

Kidder Creek Orchard Camps, Inc.

Revised Project Description for UP 11-15



April 24, 2014

This Project Description and its appendices updates, consolidates and supersedes all previous information submitted for Use Permit Application # UP 11-15

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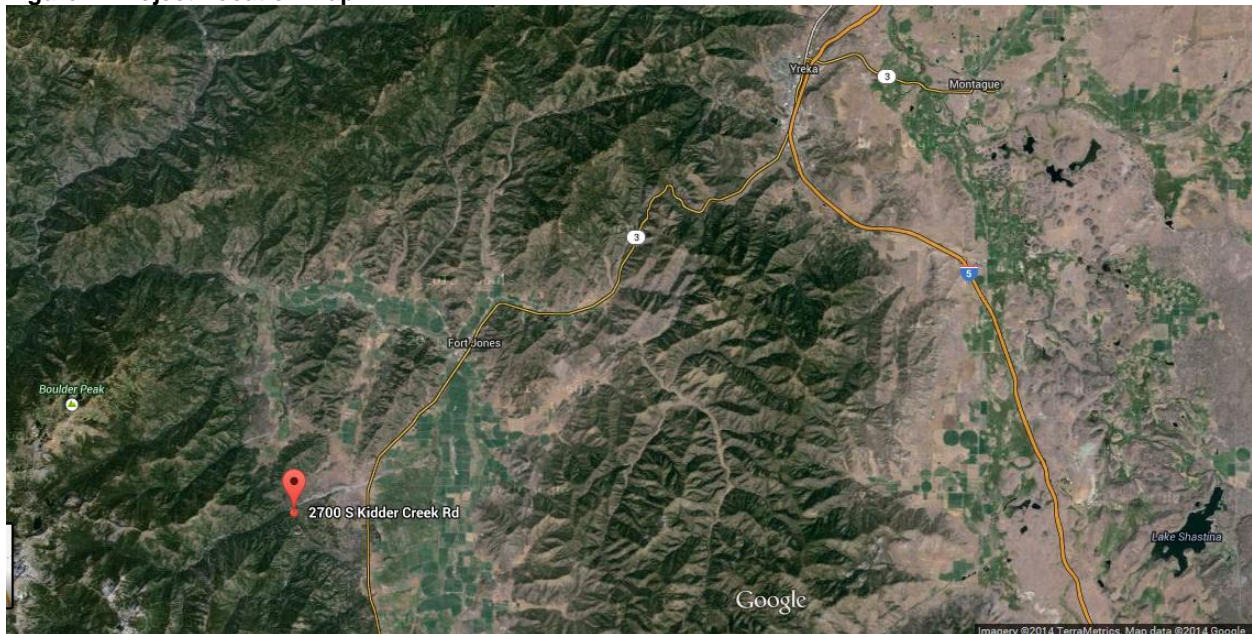
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Executive Summary

Kidder Creek Orchard Camp is an approximate 580 acre property located at 2700 South Kidder Creek Road in Siskiyou County, specifically within the Greenview area of Scott Valley. Kidder Creek Orchard Camp is referred to as either “Kidder Creek”, “KCOC” or “Camp” throughout the Revised Project Description. The use of the Camp’s land and facilities will continue to be organized Christian camping as well as private and public events. The organized camping will have improved and expanded program and facility components that complement and enhance the natural aesthetics of the landscape. Multiple de-centralized programs operate as small and unique experiences combining on-site traditional camping activities with adventure/recreational opportunities available in the surrounding areas.

Figure 1 Project Location Map



The original 333 acres of property have been used for Christian camping for 38 years, and continues to be operated by Scott Valley residents, both paid and volunteer, with seasonal staff hired locally and outside the area. During the past decade, Kidder Creek Orchard Camp, Inc., a religious non-profit corporation, has purchased 247 additional acres of land that are directly adjacent to the camp boundaries. It is the camp’s desire to utilize these new properties for program and recreational opportunities that are consistent with the future vision of Kidder Creek as well as provide a ‘buffer zone’ for neighboring properties. For this reason we pursue an amendment to our use permit.

This project will consolidate and supersede 3 current use permits (UP-76-39, 1977; UP-84-37, 1984; UP-95-12, 1996). It will allow for the development of the future goals and objectives as defined in the Camp's Master Site Plan (aka. Master Site Plan). Additionally the Application for Development Review requests a change in the zoning (from TPZ to RRB-40) of the Timbervest

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parcel. However, approximately 75% of this 180 acre parcel will remain in its natural state of oak woodlands and timber.

Development of the land use and program expansion described in this project will take place using a multi-phased approach where priority items will be determined based on available funds. A strategic planning effort by the Camp resulted in the vision for this project and the preferred prioritization described in this document. It is important to note that the location of building facilities are tentative based on the conditions of each site and approval through the building permitting process.

KCOC understands that environmental and permitting details change over time, therefore this document addresses only the large-scale environmental assessments that were performed to ensure there are no negative impacts under a new Use Permit and related zoning change. The smaller, site specific requirements will be met at the time of design and construction of each area over the next 20 years.

Our Vision for the Future...

KCOC's vision for the future has been defined as follows:

- 1) Enhance the Kidder Creek Ministry & Guest Experience by:
 - a. Providing improved facilities and accommodations to support and expand ministry.
 - b. Enhancing the visual perception of the camp property.
 - c. Maximizing the use and experience of water across the property.
 - d. Separating vehicle and pedestrian traffic.
- 2) Determine the build-out potential of the existing property & explore opportunities to incorporate adjacent parcels.
- 3) Create a flexible layout that accommodates phased construction.

How we have prepared to realize our vision...

- ✓ Developed a Master Site Plan that embraces our intent to carefully steward our forest and waterways.
- ✓ Acquired adjacent property to improve and expand our facilities.
- ✓ Completed all necessary environmental surveys for Use Permit and zone change.
- ✓ Met with neighbors and supporters to share ideas and hear concerns.
- ✓ Carefully considered the concerns of our neighbors and are working to fit solutions into our proposed Plan.
- ✓ Developed multiple programs that meet our ministry goals while utilizing our unique environment and providing activities that our community and guests desire.

The occupancy rates described in this document represent the maximum occupancy once the plan is complete at the end of the 20-year implementation period, and was determined using a proposed expansion of Camp programs. KCOC is requesting approval of an incremental increase in occupancy based on the implementation of the Master Site Plan, and the resulting environmental impact reports as necessary for securing permits to construct proposed buildings and facilities.

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Kidder Creek Orchard Camp is committed to remaining an active part of the Scott Valley community and has participated in a number of activities that interact with local lifestyles during the past four decades. Often our staff, supporters and volunteers are found through the relationships we have with local business, service organizations, churches, etc.



Staff and Volunteers at the Rodeo Parade in Etna, CA

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Background and History

Kidder Creek Orchard Camp was started in 1976 and the first camp was a 3-day backpacking trip into the Marble Mountains. In 1977, three cabins were built, and the summer offered three weeks of Log Cabin Camp, today known as Timberline Camp. That year the campers cooked their own meals over camp stoves. Throughout the years KCOC grew with an increase in the number of weeks offered to campers, included a dining facility, implemented a horse ranch camp and developed a pond which would become a central point for campers to gather and provide an area for day use programs. During the first 20 years of KCOC's existence approximately 99% of the campers were from Siskiyou County. Historical use of the land now occupied by KCOC includes various apple orchards that are still maintained and the fruit is available for harvest by local citizens.

Today, KCOC continues to serve the local community as well as provide camping and retreat experiences to people from surrounding areas and beyond. The last Use Permit obtained for camp operations was approved in 1996. It was at this time KCOC was able to offer programs to kids from larger metropolitan areas such as Redding and Medford as well as more rural neighboring counties like Trinity. In 2004 KCOC merged with Mount Hermon Christian Conference Center. Mount Hermon founded in 1907, is the oldest Camp and Conference Center west of the Mississippi. Mount Hermon's central facility is located in the Santa Cruz area. While still independent entities, Mount Hermon and KCOC share the same board members and leadership team. The purpose for the merger was to give KCOC greater exposure, expertise and experience as it moves forward in the Christian Camping world. This action has opened the doors for groups from areas beyond Siskiyou County to experience what KCOC has to offer.

Over the years KCOC has been able to run its operations with the help of local volunteers that serve above and beyond what our capable staff is able to accomplish on their own. While our permanent staff is few, volunteers are always willing to help prepare and maintain camp property and serve in areas that directly affect the campers. KCOC continues to be amazed at the support and volunteerism provided by this small community of Scott Valley.

In April 2010 the Camp hired Resource Management, located in Fort Jones, CA to assist with changing their Land Use Permit, complete biological surveys/assessment and assist with planning efforts.

Compliance with Current Use Permit

KCOC originated in 1976 at which time it applied for its first Use Permit (UP-76-39). This permit has been updated in 1984 (UP-84-37) and again in 1996 (UP-95-15). During the past 38 years KCOC has complied with the terms indicated in each permit. Currently KCOC is operating under permit number UP-95-12 and has consistently complied with the permitted use including 333 acres, a total occupancy of 165, on-site parking limit of 215 and an average daily traffic volume of 131. The following chart shows specific conditions identified in UP-95-15 with a statement of compliance for each.

