narratives and sketch studies are based on the uses for the proposed buildings and our interpretation of those uses, and technical issues such as ADA compliance, access, fire safety, building codes and zoning requirements. The intent is to provide a base of requirements, information, and ideas to focus discussion.

COMMON ASSUMPTIONS:

1. All new buildings and baths should take advantage of the natural setting, views and solar aspects.
2. A menu of natural materials will be used in all building designs to develop a cohesive sense of place. As far as possible, “green” materials should be employed in construction.
3. New buildings should be highly energy efficient.
4. A non-staffed gateway entrance will direct all visitors, including campers, to the reception center at the entrance to the campground for registration. Automatic vehicle counters will be used to monitor the entry and track visitors to maintain control of the number of visitors.
5. Minimize driveways and roads within the new development areas. Keep vehicles away from sensitive bathing areas and quiet places.
6. Utilize carts and shuttles to service buildings and to move groups of users around. Maximize the use of walking trails.
7. Provide a central registration office to be assigned camp sites, cabins, day-use, and remote workshop use. Guests that are staying at the lodge and cabins, or dining at the restaurant would be directed to the appropriate registration desks and given a map of the facility and assigned parking. Scheduling massages, private sauna and pool use, classes, hikes and other activities would be done here for campers or done at the lodge for guests.
8. Provide telephone and computer connectivity to all major buildings.
9. Minimize soil disturbance and grading. Protect sensitive flora and archaeologic sites
10. Establish a baseline for requirements for fire safety access and California Accessibility Guidelines for all new buildings.

PROPOSED SIERRA HOT SPRINGS FACILITIES

Item 1 **Main Reception with Market/Deli and Campground: 50 tent sites, 50 to 100 campers. ADA Parking and User Facilities**

The main Reception Office and small Market/Deli are located at the entrance to the campground, just off the main road, at the edge of the meadow. The Reception Center is the first destination for all visitors to Sierra Hot Springs. The Registration Office would book day use, camping, pre-registration to the lodge and cabins, direct guests to all facilities, and assign parking. An adjoining small market/deli would serve day use guests and campers.

The 50 unit Sacred Circle campground surrounds an existing “Sensitive Area”. The location of campsites, both platform type and on ground type, would be subject to careful on-site analysis. There are two campsites with wheel chair access from parking and access to restrooms and cooking/picnic areas. All campsites are walk-in and primitive, without any water or cooking areas. A dedicated common kitchen adjoins the campground for use by campers. It is ADA accessible, with picnic areas and fire safe BBQ’s. There is a dedicated restroom/shower/clean-up facility and vault type restrooms scattered within the campgrounds. Fire hydrants would be located along a fire access road through out the campground.

The camping area would be connected to the Warm pool by a series of trails to minimize vehicle traffic. The deli/cafe/market located at the Reception Center at the entrance to the camping area will serve campers and Day Use guests. ADA restrooms would be included as part of the market. Most food preparation would be done in the restaurant kitchen. Sandwich preparation and beverage service would be done in the deli. Campground and RV parking is located near the Reception Center.

New Construction:

Reception/administration offices:	1,000 SF
Market:	700 SF
ADA Restroom and Guest Kitchen Facility:	1,780 SF
Shower House:	580 SF
Total:	4,060 SF

Platform campsites: 10 @ 150 SF each

On grade campsite: 40 @ 160 SF

Parking: 36 including 2 ADA , Bike Rack, and

Overflow and RV parking area for additional 8 - 12 vehicles.

Items 2, 3, & 4 **Warm Pool, Covered Hot Pool, Changing rooms**

Improvements would include a trail from the campground, an ADA parking area and wheel chair access to the warm pool. New ADA changing space and access from changing building to warm pool would be built. This bath complex will become the major focal point for campers due to its proximity and size.

New Construction: 400 SF

Parking: 2 ADA spaces

Items 5 **Phoenix pool and Massage complex (includes conversion of existing manager's house)**

Remodel and connect indoor and outdoor baths. Provide ADA access. Existing Managers House converted to massage bookings, reception/waiting area, changing rooms, and ADA restrooms. Enlarge and remodel existing massage building. Create new pools, including group class pool

New Construction:

Remodeling: 1,400 SF

New Pools, decks, and walkways: 2,800 SF

Parking: 4 w/ 2 ADA,

Item 6 **Co-Managers Residence's**

The two new Manager's Residence's are separated from grouped staff housing. They would be situated to provide easy access to all facilities. Each house would be 2 - 3 bedrooms with fenced yards and parking.

New Construction:

2 Co-Manager Houses: 3,600 SF

Item 7 **Existing Main Lodge**

The Lodge has great historic value and is a prominent landmark as you enter the hot springs, The Lodge would be renovated and the exterior restored. Existing ground floor and basement uses would mostly remain. The Green room would be revamped for theatre, events, music and class use. The current lobby would be remodeled to house a coffee shop and bookstore. ADA restrooms would be added. The second floor would be converted to administrative use.

New Construction:

Remodeled area: 3,000 SF

Items 8 **Existing Meadow Edge House: Demolish and restore site.**

As part of the site restoration work a water feature would be created with three small natural pools surrounded by native vegetation and a rock sculpture as fore ground to the meadow view from the Lodge.

Item 9 **Restaurant**

The new restaurant is located near the new lodge, guest cabins, new pool complex and multipurpose facility. It provides an alternative and seated dining experience to the cafeteria style restaurant at the existing Lodge or the self-serve campground kitchen. The restaurant would be able to handle 50 to 60 patrons at one sitting for a total of between 100 and 120 meals at breakfast, lunch and Dinner. An outdoor dining area for 20 to 40 guests is attached to the restaurant. The restaurant has vehicular access, Fire access, ADA parking and ADA restrooms. Trails would connect to the new lodge, pool complex and cabins.

New Construction:

Restaurant: 2,200 SF

Kitchen: 1,200 SF

Reception/waiting/restrooms: 400 SF

Utility and Storage; 400 SF

Total: 4,400 SF

Parking: 16 – 2 ADA, 4 staff, 10 patrons. (Assumes walk-in guests)

Item 10, 11 **Maintenance Shop and Storage**

Provide a fenced, fire resistant, secure and accessible maintenance area. The shop would include an office for the maintenance supervisor, parts storage, equipment repair and covered storage for maintenance vehicles and equipment. The shop will accommodate light metal working and woodworking. A powerhouse with main electrical panel, transformers and backup generator would be located in this area. The maintenance shop would be located south and west of the new Market and served by an access road from the Market parking area.

New Construction:

Maintenance Buildings: 4,000 SF

Item 12 **Market, Studio, and Gallery**

Located off Campbell Hot Springs Road above the main lodge. The market would provide a well stocked inventory of grocery items for guests and employees. Two existing buildings would be remodeled into art studio and gallery spaces. ADA and patron parking would be placed uphill and behind the building.

New Construction:

Market:	2,180 SF
Studio and Gallery Renovation:	1,290 SF
Total:	3,470 SF

Item 13 **Staff Housing for 48 employees**

Staff housing could consist of small cabins for seasonal workers (2 to 4 person units) and permanent staff. The staff housing is sited for access and privacy. Some units will be ADA compliant. Married staff and staff with children will be housed in larger units. The staff housing is arranged in three clusters consisting of 6 - 7 residences housing 12 to 16 people and a laundry/storage building along a semi-private access road. Tentative square footage allocation:

New Construction:

30 Single use:	14,000 SF
8 multiple use:	6,200 SF
3 Laundry/storage buildings:	1,800 SF
Total:	22,000 SF

Parking: 48 with 3 ADA stalls

Item 14 **Existing Round House, 100 Sf**

Unspecified use

Item 15 **Guest Cabins: 11 - 360 - 500 SF units**

These scattered cabins provide maximum privacy and separation from other activities. They would be connected to facilities by walking trails only. Some units are close to other units for use by small groups of visiting couples. There is a discrete central building to house cleaning equipment and supplies accessible by vehicle or cart. One cabin needs to be ADA accessible. Cabins would range from 16’ x 24’ to 16’ x 32’ with deck, private entrance, closet, and bathroom.

New Construction:

8 Cabins:	3,200 SF
3 Cabins:	1,400 SF
Maid Service:	140 SF
Total:	4,740 SF

Parking: 11 guest parking spaces in an adjacent lot.

Item 16 **Dragon Fly Lodge with 60 rooms**

The lodge is designed for 60 rooms on two floors arranged around a central public area with stairs, elevators, lounge area with Wi-fi, and reception desk. Some rooms are set up as suites and others with interconnections. The lodge needs ADA access and parking. 4 rooms are ADA accessible. The Lodge as the largest building on site, will address fire safety issues through the use of fire separation walls, fire doors, and exit distances. In addition to housing the bulk of Hot Springs guests, the lodge would also incorporate a central laundry facility in the basement under the lounge and reception area. A staff room, storage, and utilities would be added to the mix of basement uses. The Lodge is connected to the Multi-purpose building by a fanciful arbor and to the restaurant, cabins, and pool complex by trails.

Tentative square footage allocation:

New Construction:

56 - 16’ x 24‘ rooms:	21,500 SF
4 - 25’ x 25’ Suites:	2,500 SF
Lounge:	2,400 SF
Reception/Office:	700 SF
Circulation:	4,000 SF
Staff, Storage, cleaning:	2,400 SF
Basement utility and laundry:	2,000 SF
Total:	35,600 SF

Parking: 68 – 4 ADA, 4 staff, 60 guests

Item 17 **Pool Complex**

The pool complex consists of four outdoor pools connected in series from hot and small, to large and warm, to cold. All pools overlook the wetland swale with views to the meadow and beyond. There are outdoor sitting areas, and covered outdoor space. The roof also covers the saunas, dressing rooms with two showers, and ADA restrooms. Trails would come from the Lodge and cabins. Service access would be by gravel drive.

New Construction:

Dressing, restrooms, saunas:	1,200 SF
Covered area:	3,200 SF
Pools and hardscaping:	8,000 SF

Item 18 **Multi-use Building**

The multi-use building is connected to the Lodge via a curved and finely crafted arbor that would be roofed with clear glazing. The multipurpose room opens out to the south for maximum daylight. 40 to 80 people can be accommodated for events from meditation to yoga to dances. Walking paths connect it to the cabins and pool complex. The building will have vehicle access for service. Parking is provided at the Lodge.

New Construction:

Multi-purpose Room:	1,650 SF
Restrooms and circulation:	350 SF
Total:	2,000 SF

Item 19 **Medicine Baths:**

The Medicine bath will remain as a small hot soaking pool in a natural setting with primitive facilities. The facility will remain walk-in only.

Item 20 **Remote WorkShop:**

Provides a secluded large meeting room for up to 45 people for group use - yoga, exercise, meditation, and private workshops. The building will have a quiet, open to the landscape feel, with good acoustics, wood floors, and be constructed of natural, non-toxic materials. The building would include a serving kitchen and dining area, restrooms and overnight accommodations in two individual rooms and a dorm. The building will have ADA access and parking as well as access for fire safety. Paths would connect this building with the Lodge and multi-use building.

New Construction:

Large Meditation Room:	1,600 SF
Dining and Kitchen:	1,400 SF
Guest quarters:	800 SF
Total:	3,800 SF

Parking: 4 – 2 ADA, 2 staff

Item 21 **Small Workshop:**

Located in close proximity to the existing Lodge and proposed new restaurant, this small workshop space is designed for smaller group use for classes, yoga, dance, exercise, and meditation. The building is designed to nestle into the hillside, with an entrance through a rock garden that opens to the main room and a view across the distant meadows. The building will include a serving kitchen/eating area and restrooms. The site will include ADA parking and access. Paths will connect the small workshop to the lodge and the restaurant. Guest parking will be at the nearby Market.