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Report of Compliance (UP-95-12):

<i>Item#</i>	<i>Brief Description</i>	<i>Statement of Compliance</i>
1	Accordance with the approved plot plan.	We have operated in accordance with the approved plot plan.
2	Does not supersede deed restrictions.	We have operated in accordance with deed restrictions.
3	County road and yard setbacks must be met.	All road and yard setbacks are met.
4	Maintain records for: Drinking water flow Population through 1996 Ranch Camp, Log Cabin Camp kitchen and Log Cabin Camp bathrooms. Prior to 1997 camp season, construct any system upgrades.	Pertains only to 1996 and 1997 and is no longer required.
5	Siskiyou County Department of Public Works to improve the unsurfaced portion of South Kidder Creek Road (scheduled 1997). KCOC to pay \$1,000 annual mitigation fee for lignin applications 1996 and 1997.	Road improvements have been made and KCOC has paid all annual mitigation fees.
6	KCOC shall pay a mitigation fee of \$1.00 per camper (overnight guest) until total obligation of \$25,000 is paid. See permit for details regarding road maintenance costs to mitigate traffic related impacts.	KCOC is continuing to make payment, the balance after 2013 is expected to be in the amount of \$1,172. The total equals 62% of the Siskiyou County road maintenance fees for South Kidder Creek Road.
7	Quarterly meetings with CDF representatives to evaluate vegetation management program.	Currently meetings are not being held on a quarterly basis. However, meetings and site visits have occurred as specific vegetation management/fuel reduction projects have been implemented.
8	KCOC shall meet standards as set forth in the CURFFL and CA Administrative Code for Organized Camps under Title 17 for swimming facility (1996 only?)	There have been no major violations assessed on Kidder Creek since our last permit. Kidder Creek now has an annual safety audit, and strives to act in compliance with the California Camp Standards.

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9	KCOC conforms to occupancy standards prior to 1997 operating season to satisfaction of Health Dept.	There has been no deviation from occupancy standards.
10	Obtain all permits necessary for the improvement and operation of the proposed facilities from the responsible agencies.	All permits for facilities and operations have been obtained and complied with.
11	Structural improvements are completed in accordance with current Code Sections 1303, 1307, State Chapter 13 of the CA Building Code. Sanitary facilities are required in accordance with Table C-4 of the CA Plumbing Code. Barrier free designs must be incorporated in buildings, structures and parking spaces in accordance with Chapter 31 of CA Building Code.	Generally all improvements requiring a permit have been approved by the County Building department both prior to and after the building process.
12	Plant and maintain vegetative screening for proposed RV spaces. See requirements in Use Permit.	Vegetative screening was there naturally at the time, and since this time KCOC acquired the property affected by this screening.
13	RV spaces are occupied by staff, volunteers and short-term guests during the camping season on a non-permanent basis. Storage of RV's not permitted.	Only staff, volunteers and short-term guests occupied the RV spaces. The RV issue was to satisfy the Davis family in the adjacent property. This property has now been purchased by KCOC.
14	Submit \$200 mitigation monitoring deposit prior to permit issuance.	Monitoring deposit of \$200 was submitted.
15	Use of public address system limited to 8am to dark, except special events not to exceed 10:30pm.	Noise has not been an issue since the departure of the Davis family. On occasion we use a small sound system with our evening campfires. Isolated incidents have been addressed promptly and respectfully, giving preference to our neighbors over our own programs.
16	KCOC shall provide dust abatement during summer months for the on-site access road. See Use Permit for specifications.	New gravel has been put down several times over the years for road maintenance and dust abatement.

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Strategic Planning

With the assistance of the Goehner Group, Kidder Creek and Mount Hermon leadership produced a strategic plan which outlines future camping ministry. A meeting was held in August 2008 between the Strategic Planning Committee and Fletemeyer & Lee Associates to discuss the strategic plan's objectives which provide the foundation for the Master Site Plan.

The strategic plan's goals and objectives are as follows:

- 1) Enhance the Kidder Creek Ministry & Guest Experience by:
 - a. Providing improved facilities and accommodations to support and expand ministry.
 - b. Enhancing the visual perception of the camp property.
 - c. Maximizing the use and experience of water across the property.
 - d. Separating vehicle and pedestrian traffic.
- 2) Determine the build-out potential of the existing property & explore opportunities to incorporate adjacent parcels.
- 3) Create a flexible layout that accommodates phased construction.

Technical/Engineering Reviews

Staff members from Fletemeyer & Lee Associates spent multiple days on the camp property conducting the following studies of the natural and man-made environments. Observations and discoveries made during this time helped shape the physical layouts of the site planning concepts, identifying issues to address and opportunities to maximize.

Studies Conducted:

- Land use zoning
- Circulation
- Sensory issues (sight & sound)
- Hydrology
- Floodplain
- Topography (Elevation)
- Topography (% Slope)
- Soil Survey
- Walking distances/times

Mapping results of some of these studies are included below. Other mapping results are found in sections of this document as they pertain to the study subject (i.e. noise). *See Appendix C for larger copies.*

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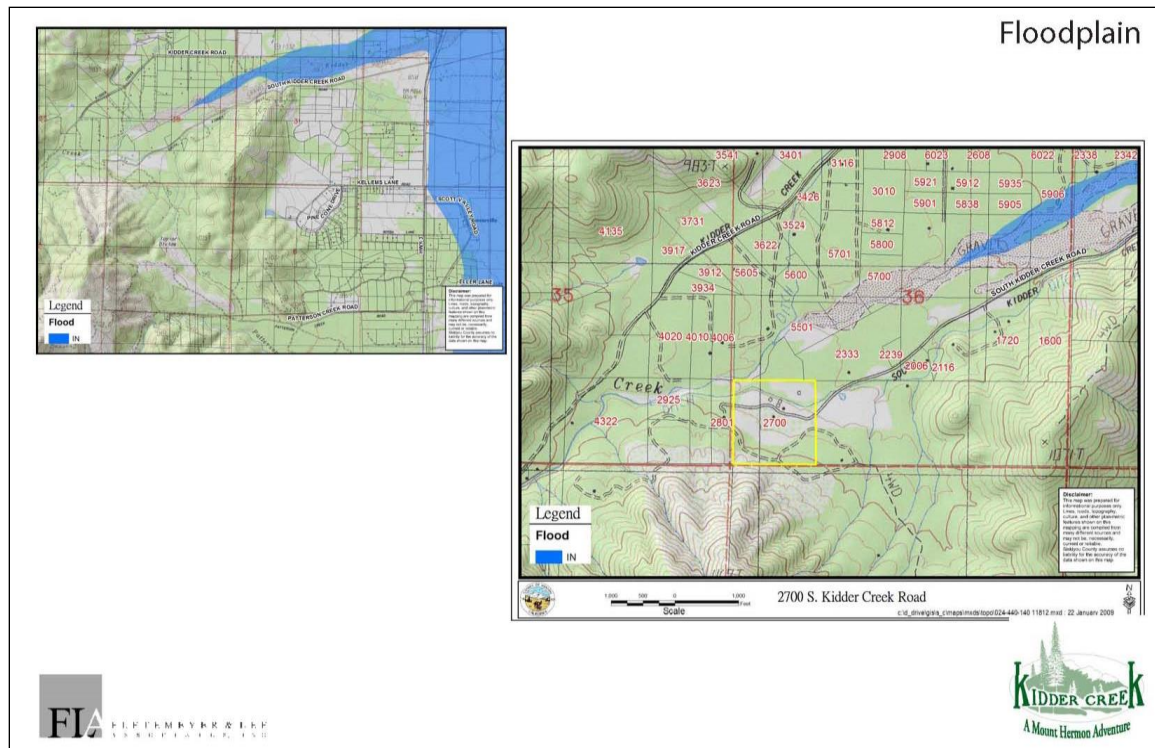


Figure 2 Floodplain Map

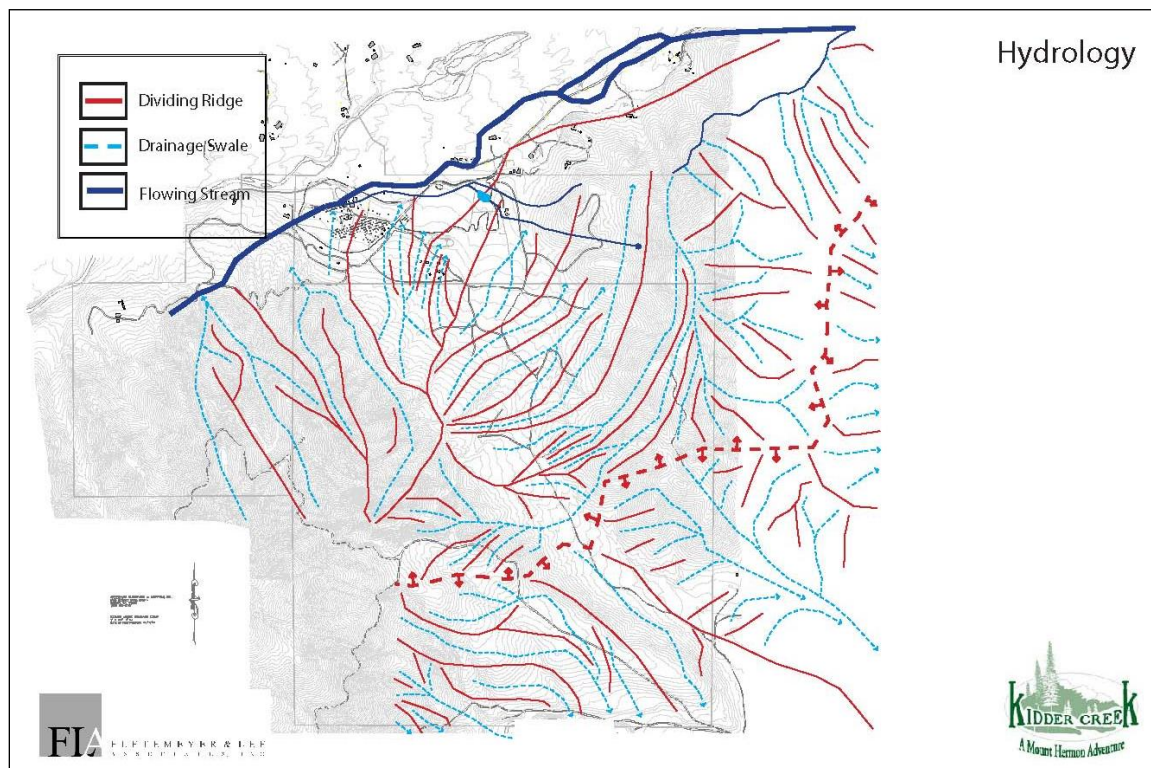


Figure 3 Hydrology Map

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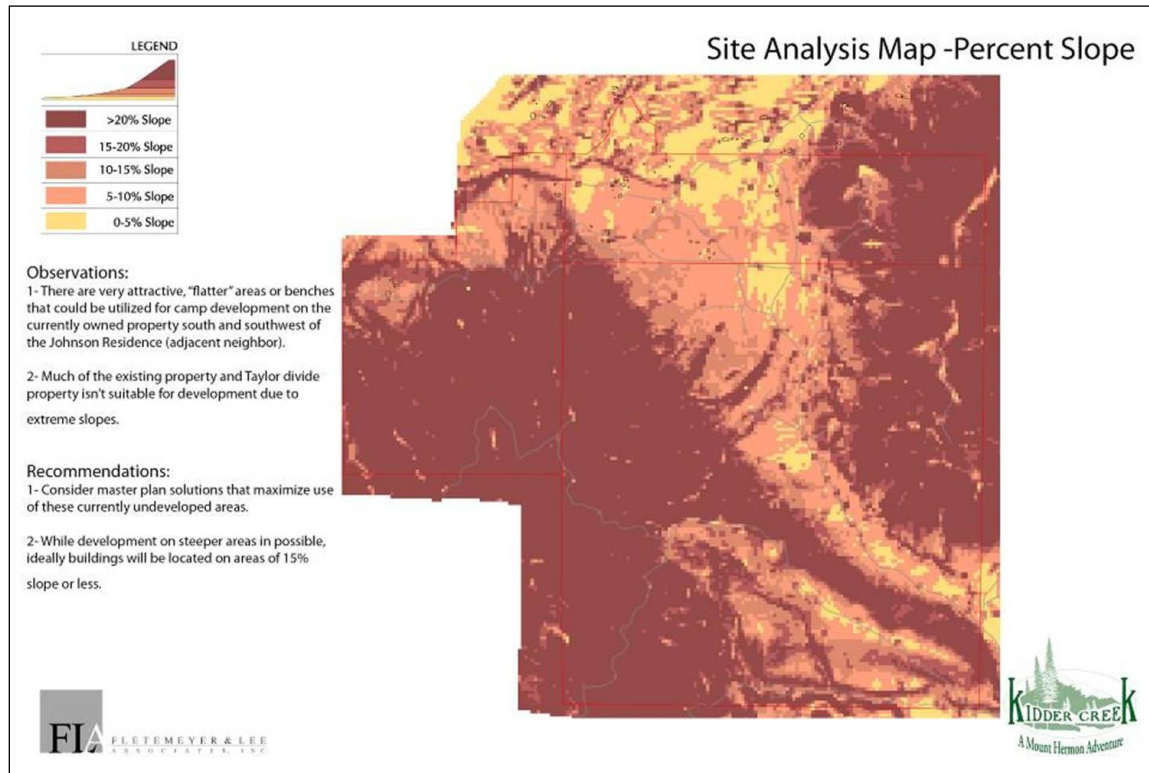


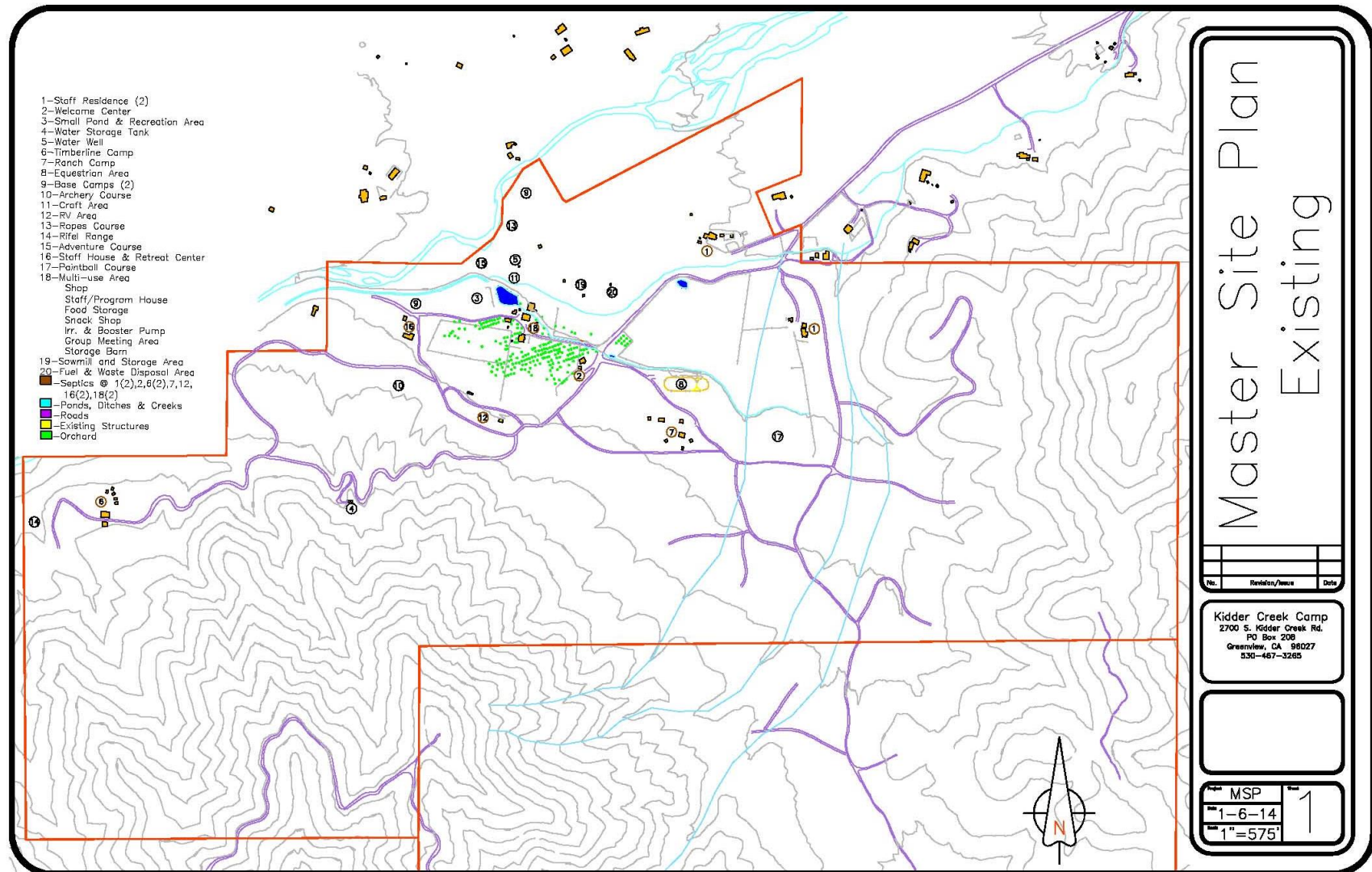
Figure 4 Site Analysis Map-Percent Slope

Conclusions

The Use Permit held by Kidder Creek Orchard Camps, Inc. requires modification to accommodate the changes that are proposed in the Master Site Plan. Significant changes include the creation of a 7-acre pond, moving and expanding the equestrian area, approximately 20 acres of expanded greenbelt area, and development of The Pines and the adventure camps. Additionally, the newly acquired property, previously owned by Timbervest Partners California, is in process of being re-zoned from TPZ to RRB-40 which is consistent with the surrounding properties and will allow for the desired development.