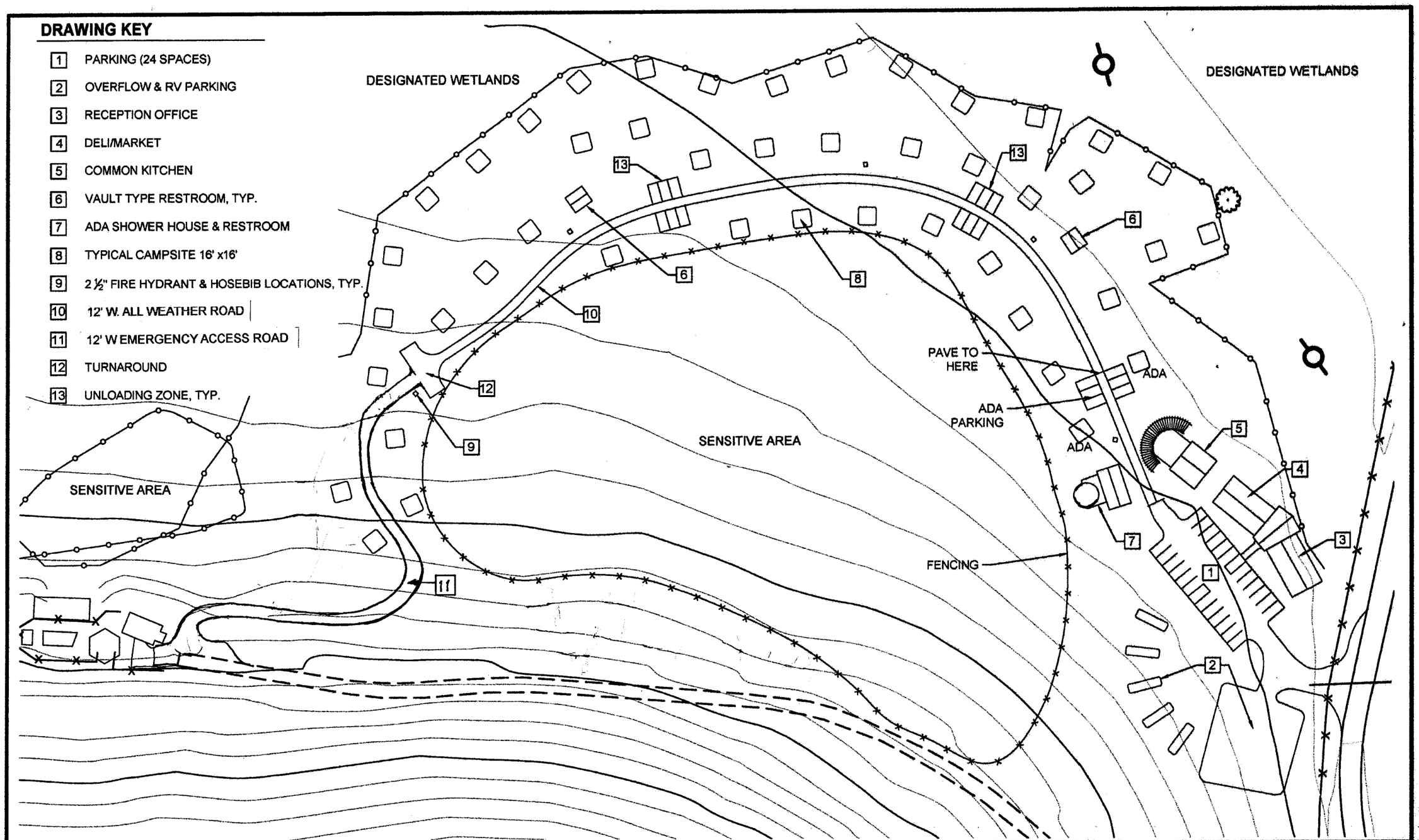
New Construction:

Workshop:	800 SF
Restrooms:	200 SF
Total:	1,000 SF

Parking: 2 ADA

DRAWING KEY

1. PARKING (24 SPACES)
2. OVERFLOW & RV PARKING
3. RECEPTION OFFICE
4. DELI/MARKET
5. COMMON KITCHEN
6. VAULT TYPE RESTROOM, TYP.
7. ADA SHOWER HOUSE & RESTROOM
8. TYPICAL CAMPSITE 16' x16'
9. 2 ½" FIRE HYDRANT & HOSEBIB LOCATIONS, TYP.
10. 12' W. ALL WEATHER ROAD
11. 12' W EMERGENCY ACCESS ROAD
12. TURNAROUND
13. UNLOADING ZONE, TYP.



BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

SACRED CIRCLE CAMPGROUND

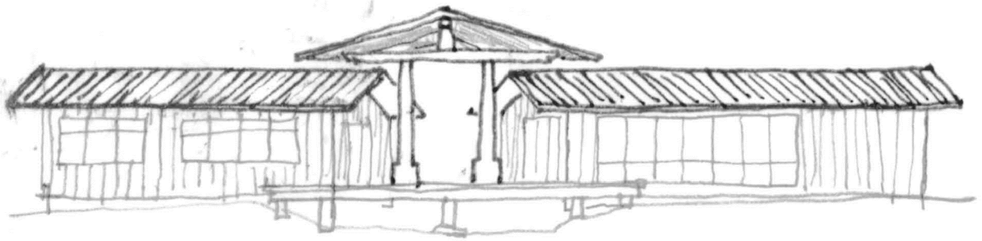
N

SCALE: 1"=80'

AUGUST 28, 2014

SIERRA HOT SPRINGS
MASTER PLAN
SIERRAVILLE, CA 96126

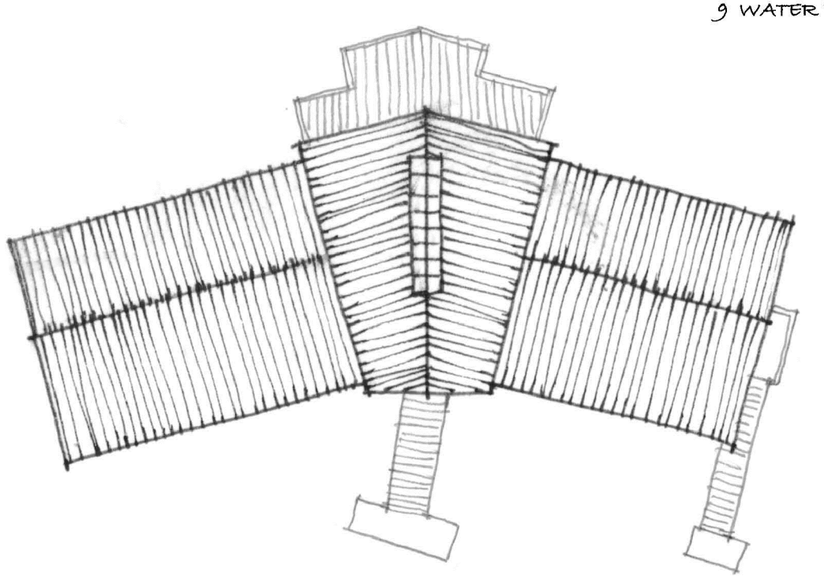
4



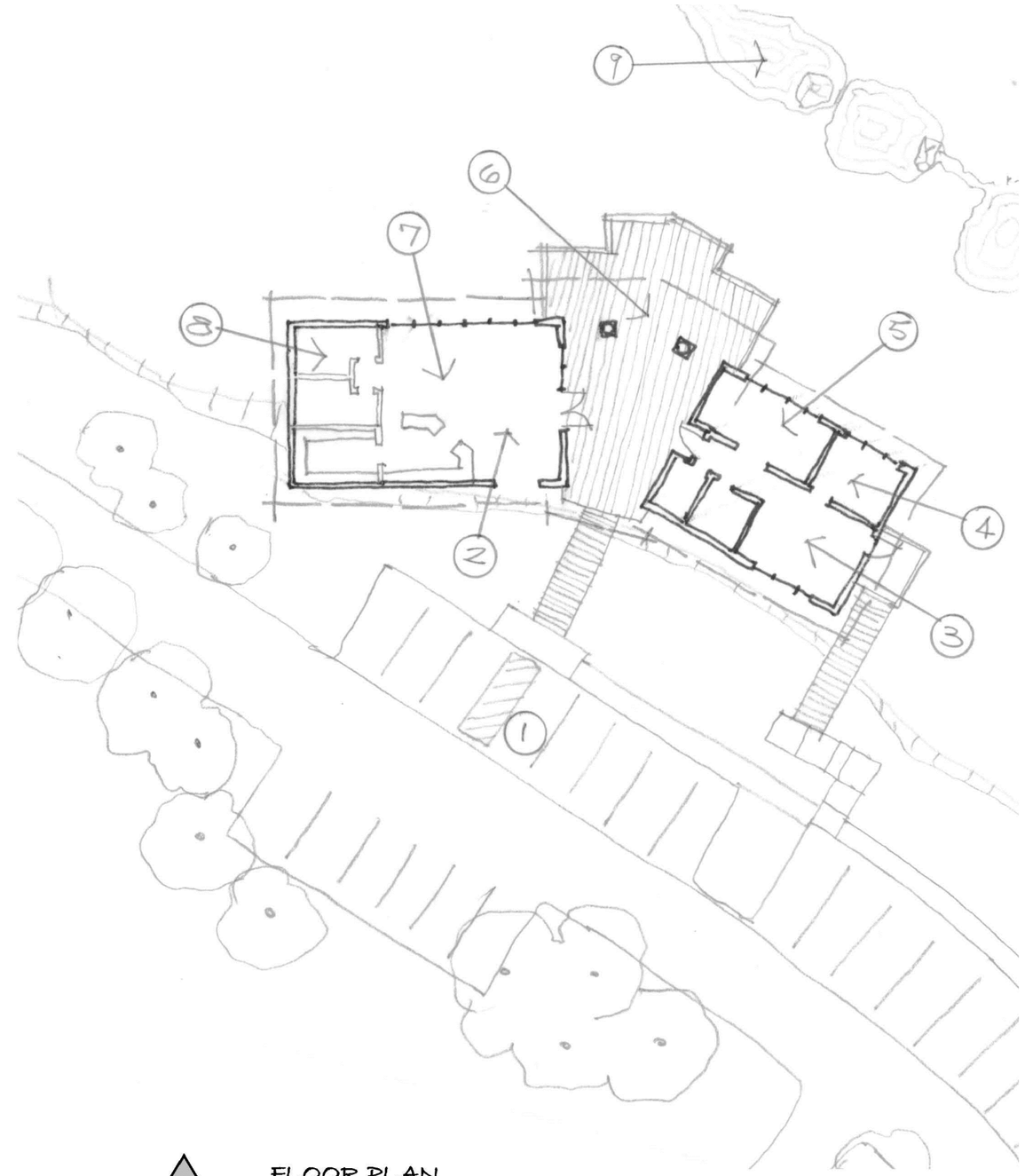
NORTH ELEVATION

DRAWING KEY

1 ADA PARKING
2 RECEPTION
3 OFFICE
4 OFFICE
5 CONFERENCE ROOM
6 MEADOW OBSERVATION DECK
7 DELI/MARKET/RECEPTION
8 RESTROOMS
9 WATER POOLS & FOUNTAIN