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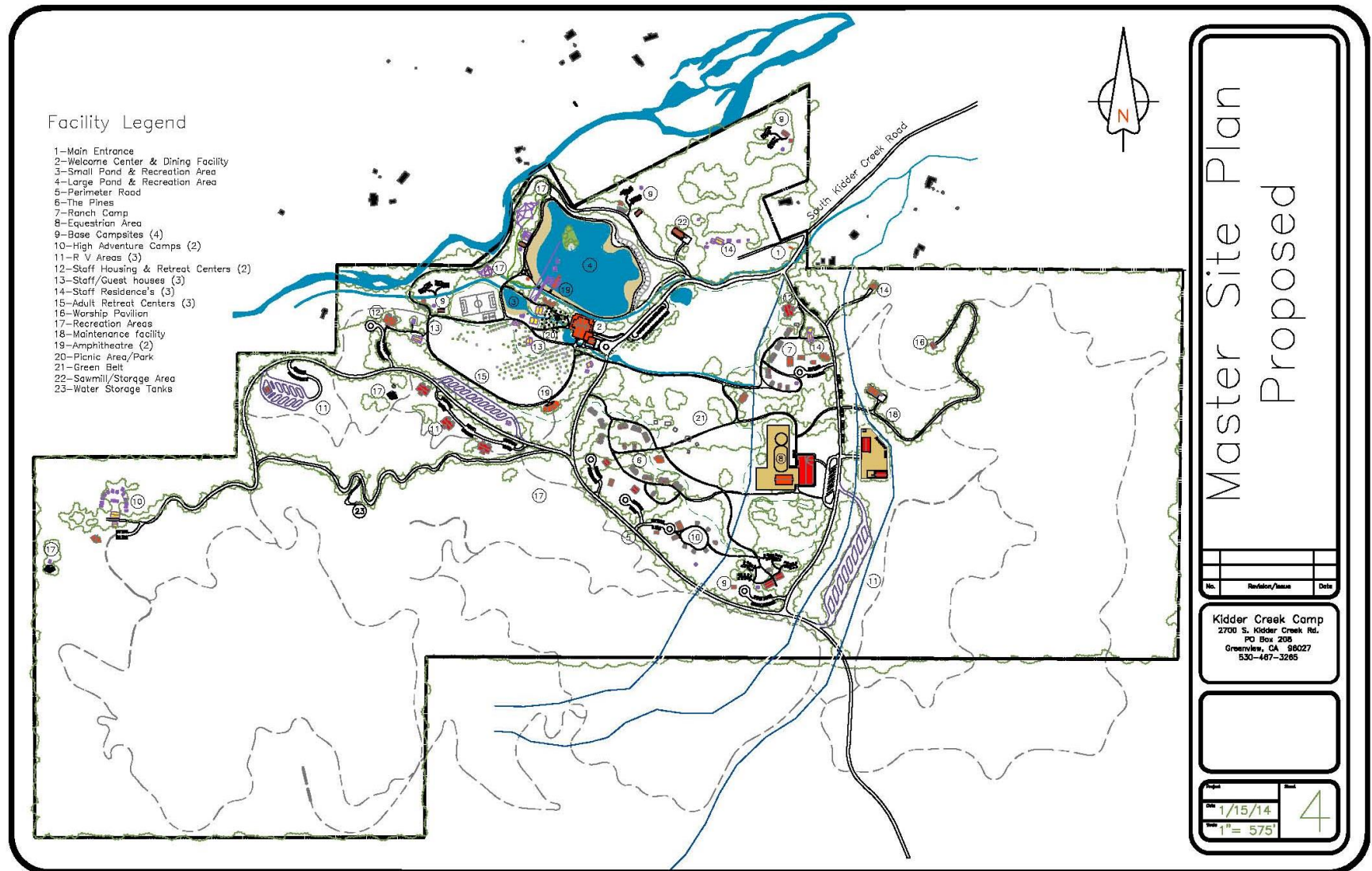
Figure 5 Master Site Plan - Existing Layout



Larger Map in Appendices

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Figure 6 Master Site Plan - Proposed Layout



Larger Map in Appendices

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Community Outreach and Input

In anticipation of concerns by the residents on South Kidder Creek Road and water right holders on the Barker Ditch, Kidder Creek held an informational meeting on November 1, 2011. During that meeting several issues were addressed including: 1) KCOC long term plans and process, 2) The submission of the Use Permit, 3) Major changes called for the plan, 4) KCOC purchase of adjoining property, 5) Anticipated growth, and 6) Concerns surrounding the plan.

During a question and answer period, two basic concerns surfaced among neighbors. First, was the treatment of the water in the ditch and new adjacent pond? It was explained that water use would stay within confines of the present water rights by using a liner for the new pond, and only losing water through evaporation. Special meetings have been held with all the water right holders on the Barker ditch which answered their questions, and all of them have given written consent to move ahead with development of the new pond.

The second issue of concern from the neighbors was the traffic on South Kidder Creek road. Discussion highlighted the fact that expansion will likely be a slow process, and that the use would increase incrementally over time. Steps to control speed were discussed, including the placement of temporary signage, traffic personnel, speed control devices, and organized shuttling.

In February 2014 several meetings were held to share significant details about the progress of the Plan and related activities. Staff initiated an open dialogue with those in attendance to discuss neighbor and community concerns. KCOC is committed to involving the local community by initiating proactive communication through various methods including presentations to service groups and informing neighbors and community members of the progress on a regular basis.

The concerns that were raised at the February meetings include:

- Re-zoning the recently purchased property.
- Amount of traffic on South Kidder Creek Road.
- Speed of traffic on South Kidder Creek Road.
- Increased use of backcountry and river areas.
- Care of livestock (specifically horse) health.
- Occupancy numbers and impact on the environment (i.e. water use, septic systems, water quality).
- Support of the local community.
- Compliance with the Scott Valley Area Plan.

Positive feedback included the following:

- A noticed reduction in traffic volume and speed since implementing the use of buses and speed limit signs.
- Solutions for minimizing traffic by implementing organized shuttling.
- Support from shared water right holders in the use of water flowing through Barker Ditch.
- Solutions for mitigating the backcountry impact through notification or education of its use to the public.

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- Encouragement for continued outreach to community.
- Additional volunteer support.

The following Q&A was provided to those in attendance and was used for talking points:

Q. What is included in the Master Site Plan?

A. While the Master Site Plan addresses program development, the physical layout of the camp is the primary focus. The most prominent features being proposed are the construction of a new 7 acre pond and the Equestrian Center. A Welcome Center, Covered Riding Arena and a number of new Cabins are identified as the largest construction projects and will be implemented over a 20-year period. There are no buildings that will be constructed within the view of neighboring properties and several existing structures will be utilized for adult retreats during the off-season. Our intent with growth is to continue to offer programs that are decentralized, keeping campers in small groups and not run large group programs.

Q. What is the total planned occupancy under the new Master Site Plan?

A. With the recent purchase of 160 acres from Timbervest, Kidder Creek has expanded the proposed occupancy to 844 in its Use Permit application. This includes staff, volunteers and campers. However it is important to understand that Kidder Creek is designed to run numerous small programs that are scheduled on rotation. Many of our programs take campers out of our facility to experience wilderness and river rafting adventures. Therefore, our capacity at any one time would not reach the total occupancy provided.

Q. What will the camp do to alleviate increased traffic?

A. Kidder Creek fully understands the implication of increased occupancy is increased traffic. In the event the County responds with a need to reduce traffic, Kidder Creek is prepared to pursue alternative transportation methods. This may include, but not be limited to strategically placed pick up locations with the use of vans and buses.

Q. How will the camp prevent increased noise levels for its neighbors?

A. A few elements are already in the planning phase that will help to alleviate increased noise; 1. The purchase of property adjacent to the camp has been developed to create a “buffer” zone, 2. Plans to move certain activities will be considered where sound can be directed towards unpopulated areas, and 3. We continue to offer programs that are decentralized, keeping campers in smaller groups that don’t require loud noise or sound amplification to a large degree.

Q. Where does the water come from to fill the new 7-acre pond?

A. As currently done for our existing smaller pond, Kidder Creek will divert water from the Barker Ditch during surplus times of the year to fill the pond. The pond is designed with an outflow back into Barker Ditch for use by the water right holders below camp property. Kidder Creek has met with shared water right holders to discuss this activity and has gained approval of this plan by those affected water right holders.

Q. Are camp facilities available for public event use?

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A. Yes, over the past several years the camp has been used for various activities such as weddings, group picnics, family reunions, special events (D.A.R.E. Camp, Family Resource Center), etc.

While we understand that the growth of any organization will have its challenges, KCOC strives to involve its neighbors and community when planning for such growth. It is important to KCOC that there is a mutual trust among neighbors. The remainder of this document contains information regarding impacts of the Master Site Plan, specifically those that are environmental, and others being areas of concern. We are hopeful this information provides clarity of the project to our neighbors and the larger community while their concerns are addressed.

Proposed Land Use

It is the camp's desire to utilize its properties for program and recreational opportunities that are consistent with the future vision of Kidder Creek Orchard Camp. Based on information discussed during a planning meeting held in March 2009 (*see Appendix A for notes*), which included Siskiyou County Planning Department personnel, KCOC is requesting approval of a Use Permit that will accommodate the stated goals and objectives of the Camp as described within the Master Site Plan formed in 2009.

The Plan goals and objectives are as follows:

- 1) Enhance the Kidder Creek Ministry & Guest Experience by:
 - a. Providing improved facilities and accommodations to support and expand ministry.
 - b. Enhancing the visual perception of the camp property.
 - c. Maximizing the use and experience of water across the property.
 - d. Separating vehicle and pedestrian traffic.
- 2) Determine the build-out potential of the existing property & explore opportunities to incorporate adjacent parcels.
- 3) Create a flexible layout that accommodates phased construction.

Timeline for Implementation

The following timeline represents the desired priorities for implementation. The Camp acknowledges that the availability of funds will dictate any deviations from this timeline.