ROOF PLAN



FLOOR PLAN

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

RECEPTION

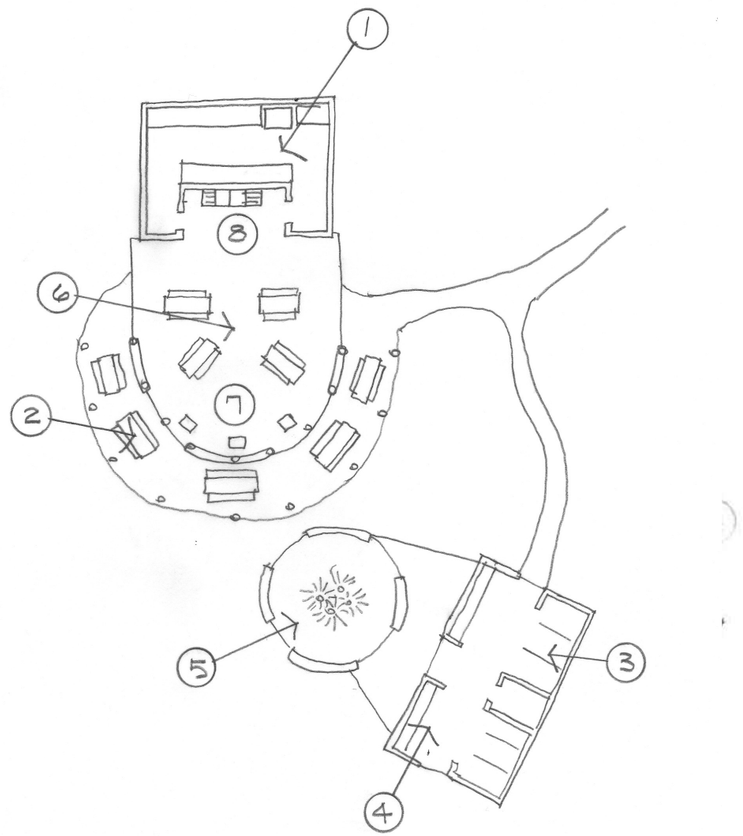
N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN
SIERRAVILLE, CA 96126

#1 Reception and Campground Facilities

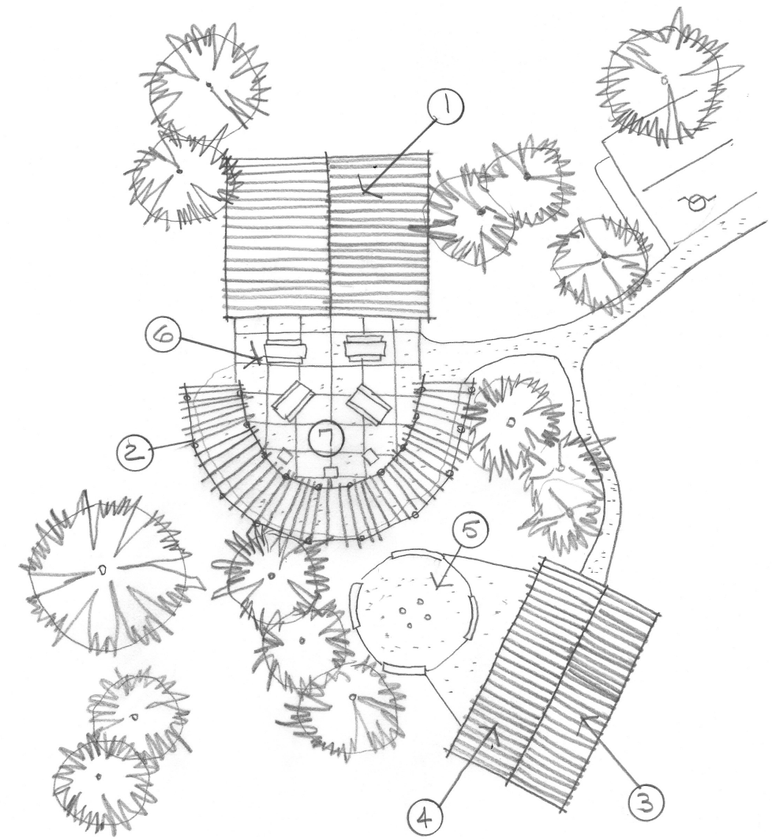


Floor Plan

Drawing Key

1 Common Camp Kitchen
2 Shade Trellis
3 ADA Showers
4 Dressing Area
5 Outdoor Showers
6 Picnic Area
7 Barbecues
8 Shade Arbor
9 Serving & Wash-up

Campground Facilities consist of large restroom building connected to outdoor eating and BBQ area and a five stall shower house with dressing area facing an outdoor four head shower area for quick wash-offs and children. All facilities with ADA accessibility. An adjacent parking area contains ADA parking for cars and vans.
In addition to main restroom building there should be a few pit type restrooms located within the main camping area.



Roof Plan

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

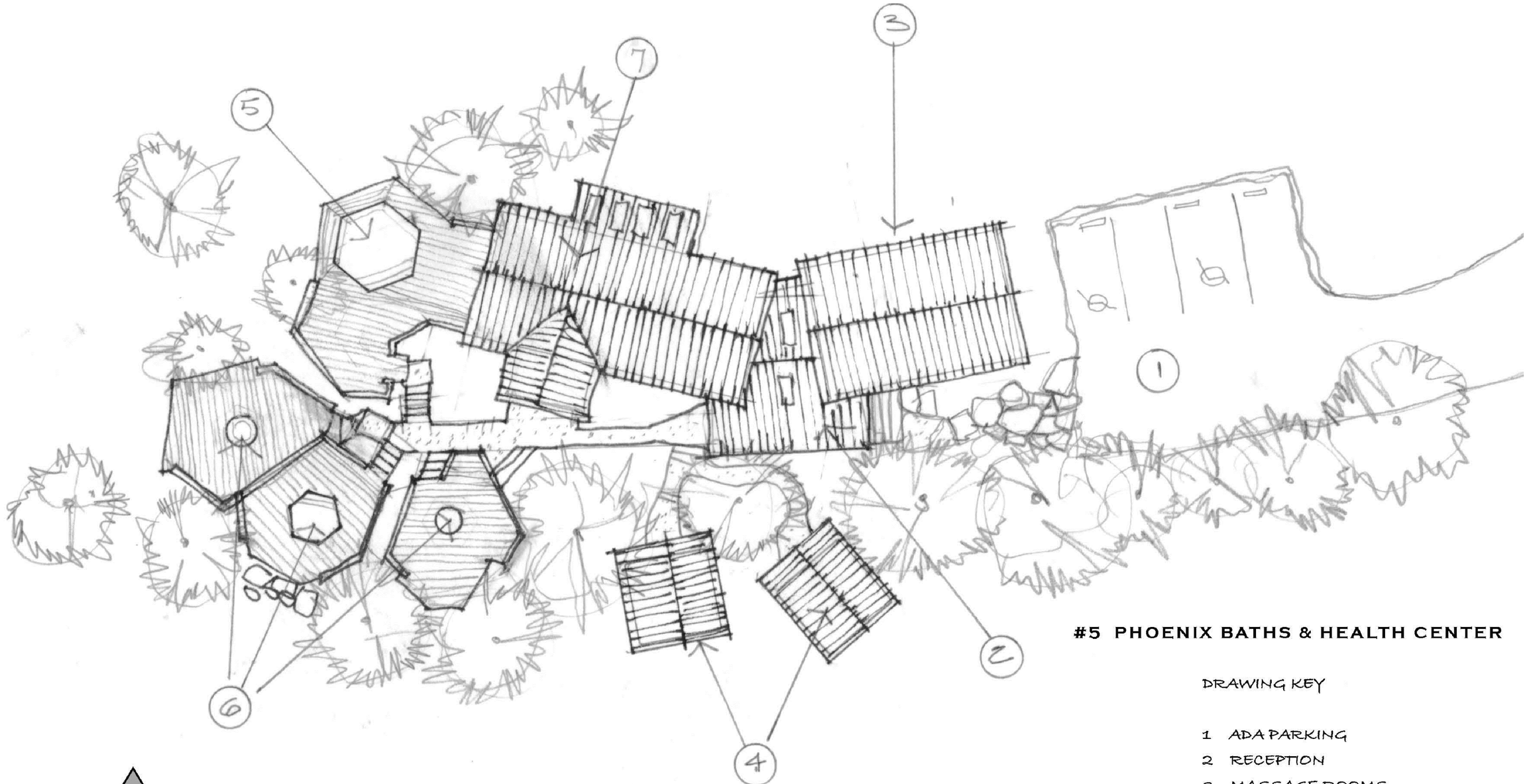
CAMPGROUND FACILITIES

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN SIERRAVILLE, CA 96126



#5 PHOENIX BATHS & HEALTH CENTER

DRAWING KEY

1 ADA PARKING
2 RECEPTION
3 MASSAGE ROOMS
4 MASSAGE STUDIOS
5 COMMUNAL BATHING (12)
6 PRIVATE BATHS
7 MASSAGE AND DRESSING ROOMS