Table 1: Implementation Timeline

<i>New feature</i>	<i>Approximate yrs to complete</i>
Maintenance facility	2 years
Perimeter road development	2 years
Base Camps/High Adventure (3)	2-5 years
Base Camps/High Adventure (2)	5-10 years
Additional residential camping facilities	4-10 years
RV areas	2-10 years
Pond and recreation area	5-10 years

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Dining Prep facility & Welcome center	5-15 years
Staff Housing & Retreat Centers	6-12 years
Staff Residence & Guest Houses	10-15 years
Adult Retreat Centers (optional)	15-20 years
Equestrian Center	8-20 years
Welcome Center & offices	4-20 years
Amphitheaters	4-20 years

Changes to the Landscape

The construction of new buildings and a 7-acre pond are being proposed in the Master Site Plan. No new construction will be within the view of neighboring properties. KCOC's intention is to protect determined wetland areas, honor required setbacks, and maintain the historic apple orchards enjoyed by the community. The Welcome Center, Equestrian Center and a number of new Cabins are identified as the largest construction projects and will be placed in locations requiring minimal grading.

Large Pond Construction

The Master Site Plan calls for a new 7-acre pond to be constructed within the boundaries of the Camp (*Refer to plot map specific to pond*). The source of water for supplying this pond will not change from the current source providing water to an existing pond located on Camp property.

The final design of the pond will be completed when funding is available to begin construction. KCOC has obtained the services of Chris Gaido, P.E. to perform a calculation of the base flood elevation in the proposed area. The report of findings for this calculation can be found in the appendices.

Initial design of the pond shows that it will hold approximately 36 acre-feet and has an average depth of six feet. The source of water for filling the pond is the Barker Ditch which is used to deliver water from Kidder Creek to five water right holders. The height of the water barrier will not exceed 6 feet at the spillway point. Based on the 2009 California Water Code Section 6000-6008 (*see Section 6003 below*) the barrier is not considered a dam, therefore, it is our understanding that the Camp shall not be required to notify or otherwise receive approval from the Department of Water Resources, Division of Safety of Dams for the construction of the pond.

"6003. Any such barrier which is or will be not in excess of six feet in height, regardless of storage capacity, or which has or will have a storage capacity not in excess of 15 acre-feet, regardless of height, shall not be considered a dam."

Building Construction

Under the Master Site Plan there are four major facilities to be constructed and several minor facilities such as those associated with the High Adventure Camps, Ranch Camp and Timberline Camp. Major facilities include:

1. Welcome Center – this building would create new office space, dining hall, and restroom.
2. Equestrian Center – this building would provide new horse facilities for Ranch Camp.

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3. Maintenance Facility – this building would replace the existing facilities and would be relocated to an area that is not visible by other Camp areas and neighboring properties.
4. Staff housing/ Adult Retreat Centers – these building are being proposed, but further study needs to be done to determine if Kidder Creek will move forward with these plans.

It is important to know that there are three areas designated as Base Campsites. These are basic in nature and allow for “outdoor” camping. Future development may include restrooms & showers and basic outdoor dining & meeting facilities.

All building facilities will be constructed in a phased approach as funds become available for construction and the Camp determines priority (*See Implementation Timeline*).

RV Areas

The Camp currently has an RV area approximately 1 acre in size with 10 sites providing power, water and sewer hook-ups. The Master Site Plan will provide for 24 additional RV sites located in two separate areas. It is anticipated that the current RV area will be relocated at the point in time that adult housing is constructed as part of the Master Site Plan.

The Department of Housing and Community Development has confirmed the following in a letter dated July 2, 1998.

“... if RV lots are constructed for private use and used by staff, visitors or volunteers, with no rent or lease fees imposed, no approval is required from the Department of Housing and Community Development (HCD). Additionally, two or more lots rented or leased or offered for rent or lease to owners or users of recreational vehicles would be defined as a recreational vehicle park and fall within the scope of the Mobilehome Parks Act.”

The Camp has no intention of renting or leasing its RV sites. Use of these sites will include only staff, visitors, guests or volunteers. Therefore, the Camp has no requirement to notify the Department of Housing and Community Development or the Mobilehome Parks Act. The Camp further understands that approval, permits, and inspections from Siskiyou County’s building department will need to be pursued at the appropriate time.

Roads and Access

The primary access to the Camp is South Kidder Creek Road. Considering existing program schedules the high traffic use would occur on Sunday afternoons and Friday afternoons/evenings during summer time occupancy. With special events and day use activities it is expected there would be a potential for additional traffic on any given day of the year. See Occupancy section for more information about the expected number of visitors.

Currently the existing road cuts through the pasture/open space and perceptually “divides” the camp. Vehicle circulation dominates the guest experience of the site, as the primary pedestrian routes are shared with vehicles (see Figure 7). Under the Master Site Plan concept, options to re-route this main entry road towards the periphery of the site has been taken into consideration. Additionally, the plan will provide pedestrian circulation pathways that maintain a natural experience while navigating the property.

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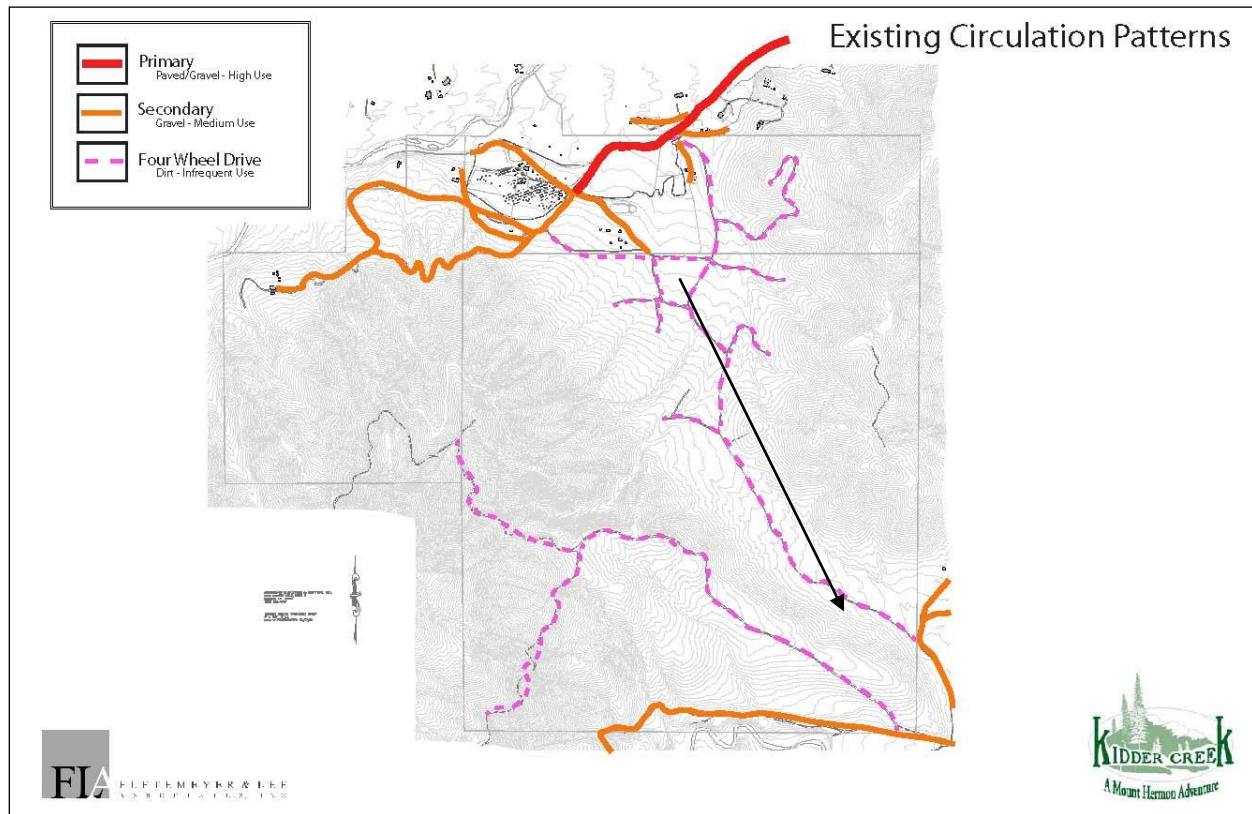


Figure 7 Existing Circulation Patterns of Roads

There is a current easement for access to and from the camp along the route identified with the south pointing arrow in Figure 7 (*see appendix for Shared Road Easement and Easement Deed*). This road connects to Patterson Creek Road, a partially paved, county maintained road. This road is available for use as an ingress/egress route in the event of emergency evacuation as well as for private use by the Camp, its staff and guests. Since 2008 (the beginning of our strategic planning effort) this road has been improved and treated for fire fuels reduction to improve access by larger emergency vehicles and to create a buffer zone for firefighters in the event of wildfire. KCOC does not have any plans to use this road as a public entrance for its guests and has a locked gate. However, there are occasions where Camp vehicles may utilize it for entry/exit when necessary.

Master Site Plan Road Sizes

Main road to Office

Narrow point - Entrance
Width – 18 ft
Length – approx. 100 ft

Road to Timberline

Narrowest point – 12 ft
Average width – 14 to 18 ft

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Length – approx. ¼ mile

Road to Pond

Narrowest point – 10 ft

Average width -12-14 ft

Length – approx. 500 ft

Road to Ranch Camp

Narrowest point 12 ft

Average width 12-14 ft

Length – approx. 500 ft

All roads would be modified to meet requirements.

Master Site Plan Parking Spaces

#2	Welcome center	50
#6	The Pines Camp	21
#7	Ranch Camp	21
#8	Equestrian Area	64 + 10 pull-through sites
#9	Base Camp 1	7
#9	Base Camp 2	7
#9	Base Camp 3	26
#10	High Adventure Camp 1	15
#10	High Adventure Camp 2	15
#12	Staff Housing/Retreat Center 1	25
#12	Staff Housing/Retreat Center 2	18
#15	Adult Retreat Centers	50
#18	Maintenance Facility	<u>10</u>
Total		329 + 10 pull-through sites

Occupancy

The total number of persons utilizing the camp is proposed to incrementally increase over a 20-year implementation period. At full capacity, the estimated maximum occupancy at 20 years is 844 during summer time (peak season, a period of approximately 12 weeks per year). Fall and spring (aka. Spring & Fall) occupancy is significantly reduced to a potential of 546 depending on seasonal access. KCOC is requesting approval for an incremental increase in occupancy. The incremental increase is expected to be as follows:

Table 2: Proposed Incremental Occupancy Increase

Implementation Period	Total Occupancy
Current	165
5 years	265
10 years	600
15 years	724
20 years	844

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The following tables define the occupancy totals by area and season. These numbers are the maximum that could be realized, and due to how KCOC carries out its program activities it is unlikely that these numbers will ever be reached simultaneously.

Table 3: Proposed Occupancy by Area

<i>Area</i>	<i>Map ID#</i>	<i>Summer time Occupancy Sessions</i>	<i>Total</i>	<i>Spring & Fall Occupancy</i>
The Pines	6	10 cabins @ 16 3cabins @ 8	184	184
Ranch Camp	7	4 cabins @ 16 3 cabins @ 8	88	88
Base Camp #1	9	50 people	50	0
Base Camp #2	9	30 people	30	0
Base Camp #3	9	20 people	20	0
Hi Adventure Camp	10	116 people	116	0
Hi Adventure Camp	10	40 people	40	0
RV area 1	11	24 people	24	24
RV area 2	11	24 people	24	24
RV area 3	11	24 people	24	24
Staff housing/ Retreat Center 1	12	40 people	40	40
Staff housing/ Retreat Center 2	12	40 people	40	40
Adult Retreat Center 1	15	40 people	40	40
Adult Retreat Center 2	15	40 people	40	40
Adult Retreat Center 3	15	40 people	40	40
Staff Residence 1 (Warken home)	14	6 people	6	6
Staff Residence 2 (Jones home)	14	6 people	6	6
Staff Residence 3 (new)	14	6 people	6	6
Staff/Guest House 1 (Orchard House)	13	10 people	10	10
Staff /Guest House 2 (Cedar Lodge)	13	10 people	10	10
Staff/ Guest house 3 (Creekside)	13	6 people	6	6
		Total	844	588

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Occupancy Use Description

In order to address the actual increased numbers that this plan represents we will describe 6 classifications of housing in this document. With each classification we will describe the following concepts: 1) Time of year usage, 2) Average % of use, 3) Average stay of user, 4) Earliest phase in plan.

Residential Camps

This classification includes both The Pines and Ranch Camp which normally accommodate week-long programs during the summer and weekend programs during the Spring & Fall. These will be nice cabins, suitable for all season use.

The Pines is a camp that we estimate will be used about 90% of the time during the summer and 50% of the weekends during the Spring & Fall. The average use will be 80-90% capacity during the summer and 20-40% capacity in the Spring & Fall. Average stay would be 6 days per week during the summer and 2.5 days in the Spring & Fall. It would be built to 50% capacity in 2-6 years and would be built to 100% capacity in 4-10 years.

Ranch Camp is a camp that we estimate will be used about 90% of the time during the summer months and 50% of the weekends during the Spring & Fall. The average use will be 80-90% capacity during the summer months and 40-60% capacity in the Spring & Fall. Average stay would be 6 days per week during the summer and 2.5 days during the Spring & Fall. It will be built to 75% capacity in 2-7 years, and built to 100% capacity in 4-10 years.

Base Camps & High Adventure Camps

The Base Camp approach has come from a number of youth groups wanting to use Kidder Creek (KC) to enjoy the access we can have to the wilderness, river and natural adventure areas. 95% of these groups come from June to September. These camps have a basic campground layout with a centralized restroom and shower facility and an outdoor, covered but open dining pavilion. Based on the size of the groups, these facilities would average attendance of 50-75% of their capacity and occupants would stay for 1-3 days. Some groups would start at KC for a day, and then go on a natural adventure, returning to KC 2-5 days later for a shower, meal and overnight stay.

High Adventure Camps are similar; except they are occupied by KC programs and the campers are off-site about 50% of the time. 95% of these groups come from June to September. They have very simple sleeping structures, with a centralized restroom and shower facility and an outdoor, covered but open dining pavilion. The average use would be about 80-90% of their capacity during the summer months, and about 20% of their capacity during the Spring & Fall. The average stay is 3.5 days during the summer and 1.5 days during the Spring & Fall.

We currently have two Base Camps operating, and would convert one of our present residential camps (Timberline) to a High Adventure Camp. This means that 3 camps would be phased in immediately and the other two could be built in the next 5-10 years.

RV areas

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Three RV areas are designated under the new use permit. These areas are not open to the public and would be used by individuals or groups working at the camp, and individuals or groups helping with or involved in a program. One RV area is currently in existence, and the other two are proposed. We estimate these would be used 50% of the time from March to October, while we have people who desire to assist the camp during the winter months, this number will be minimal. The average stay of users is 1-3 weeks, though some choose to stay for only a few days. The additional RV areas could be added any time from 2-10 years from now.

Staff Housing & Retreat Centers

These structures are intended to have two purposes depending on the season. The primary purpose during the summer (June-August) would be housing for summer staff. During the Spring & Fall these structures would be used for adult retreat housing, usually on weekends. Average use would be 60-80% of the facility's capacity. Summer staff would stay about 3 months, while Spring & Fall guests would stay 2-4 days. The first of these structures would likely be built in 3-8 years and the second structure would be built in 6-12 years.

Adult Retreat Centers

The Adult Retreat Centers are being included in the Use Permit to leave an option open for future development, while their actual development is not a certainty. They would be used year round and would accommodate guests staying 2-6 days. Their average use is anticipated to be about 50-70% of occupancy, based on averages within the industry. These would be introduced in 15-20 years, if at all.

Staff Residence & Guest Houses

Currently KC has five residences on the property. These include the Hamilton home, the Orchard House, Cedar Lodge, Creekside and the Jones home. We would like each to retain its use as a residence or housing for small groups. They would be used throughout the year by staff and guests. One additional residence is included in the plan and could be built in 10-15 years.

Daily & Special Event Use

The following chart should give some clarity to these events.

<i>Type of Event</i>	<i>Anticipated attendance</i>	<i>Duration and frequency of this type of event</i>	<i>Overlap with regular camp session</i>
1. Opening registration	1. 100-400 people	2-3 hours Currently every Sunday from 3:30-6:00 PM, mid-June through August	Starting day of camp session
2. Closing Day	2. 100-400 people	3-4 hours Currently every Friday 4:30 to 8:00 PM from mid-June through August.	Ending day of camp
3. Private events –	3. 20-250 people	Most 3-8 hours	Large events would

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Weddings, birthdays, baptisms, church events, group & family events		Average of one private event/ month from April to October.	not be scheduled at the same time as regular camp activity.
4. Public events – i.e. Concerts, auctions, picnics, special church services, community groups, horse clinics and demonstrations, training events	4. 20-250 people	Most 3-8 hours Average of one public event/ month from April to October.	Large events would not be scheduled at the same time as regular camp activity.

Off-site Activities

Kidder Creek utilizes two of our Natural Resources for which we have permits in place, the wilderness areas and local rivers.

Back-country Use

Currently Kidder Creek takes 2-4 groups (of 15-25 campers each) per summer backpacking into the Marble Mountain, Russian or Trinity Alps wilderness areas. Much of the activity bases out of the Shackleford trailhead in the Marble Mountains and the Carter Meadows area in the Trinity Alps. KC has been diligent to stay within the regulations set by the National Forest Service. Kidder Creek Camp has been operating a Backcountry Use Permit in good standing for more than 30 years. With expansion plans it is anticipated that use of the Wilderness areas could more than double.

Kidder Creek also serves as a guide and outfitter for 4-8 horse pack trips per year. These trips use all three wilderness areas as well, but base the majority of activity out of either Lovers Camp or the Carter Meadows area. These trips have included adult horse-packs, youth horse packing schools and hunting & fishing trips. Average group size is 4-15 people & stock. These trips are run under the supervision of the Klamath National Forest and with guide licenses issued by the California Department of Fish and Wildlife. These activities could double or even triple with expansion of the present programs.

In anticipation of this growth Kidder Creek would develop a plan to diversify its use to other trailheads, and would work with the Forest Service to mitigate the concerns of overuse in any particular area of the Wilderness.