SITE PLAN W/ OUTDOOR SPAS

NORTH

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

PHOENIX BATHS

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN SIERRAVILLE, CA 96126

#9 Meadow Vista Restaurant

MAIN RESTAURANT
3,500 SF

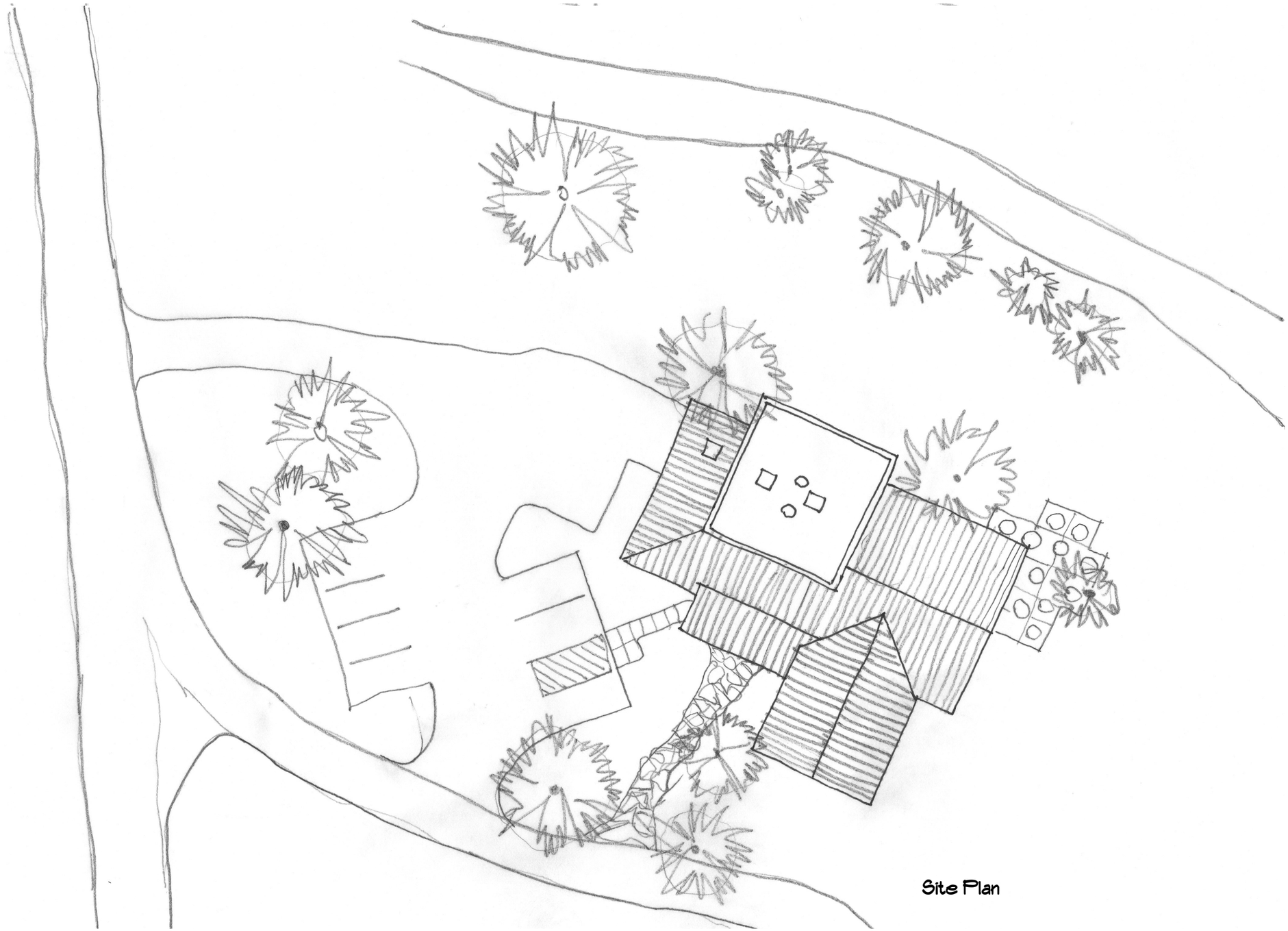
The restaurant is situated overlooki the valley, set back behind the old Campbell Hotsprings Road. It consists of two dining rooms set up serve from 60 to 100 diners. One dining room can be closed off from the other in slow seasons or to be use as banquet space.

There is a terrace overlooking the valley with small tables for lunchtime service.

The kitchen is laid out as a full service commercial kitchen for tabl service. A buffet could be added for parties.

There is delivery access and ADA parking, accessed from the main spine road. The entrance porch and lobby faces south and is connected the Lodge by a well marked and lighted pathway.

The style keeps the elements of open covered porches, sloping roofs, board and batten siding and timber fram interiors.



Site Plan

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

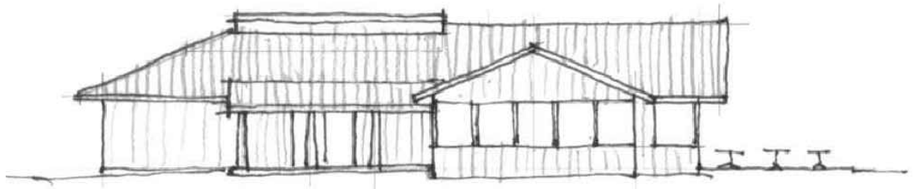
MEADOW VISTA RESTAURANT

N

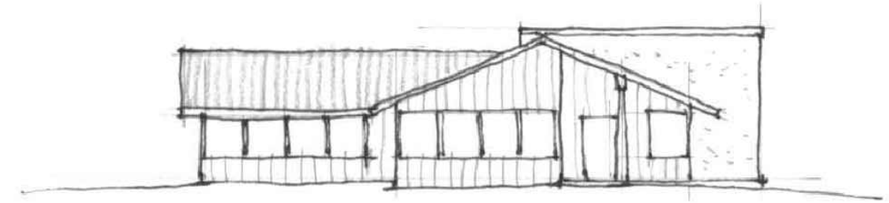
NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN
SIERRAVILLE, CA 96126

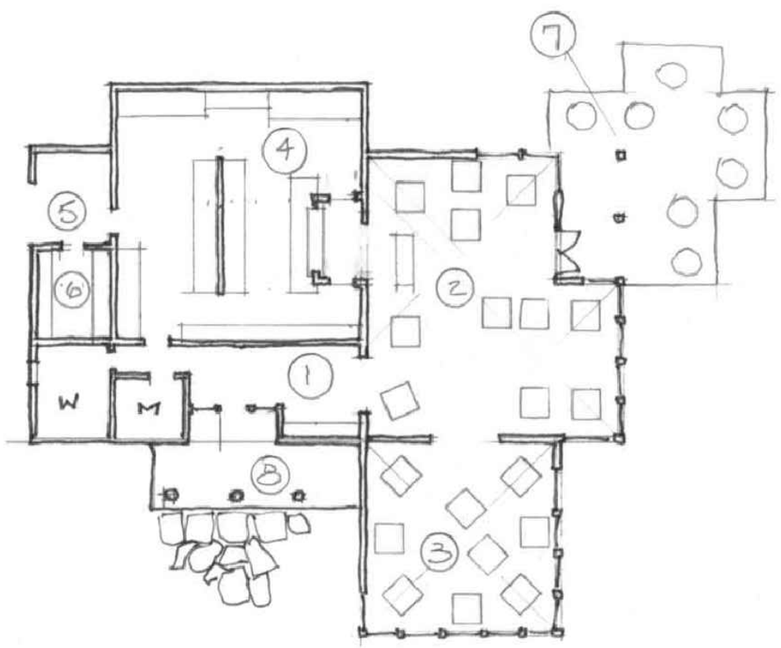


North Elevation (Entry)

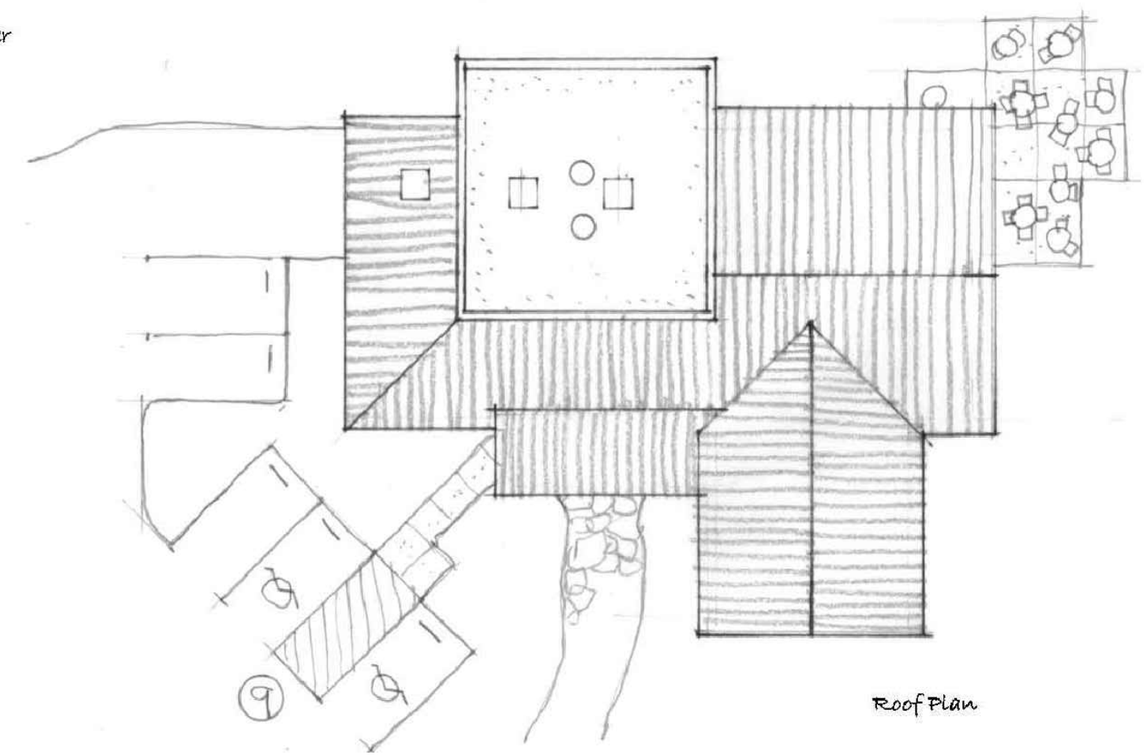


East Elevation

DRAWING KEY
1 Lobby
2 Dining Room
3 Dining Room
4 Commercial Kitchen
5 Deliveries
6 Walk-in Freezer
7 Terrace
8 Entry Porch
9 ADA Parking



Floor Plan



Roof Plan

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

MEADOW VISTA RESTAURANT

N

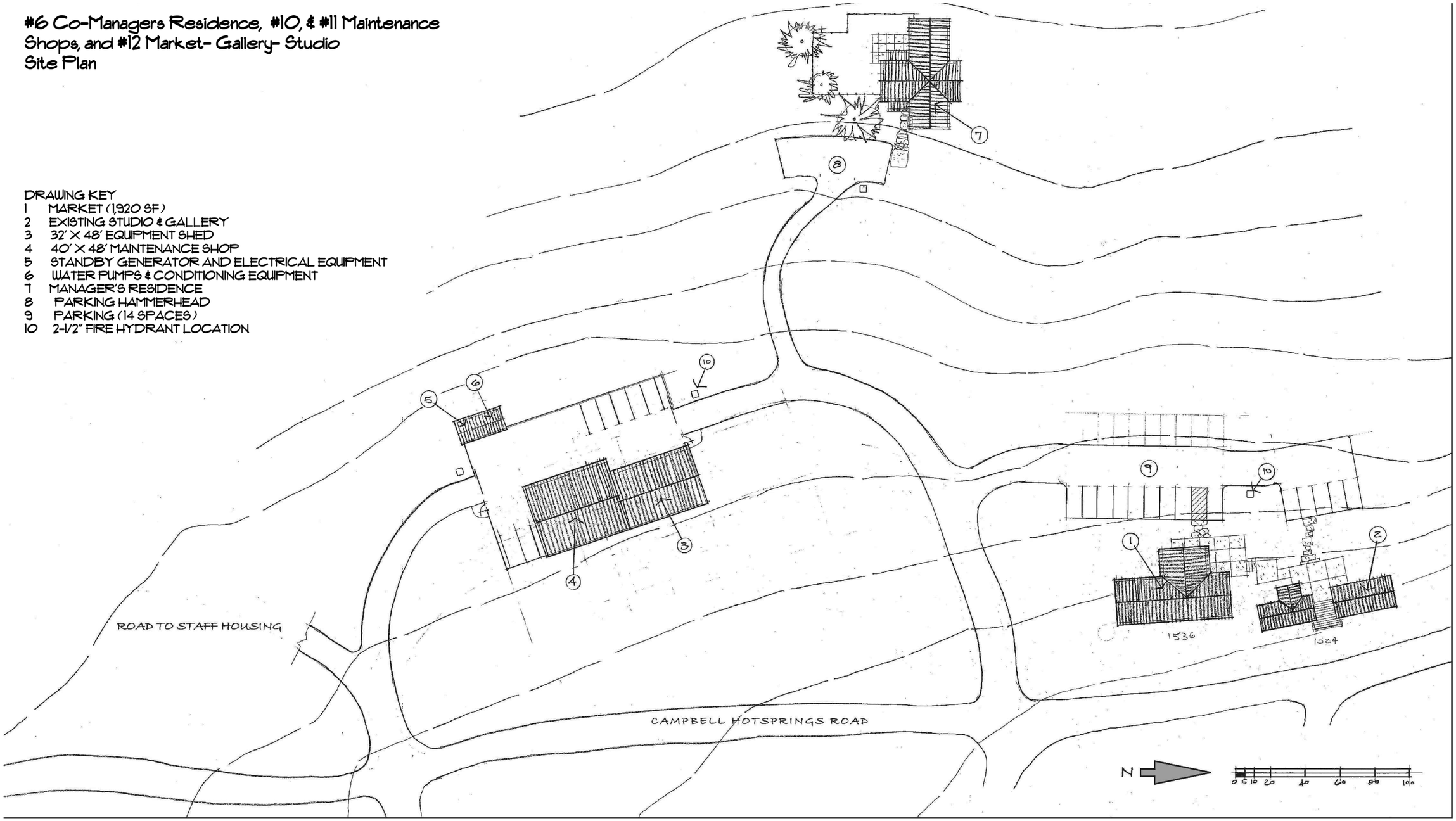
NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS
MASTER PLAN
SIERRAVILLE, CA 96126

#6 Co-Managers Residence, #10, & #11 Maintenance Shops, and #12 Market- Gallery- Studio
Site Plan

DRAWING KEY
1 MARKET (1,920 SF)
2 EXISTING STUDIO & GALLERY
3 32' X 48' EQUIPMENT SHED
4 40' X 48' MAINTENANCE SHOP
5 STANDBY GENERATOR AND ELECTRICAL EQUIPMENT
6 WATER PUMPS & CONDITIONING EQUIPMENT
7 MANAGER'S RESIDENCE
8 PARKING HAMMERHEAD
9 PARKING (14 SPACES)
10 2-1/2" FIRE HYDRANT LOCATION



BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

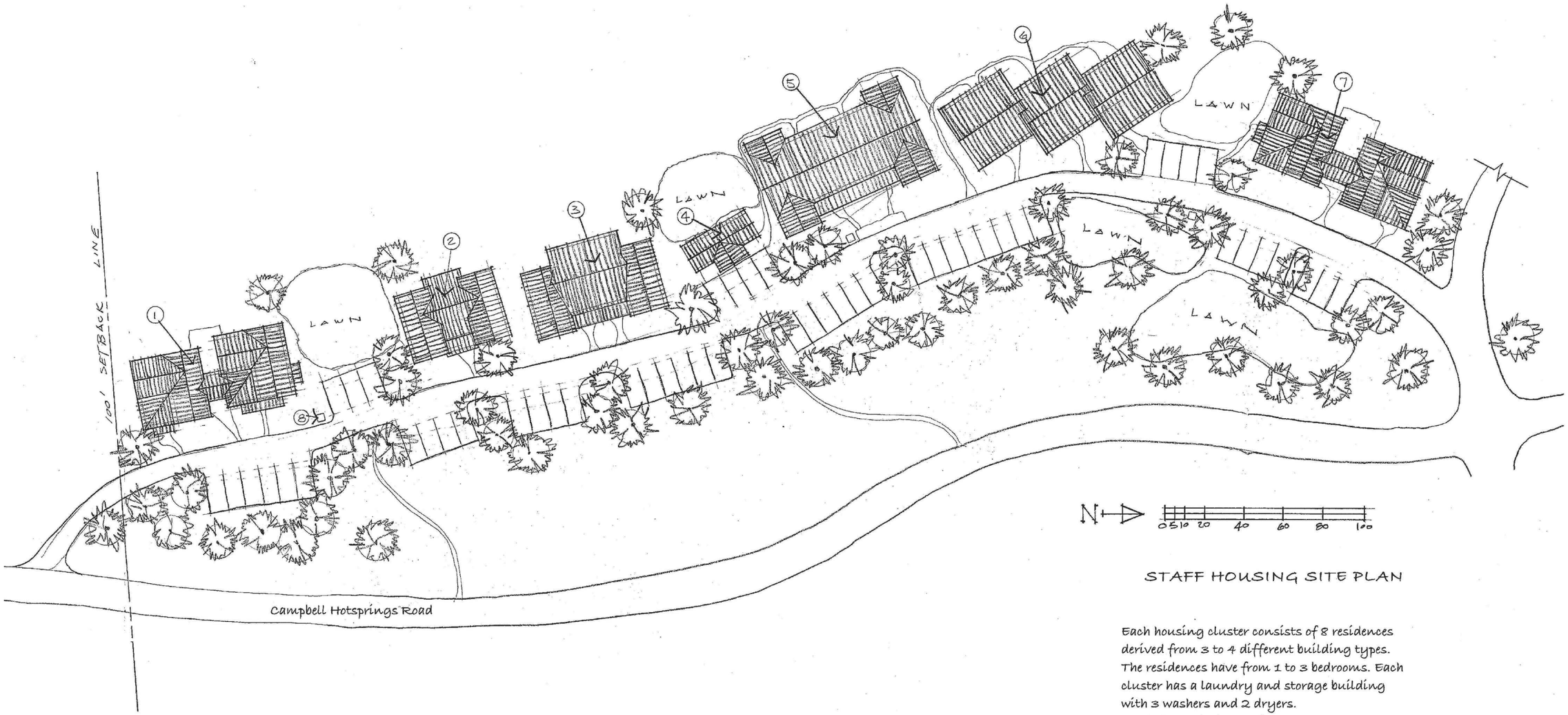
CO-MANAGERS RESIDENCES, MARKET, MAINTENANCE SHOP

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN SIERRAVILLE, CA 96126



STAFF HOUSING SITE PLAN

Each housing cluster consists of 8 residences derived from 3 to 4 different building types. The residences have from 1 to 3 bedrooms. Each cluster has a laundry and storage building with 3 washers and 2 dryers.
Total cluster bedrooms is 16.
Stringing out 3 clusters uphill from Campbell Hotsprings Road would house 48 employees.

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

STAFF HOUSING

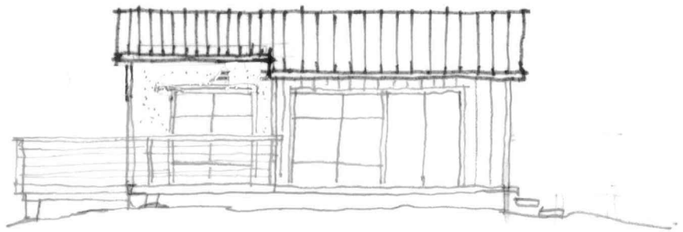
N

NTS

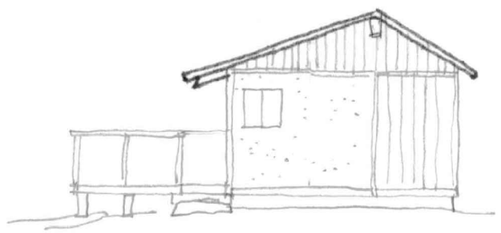
AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN SIERRAVILLE, CA 96126

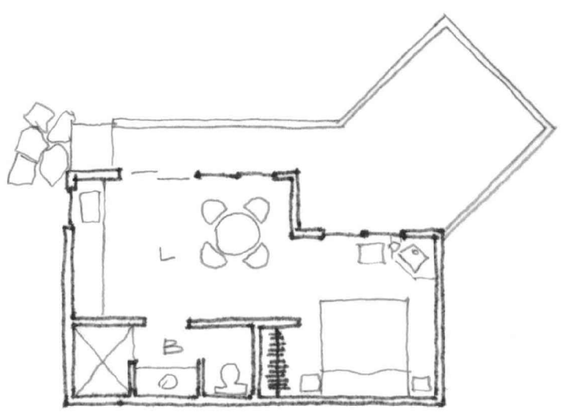
#15 GUEST CABINS



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN

DRAWING KEY

1 TYPICAL CABIN

2 CABIN GROUP

3 BRIDBE OVER WETLAND

4 TO POOL COMPLEX

5 TO PARKING

SITE PLAN

SCALE: 1" = 30'

NORTH

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

GUEST CABINS

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN
SIERRAVILLE, CA 96126

#16 DRAGONFLY LODGE

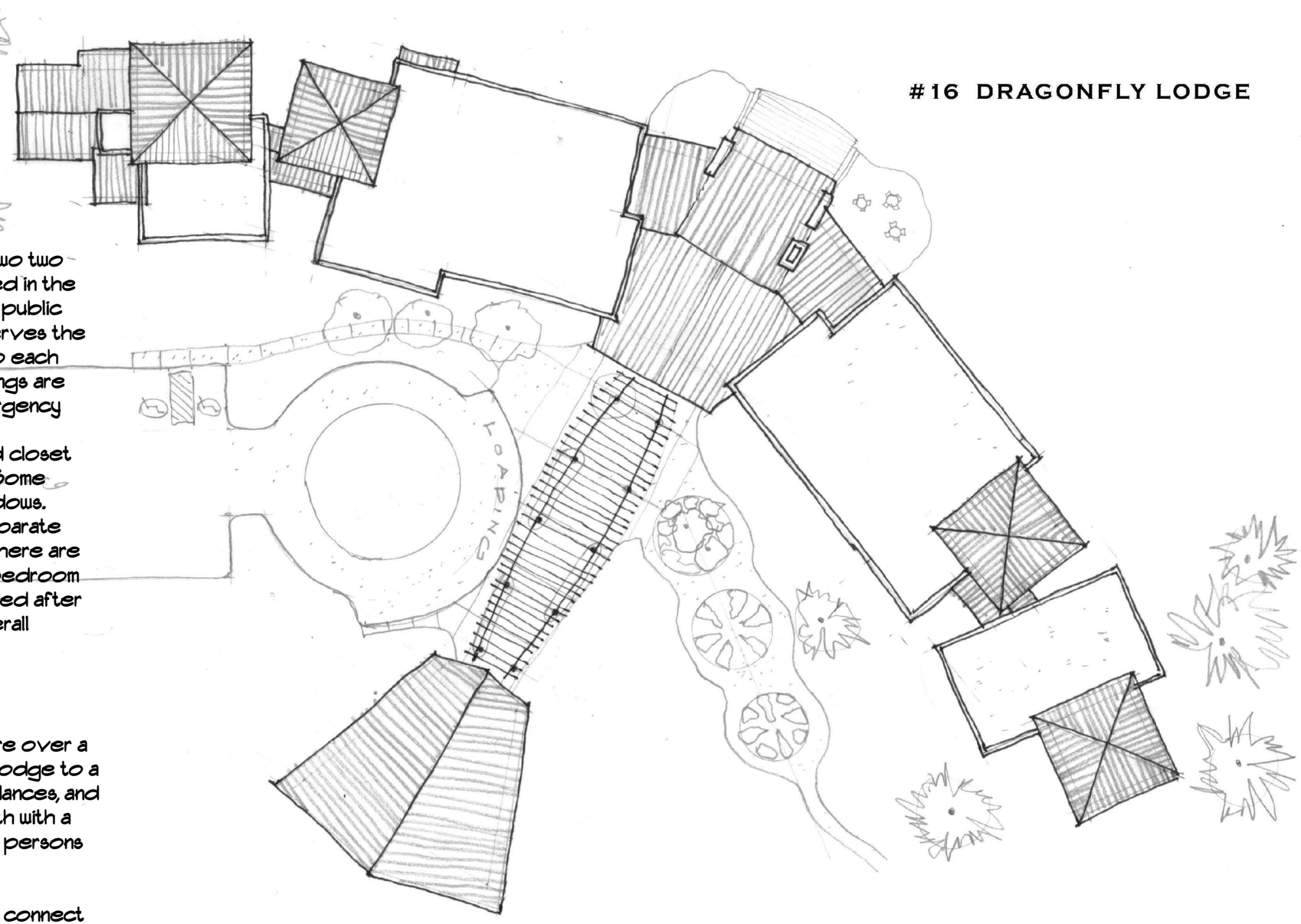
DRAGONFLY LODGE

The Dragonfly Lodge consists of two two story wings with 30 suites each, linked in the middle by a main reception area and public space. An elevator and staircase serves the second floor via an open walkway to each wing on on the second floor. The wings are further separated by walkways, emergency stairways and fire doors.
The typical suite has a bathroom and closet area and room for a king size bed. Some suites will have balconies or bay windows. Others can be configured with a separate bedroom and efficiency kitchens. There are also 4 "tower" units that will have a bedroom and bath in a loft. The towers, modeled after ranch water towers, balance the overall Lodge Design.