River Use

Kidder Creek is a guide/outfitter on the Klamath River, under the jurisdiction of the Klamath National Forest Service. We provide whitewater rafting for groups from 4-120 people and currently raft four different stretches of river. 1) Hwy 263 to Trees of Heaven, 2) Sluice Box to Seattle Creek, 3) Indian Creek to Coon Creek, 4) Cal Salmon to downstream of the Ikes. Currently KC uses Curly Jack Campground in Happy Camp as a base camp for most of their overnight camps.

Kidder Creek's use of the river could double over the next 20 years, and during this time KC would take steps to spread its use to other access points and campgrounds along the river.

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Kidder Creek is currently a guide outfitter in good standing with the Klamath National Forest, and works hard to stay within the regulations of commercial use of the river.

Environmental Impact Assessments

An initial evaluation of the project site was performed by Resource Management to determine if the proposed project will have a significant effect on the environment. Based on the initial evaluation the necessary assessments were performed and reports were completed to address each environmental factor affected by this project.

All completed environmental assessments were performed by Resource Management professionals qualified for each discipline. The following is a list of identified assessments and their status. Reports for the completed assessments are included in the appendices:

- Biological Resources – includes field surveys and coordination and consultation with agencies as necessary for the following:
 - Botanical survey (completed)
 - Wildlife survey (completed)
 - Fisheries (if applicable)
- Archeology and Cultural Resources (completed) – includes consultation with tribes, required paper research and coordination with agencies as necessary
- Wetland Delineation (survey completed and submitted to Army Corp)– to be determined by Army Corp of Engineers
- Hydrology/Water Quality (if applicable) – includes field surveys and coordination and consultation with agencies as necessary
- Hazards/Hazardous Materials (if applicable)
 - Exposure to wildland fires

In 1994 a Timber Harvest Plan (THP) was conducted and addressed the concern of the Northern Spotted Owl. (Ref: THP# 2-94-109-SIS(6)). In a response to the concern of adequacy of the Northern Spotted Owl evaluation it is stated that the information is sufficient to make a “no-take” determination and that the protocol surveys conducted in 1992 and 1993 were adequate to evaluate potential impacts. The Wildlife Survey completed in 2013 supports this determination and can be found in the appendices.

The following are potentially affected factors to be addressed in this section:

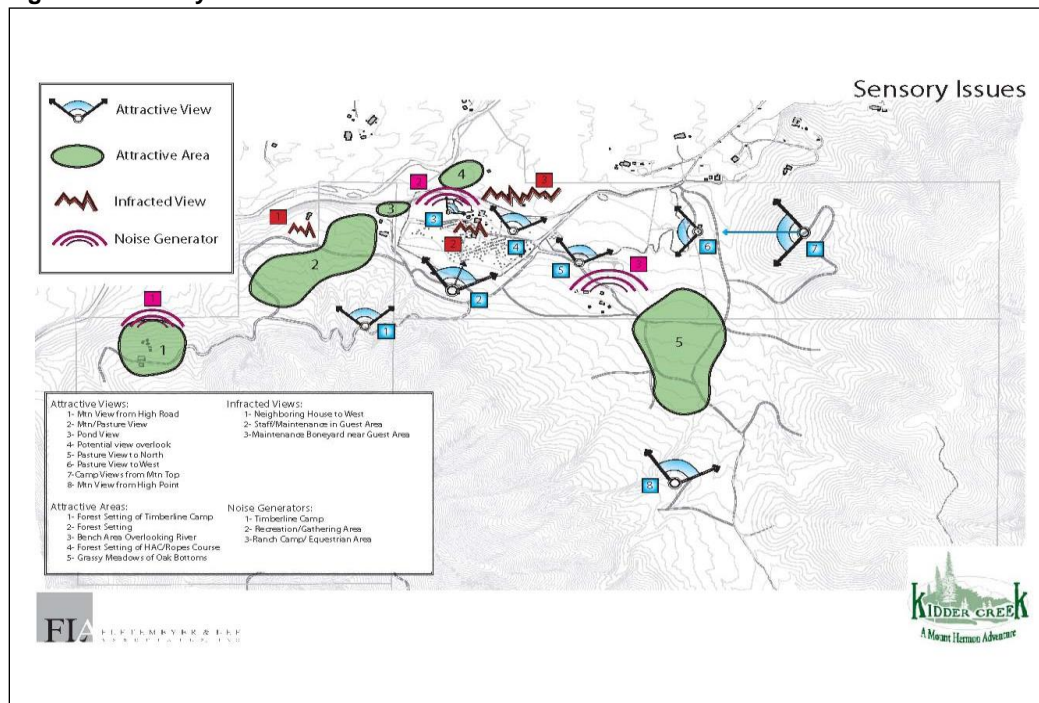
- Aesthetics/Noise
- Geology/Soils
- Utilities/Service Systems
- Recreation
- Public/Emergency Services
- Transportation/Traffic

Aesthetics/Noise

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The views and noise-generating activities will be addressed during the design and construction phases of the project. KCOC is committed to designing these areas where no buildings are in the view of neighboring properties. A few elements are already in the planning phase that will help to alleviate increased noise; 1. The purchase of property adjacent to the camp has been developed to create a “buffer” zone, 2. Plans to move certain activities will be considered where sound can be directed towards unpopulated areas, and 3. We continue to offer programs that are decentralized, keeping campers in smaller groups that don’t require loud noise or sound amplification to a large degree.

Figure 8 Sensory Issues

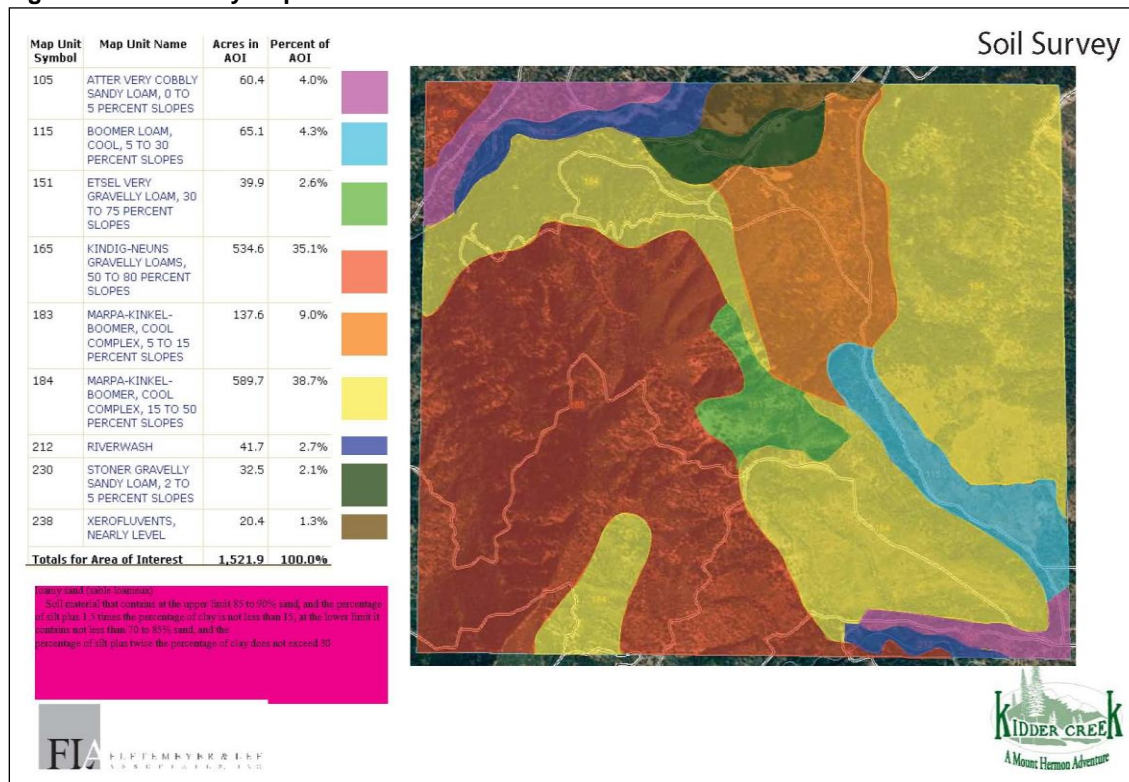


Geology/Soils

Minor grading associated with building site preparation and road improvement may be associated with the implementation of specific site development. Moderate grading of the new pond area is expected, however the material is identified for planned use within Camp boundaries (i.e. road improvement and/or horse arena). A soil survey was included as part of the early strategic planning stages (completed by staff at Fletemeyer & Lee Associates) to identify soil types that may cause erosion if unstable. These results are mapped below.

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Figure 9 Soil Survey Map



Floodplain

Recently, KCOC obtained the services of an engineer out of Redding, CA to perform an analysis on the base flood elevation of the proposed pond. The report of this analysis is available in the appendices.

Utilities/Service Systems

Public drinking water system

It is the intent of the camp, under the new use permit, to build a water storage and delivery system adequate to handle the projected growth of the camp. We have been consulting with an engineer who, once supplied detailed information, will design the water supply system that will meet the maximum projected daily demand plus the required fire storage. It is anticipated that KCOC will need to drill at least one additional well to meet the projected system demand. It is also our intent that the new pond be constructed in a way that the water in storage will be available for fire suppression use. A water analysis has been completed. The data and results are found in the appendices.