MULTIPURPOSE BUILDING

A curved and arched trellis structure over a landscaped walkway connects the Lodge to a multi-use building for classes, talks, dances, and banquets. The main room faces South with a view of the forest. From 40 to 80 persons will be able to use the space.

The Lodge and Multipurpose room connect to the cabins, new restaurant, and the new pool area by trails. A dedicated parking area with accessible loading area and parking is shown to the west. This will connect to the major spine road.



North

Site Plan

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

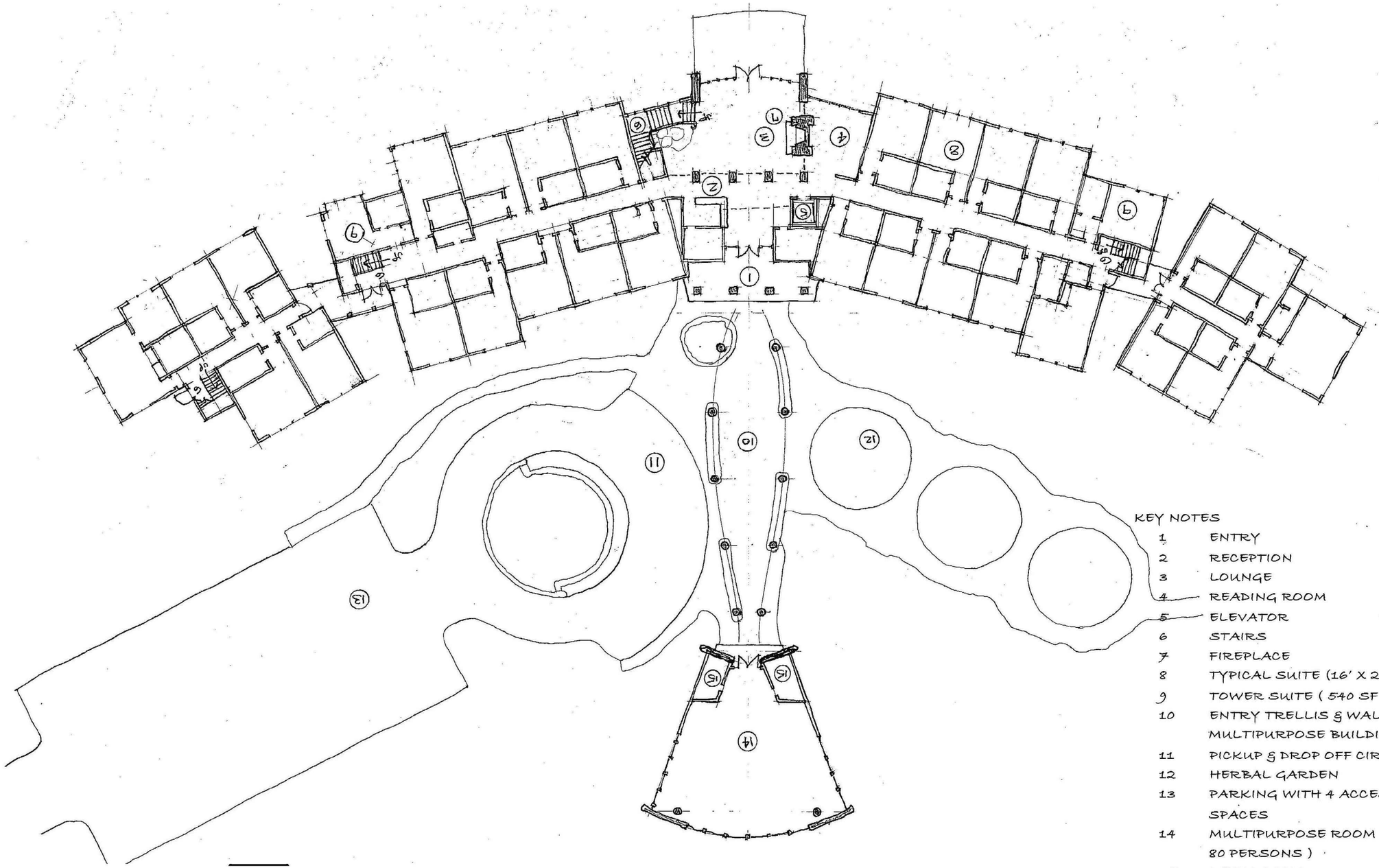
DRAGONFLY LODGE

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN
SIERRAVILLE, CA 96126



Dragonfly Lodge Floor Plan

KEY NOTES

1 ENTRY
2 RECEPTION
3 LOUNGE
4 READING ROOM
5 ELEVATOR
6 STAIRS
7 FIREPLACE
8 TYPICAL SUITE (16' X 24', 384 SF)
9 TOWER SUITE (540 SF)
10 ENTRY TRELLIS & WALKWAY TO MULTIPURPOSE BUILDING
11 PICKUP & DROP OFF CIRCLE
12 HERBAL GARDEN
13 PARKING WITH 4 ACCESSIBLE SPACES
14 MULTIPURPOSE ROOM (1,620 SF, 40 - 80 PERSONS)
15 RESTROOMS

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

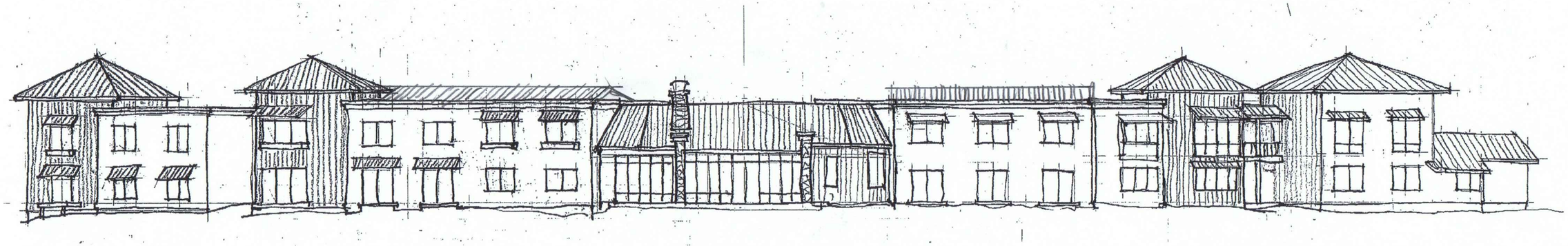
DRAGONFLY LODGE

N

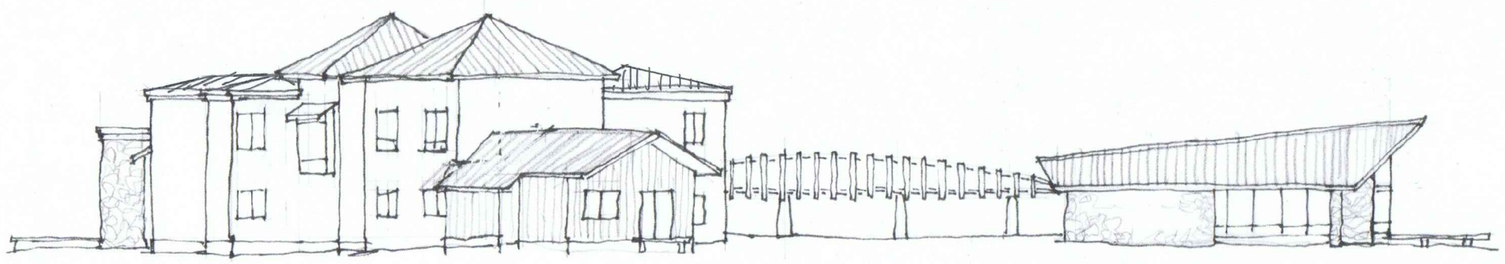
NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS
MASTER PLAN
SIERRAVILLE, CA 96126



NORTH ELEVATION



WEST ELEVATION WITH MULTIPURPOSE

#16 DRAGONFLY LODGE

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

DRAGONFLY LODGE

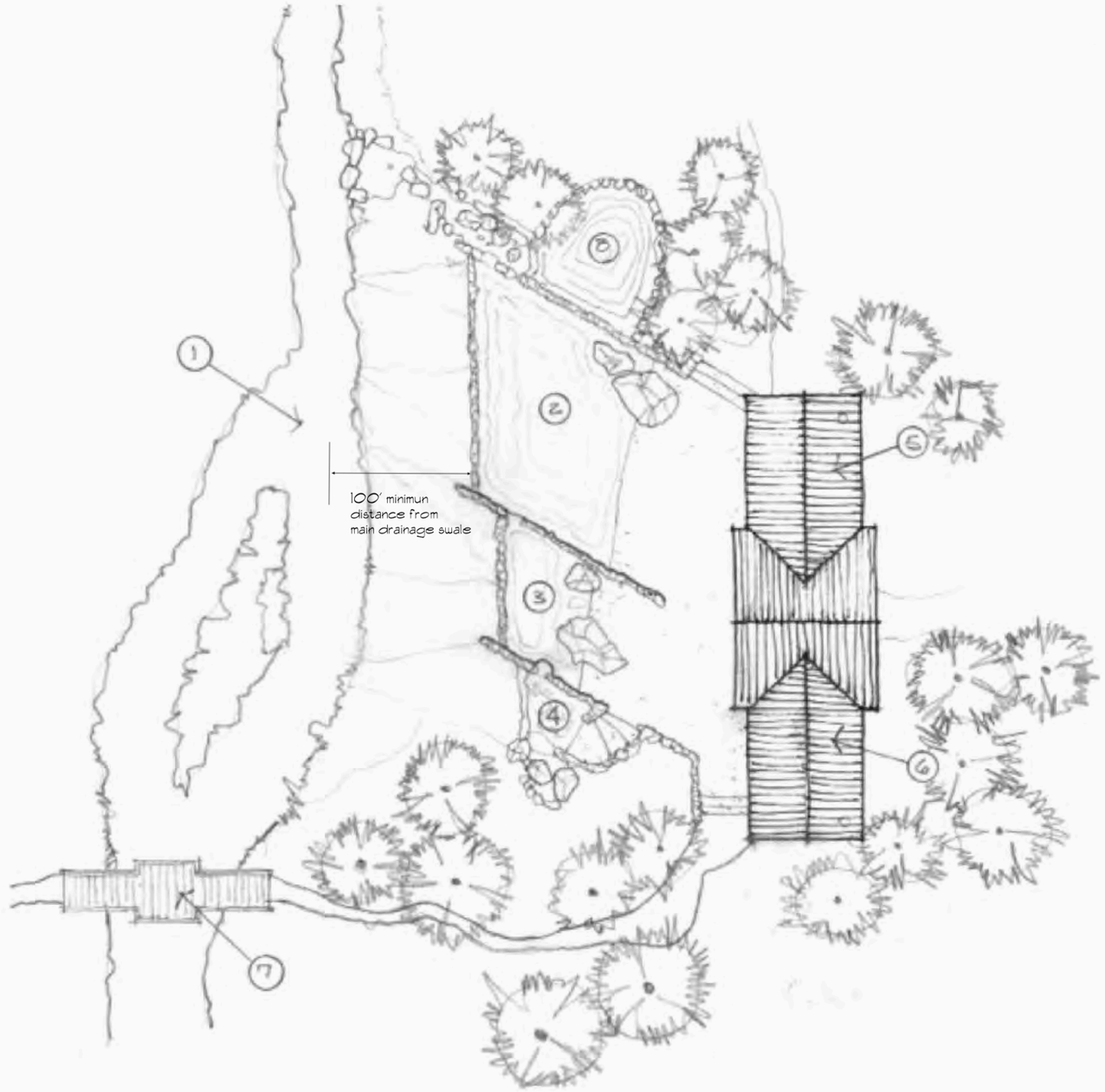
N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS
MASTER PLAN
SIERRAVILLE, CA 96126

#17 Pools Complex



Drawing Key

1 Drainage Swale
2 Warm Pool
3 Medium Pool
4 Hot Pool
5 Dressing & Sauna
6 Dressing & sauna
7 Bridge to Cabins & Lodge
8 Cold Pool

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

POOLS COMPLEX

N

NTS

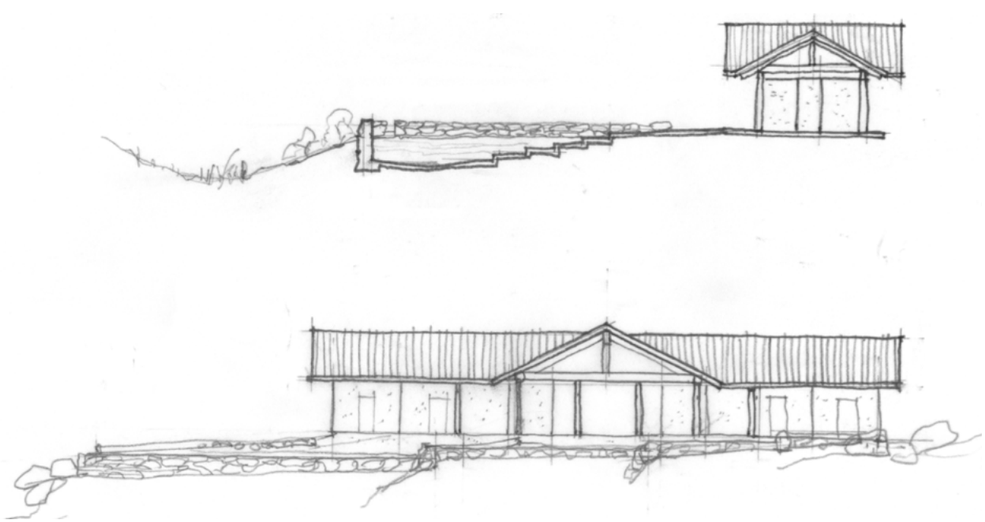
AUGUST 28, 2014

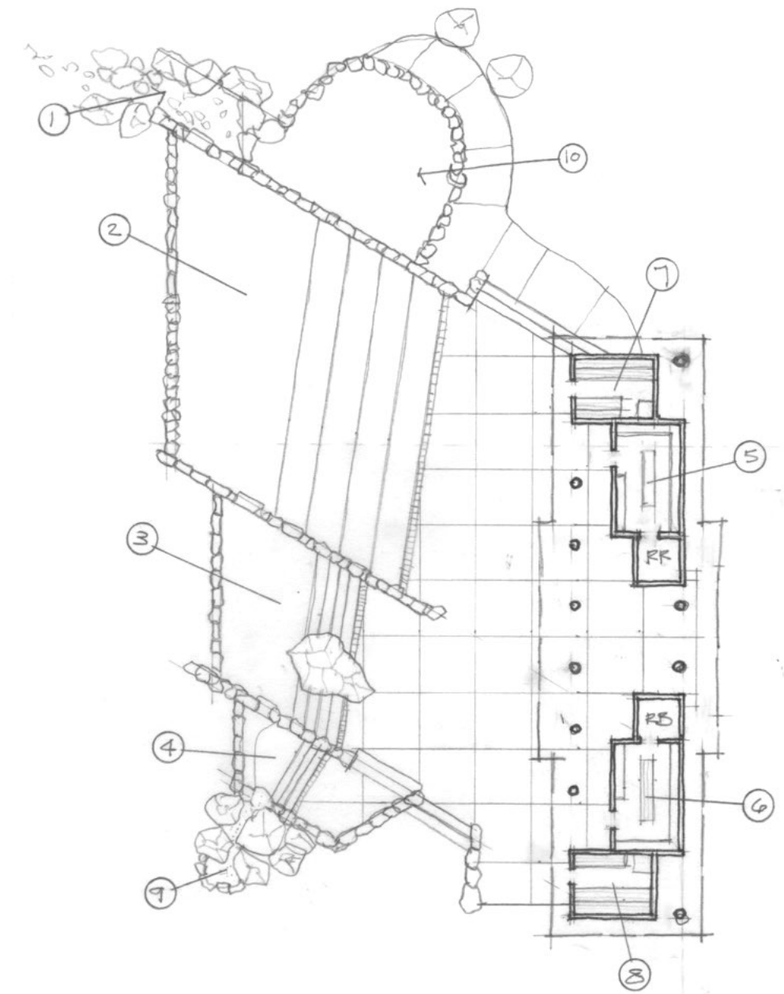
SIERRA HOT SPRINGS
MASTER PLAN
SIERRAVILLE, CA 96126

17 POOLS COMPLEX

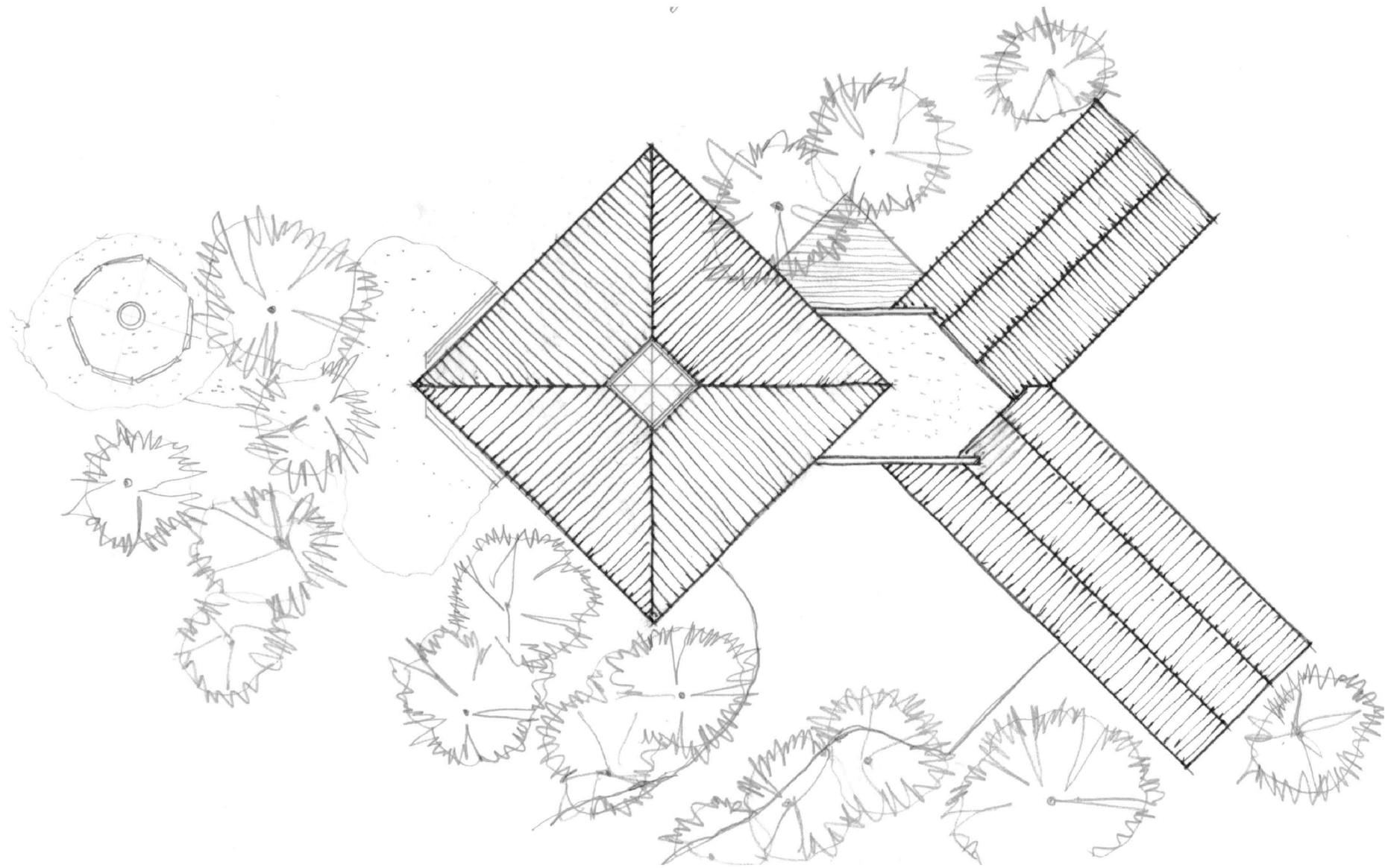
Drawing Key

1 Cool water outlet swale
2 Warm Pool
3 Medium Hot Pool
4 Hot Pool
5 Dressing room
6 Dressing room
7 Sauna
8 Sauna
9 Hot Spring inlet rock pond
10 Cold Pool