Waste water disposal

The camp currently has nine septic tanks with leach fields in use. Preliminary discussions with our engineer concluded that standard septic tanks with leach fields will be adequate for the waste

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water needs for most of the expansion. However, we do anticipate the exception to be the Central Dining facility, which will likely need an alternative system.

The nine existing standard septic systems are spread through a large portion of the property and are functioning as designed. With the new facilities spread over the 580 acres of Kidder Creek's property there are appropriate and adequate areas of ground to handle the proposed waste disposal systems. Alternative systems will be pursued if necessary.

Recreation

Current activities on-site include crafts, archery, riflery, slingshots, field games, high and low ropes courses, horseback riding, and hiking. Daily water events at the pond include swimming, the waterslide, fishing, and use of large pond toys. With the expansion of the pond, additional water toys and non-motorized vessels such as kayaks and canoes will also be enjoyed.

Emergency Services

The Camp is located within the Scott Valley Fire Protection District and is served by the Siskiyou County Sheriff's Department, Etna Ambulance, Fort Jones Fire Department, Scott Valley Fire Protection District and CAL FIRE in the event of emergency. In the event of a major incident, additional local and federal emergency services are nearby including air ambulance and fire suppression units.

Transportation/Traffic

The current average daily traffic volume permitted by Siskiyou County is 131, or 62% of the traffic on South Kidder Creek Road. During peak season (June – August) KCOC has not consistently reached this amount and currently pays 62% of the road maintenance fees to Siskiyou County as required for mitigation under the current Use Permit. Implementation of this project would result in an average daily traffic volume of 157 during peak season. An increase in the average daily traffic volume of 26 trips per day is being requested in the Use Permit application. While the occupancy increase is much larger, the increase in traffic is not equivalent due to the use of buses and vans.

KCOC is committed to increasing the use of buses, vans and potentially implement shuttle service to minimize the amount of traffic. KCOC will continue to encourage slower speeds of traffic, especially on high volume days.

Additional plans for redirecting traffic during key time periods may be considered only if alternate routes and services are determined to be feasible and have low impact on the area. Keeping this in mind, a study analysis has been prepared to indicate the increase in traffic at the end of the 20-year implementation period. It is anticipated that with our phased approach for implementation, traffic estimates will increase in increments over time (*see section for Timeline of Implementation*). The full study analysis and traffic results are found in the appendices.

Permitting Requirements & Communications

Depending on the needs stated as part of the Land Use Permitting process, subsequent visits may be recommended to include the Siskiyou County Planning Department, Department of Fish and Wildlife, Department of Water Resources, North Coast Water Quality Control Board staff,

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NOAA Fisheries, US Fish and Wildlife Service and Army Corp of Engineers to determine the level of permitting that may be necessary for implementing the Master Site Plan.

Preliminary discussions have resulted in obtaining the following information:

California Department of Fish and Game

Contacted Jim Whelan, DFG on 3-5-09

- No jurisdictional issue
- Not in flood plain
- Part of irrigation ditch not stream

Contacted Michael Harris and Tobi Freeny in June 2010 to ask specific question about the need for a 1600 permit (Streambed Alteration Agreement)

- 1600 is not required because not part of the stream

Regional Water Quality Control Board

Contacted Andrew Baker, Calif. Regional Water Quality Control Board on 3-5-09

- Referred to Paul Keiran for Storm water permit information
- Corps of Engineers not required because not streambed issue

Contacted Paul Keiran from Regional Water Control Board on 3-9-09

- Instructed to go online to storm center to view construction permit
- Possible need for Erosion Control Plan, complete Notice of Intent

Follow up included visiting the Stormwater website and locating the following information. The requirement for a waiver or permit will be addressed during the construction phase of the pond.

“EPA’s Storm Water Phase II Final Rule provides the option for a Small Construction Rainfall Erosivity Waiver. Dischargers eligible for this waiver are exempt from Construction General Permit Coverage. In order to obtain the waiver, the discharger must certify to the State Water Board that small construction activity will occur only when the rainfall erosivity factor is less than 5 (“R” in the Revised Universal Soil Loss Equation).”

“To obtain coverage under this General Permit, LRP’s must electronically file the PRDs, which include a Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and other documents required by this General Permit, and mail the appropriate permit fee to the State Water Board. It is expected that as the storm water program develops, the Regional Water Boards may issue General Permits or Individual Permits that contain more specific permit provisions. When this occurs, this General Permit will no longer regulate those dischargers that obtain coverage under Individual Permits.”

Department of Water Resources

Contacted Shawn Pike, Chief, Watermaster Service Section California Department of Water Resources on 3-10-09

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- Advised it might be necessary to get signatures on form letter addressing changes and water use issues. However, there is no change in the use of the water.
- Advised to go to web site to verify water rights and allotments, this has been investigated.
- Referred to Joe Scott with watermaster questions.

Follow up email from Shawn Pike states:

“As we discussed, the Department of Water Resources is not the watermaster for Kidder Creek. In fact, there is no watermaster for the main-stem Scott River and tributaries that are included in Siskiyou County Superior Court Decree No. 30662.”

“You asked about building a pond on the irrigation ditch that goes through the ranch. You are already talking with the State Water Resources Control Board, which would issue the necessary permit. I suggested you talk to all water right holders on the ditch and explain that Kidder Creek will not in any circumstance use more than your legal (proportionate) water right. If possible, get a letter from each stating that they do not object (or that they support your efforts). If one of the properties sells and a new owner takes legal action, then the letters are very helpful in the unlikely, but possible, circumstance of a lawsuit.”

Other Impacts of Concern

Care of livestock

Kidder Creek owns 17 acres of irrigated pasture land for livestock grazing. Horses are fed supplemental feeds based on their individual health needs as determined by the horsemanship director, Amy Dickson. Amy works closely with Dr. Chism, our local veterinarian, to oversee the herd's health and well-being.

Supporting local community/economics

Kidder Creek works with numerous local merchants and service providers on a regular basis to meet our service maintenance and construction needs. We have a healthy and growing relationship with both the people and local businesses of Scott Valley.

Compliance with the Scott Valley Area Plan

After discussion with the county Planning Department, it was determined that our Master Site Plan is consistent with the guidelines for development in the Scott Valley Area Plan.

Public health concerns and hazardous waste

There are no hazardous materials anticipated for this project. See information above regarding public drinking water and waste water systems in section for Utilities/Service Systems.

Food Service: Plans and specifications will be submitted as requested prior to the construction of any food service facility.

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Solid Waste Removal: The current volume of waste per week during the summer is about 6 yards that require 2 pick-ups per week by Scott Valley Disposal. Non-summer season is less as the activities and occupancy is dramatically reduced. We expect this volume to increase incrementally and will adjust our arrangement with Scott Valley Disposal as needed.

Potential hazards to human life and the environment, water supply and capacity for fire suppression: CAL FIRE performed a site inspection and has provided a written response located in the appendices. It is our intent that the new pond be constructed in a way that it will be available for fire suppression use. A shaded fuel break has been created along approximately 1 1/2 mile stretch of the access road from Kidder Creek connecting with Patterson Creek Road to the south. This shaded fuel break is 200' wide (from center of road) and will assist with resource access for fire and is used as an escape route in the event of a wildfire or other disaster.

A map indicating an emergency evacuation route (ingress/egress) and the shaded fuel break can be found in the appendices. This emergency evacuation route is available for use by residents along South Kidder Creek Road and Patterson Creek Road in the event of wildfire or other emergency situations that require an alternate escape route.

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Appendices

- A. MEETING NOTES, MARCH 2009**
- B. DEED OF TRUST**
- C. EASEMENT DEED**
- D. SHARED ROAD EASEMENT**
- E. KLAMATH NATIONAL FOREST USE PERMITS**
- F. MAPS**
 - a. Parcel Map
 - b. Natural Camp Layout
 - c. Existing Camp Layout
 - d. Proposed Camp Layout
 - e. Plot Map and Cross-Sections for Pond
 - f. Floodplain
 - g. Hydrology
 - h. Sensory Issues
 - i. Site Analysis Map-Percent Slope
 - j. Soil Survey
 - k. Existing Circulation Patterns of Roads
 - l. Emergency Evacuation Ingress/Egress with Shaded Fuel Break
 - m. Wetland Delineation
 - n. Wetland Delineation Overlay with Proposed Camp Layout
- G. BOTANICAL RESOURCE SURVEY AND ADDENDUM**, Kathleen Tyler, Botanist, Lead Surveyor
- H. ARCHAEOLOGICAL SURVEY REPORT AND ADDENDUM**, Candice Cook-Slette, Archaeologist and Jeff LaLande, R.P.A., Ph.D., Consulting Archaeologist Principle Investigator
- I. WILDLIFE RESOURCES REPORT**, Fred Schmalenberger, Wildlife Biologist
- J. WETLAND DELINEATION REPORT**, Kathleen Tyler, Botanist, Lead Surveyor, Certified for Wetland Delineation
- K. CALCULATION OF BASE FLOOD ELEVATION**, Chris Gaido, P.E.
- L. TRAFFIC STUDY ANALYSIS**, Kidder Creek Orchard Camp, Inc.
- M. CAL FIRE SITE INSPECTION AND FINDINGS**, Ron Bravo, Acting Unit Chief and Monty Messenger, Fire Prevention Bureau Chief
- N. WATER DATA AND RESULTS**, Dale Polloch, Mount Hermon/Kidder Creek Orchard Camp