#20 Remote Workshop



BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

REMOTE WORKSHOP

N

NTS

AUGUST 28, 2014

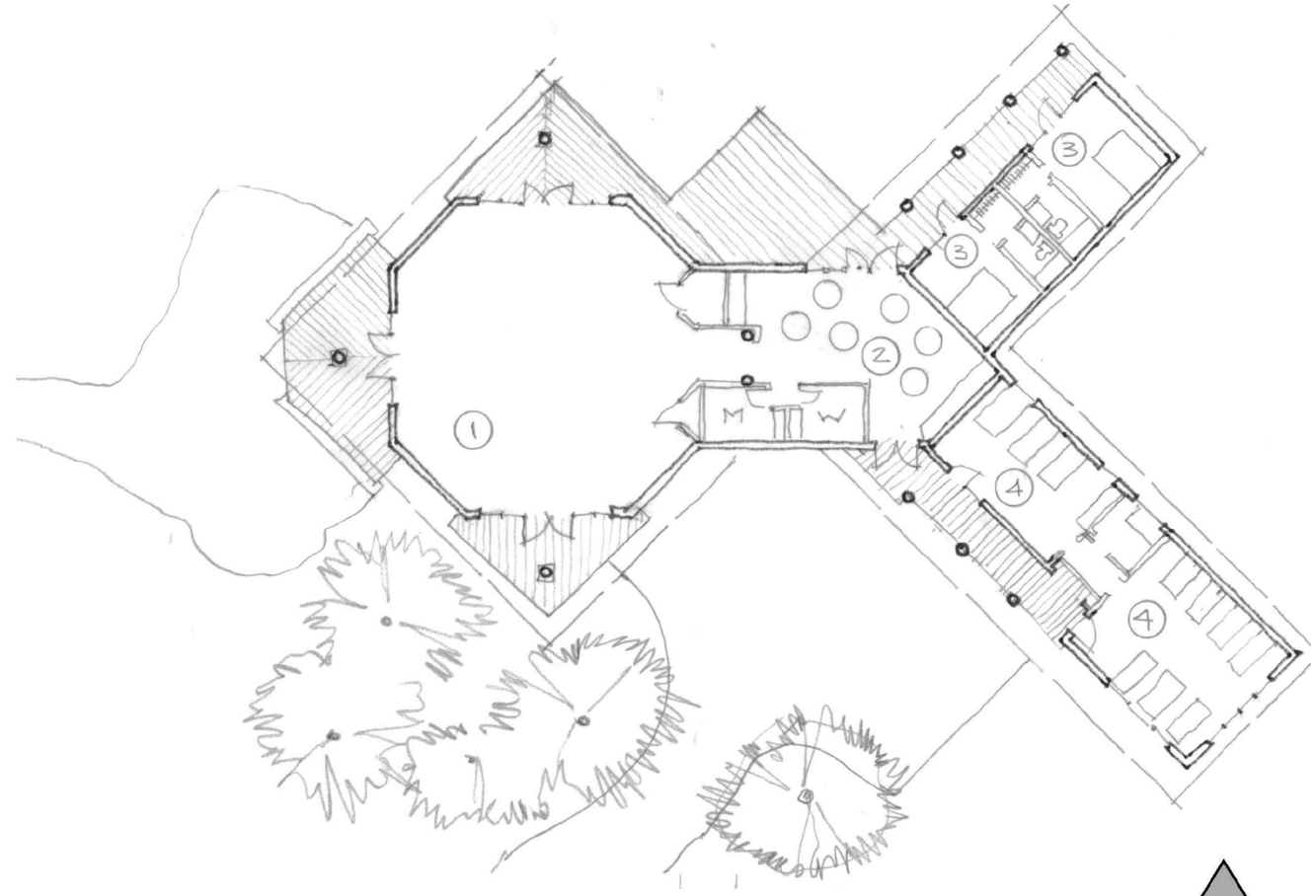
SIERRA HOT SPRINGS MASTER PLAN
SIERRAVILLE, CA 96126

#20 Remote Workshop

The Remote Workshop consists of a 1,564 SF classroom space (48' x 48') connected to a dining area with a warming kitchen, a wing with two rooms for teachers and a wing with dorm style sleeping area for students.

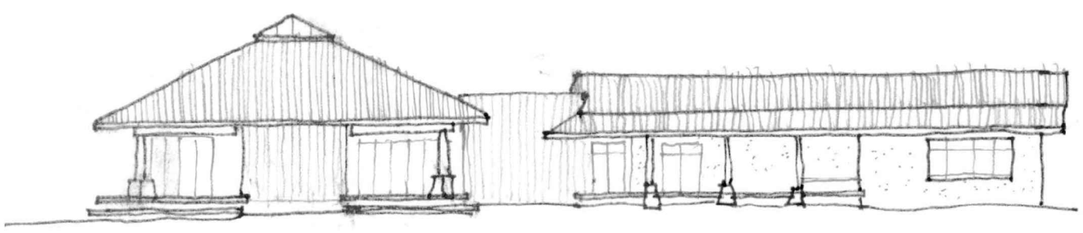
The Workshop materials include rusting steel roofs, heavy timber framing, board and batten and stucco siding. The main classroom is lighted by a central skylight and glazing on three sides. The sleeping areas are reached by covered porches

The classrooms, dining and sleeping areas all have access to outdoor spaces



Floor Plan – 4,400 SF

NORTH



Drawing Key
1 Classroom (1,564 SF)
2 Dining Area
3 Single occupancy room w/ bath
4 Preparation Kitchen & Classroom

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

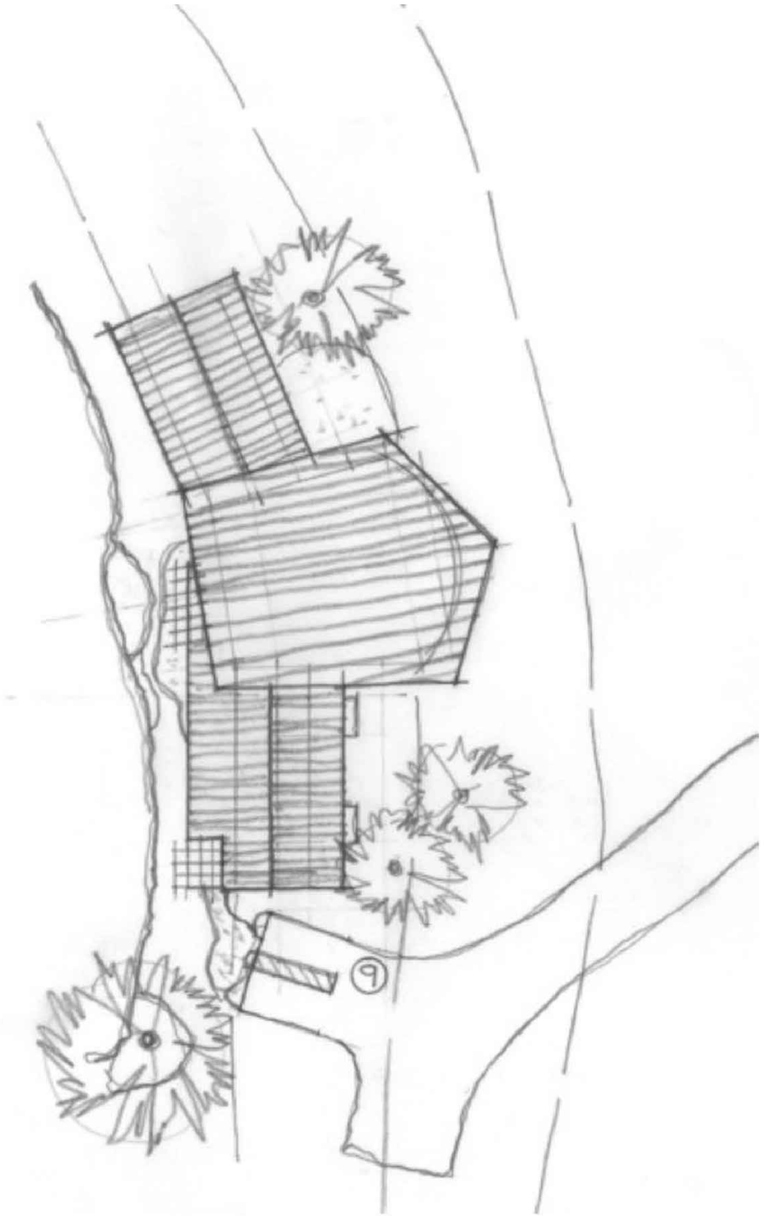
REMOTE WORKSHOP

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS MASTER PLAN SIERRAVILLE, CA 96126



Workshop Roof Plan

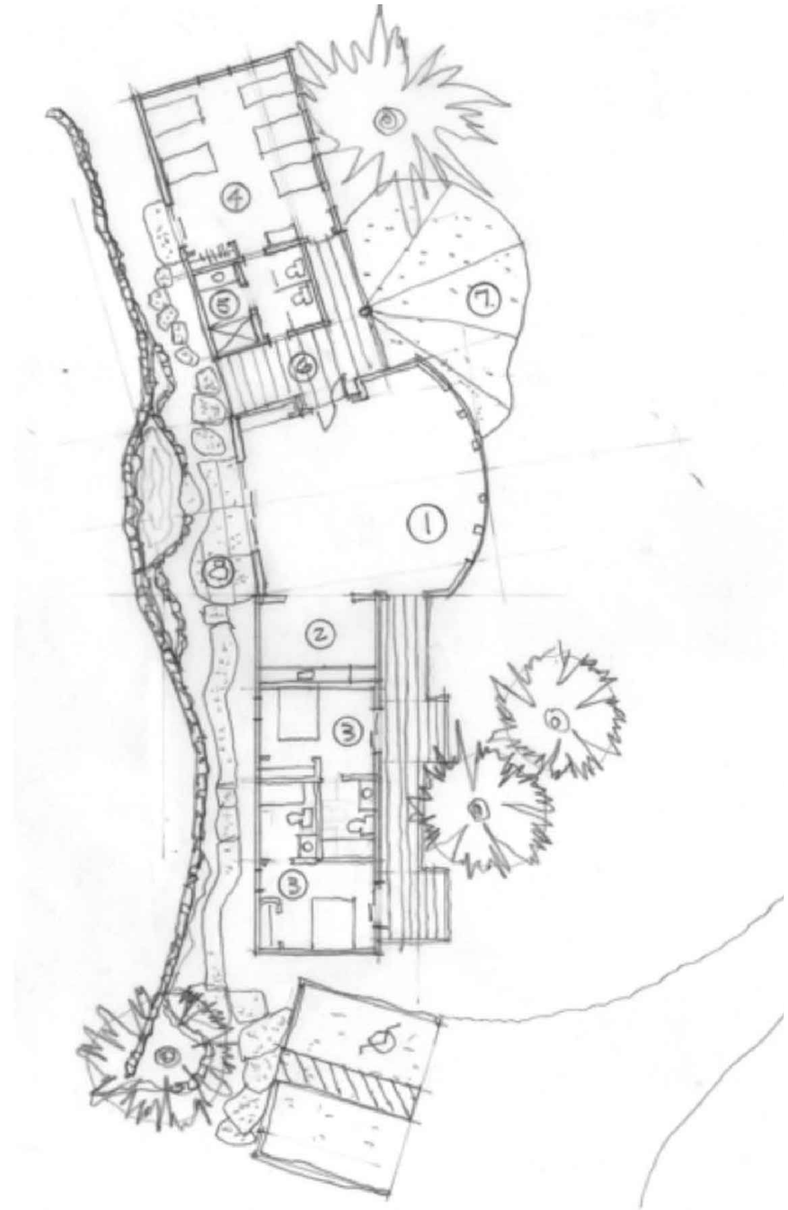
NORTH

SMALL WORKSHOP – 2,200 SF

A smaller sized meeting room for groups of 20 to 30 participants. Includes food service area and sleeping accommodations for 7 – 10 people.

LEGEND

1 MEETING ROOM
2 SERVING AREA
3 GUEST SUITE
4 GUEST DORM
5 RESTROOM
6 COVERED PORCH
7 PATIO
8 ENTRYWAY
9 ADA PARKING



Workshop Floor Plan

BRUCE E. BOYD ARCHITECTS & PLANNERS
17894 TYLER FOOTE ROAD
NEVADA CITY, CALIFORNIA 95959
530-265-5280 BEBOYD@MAC.COM

SMALL WORKSHOP

N

NTS

AUGUST 28, 2014

SIERRA HOT SPRINGS
MASTER PLAN
SIERRAVILLE, CA 96126