LACO

REVISED PROJECT DESCRIPTION

Getaway House, Inc. Major Use Permit

Getaway House, Inc.
Old Toll Road, Hopland, California
Assessor's Parcel Numbers (APN): 048-270-23 and 048-270-24
LACO Project Number 9377.00
March 27, 2020

Project Overview

Getaway House, Inc. (Applicant) is requesting the approval of a Major Use Permit for the development of a micro-cabin recreational vehicle (RV) facility (Outpost) featuring up to 45 company-owned micro-cabin RVs on an approximately 90.87-acre site located on Old Toll Road, Hopland, and identified by Assessor's Parcel Numbers (APNs) 048-270-24, 048-270-23 and a portion of 048-270-22 (Site). The development footprint proposed in this Major Use Permit application is based upon the lot lines identified in the recently completed boundary line adjustment (BLA), approved by the Mendocino County Subdivision Committee on December 12, 2019.

The Site is currently zoned as Rangeland (R-L 160) under the Mendocino County Zoning Code and has a land use designation of Rangelands (RL160) under the Mendocino County General Plan. Per the Mendocino County Zoning Code, the proposed use is permitted as 'Transient Habitation – Recreational Vehicle Park,' subject to a Major Use Permit. The Applicant is requesting a Major Use Permit to develop a rental recreational vehicle (RV) facility (Outpost) featuring up to 45 company-owned micro-cabin RVs, which will be constructed off-site and towed to designated micro-cabin RV pads. Once placed, the micro-cabin RVs will be moved only for repairs or upgrades. The micro-cabin RVs will be booked for nightly stays and will be placed approximately 50 to 100 feet apart. Each micro-cabin RV will contain an individual bathroom and kitchenette and will be connected to on-site private utilities, including water, septic, and electricity. The project will be operated by a full-time General Manager, a full-time Facilities Manager, and six (6) to eight (8) part-time housekeeping staff supported by company operations based in California and New York.

Associated improvements include the development of primary and internal Site access roads; micro-cabin RV pads for up to 45 micro-cabin RVs; a two-story, 1,344-square-foot building (lodge facility) to house a full-time residence for an on-site manager on the second floor, with the bottom floor comprised of a small office and storage area for daytime staff, an accessible restroom, meeting room, and a laundry area for micro-cabin RV linens; a carport; walking trails; and underground utility line (electricity, water, and wastewater disposal) installation and connections. The carport structure will be constructed on the end of the lodge facility to facilitate loading of supplies for transport to the micro-cabin RVs and for vans delivering supplies to the lodge facility and for storing equipment and firewood. Adjacent to the lodge facility will be a small parking lot with nine (9) parking spaces for employees, including one (1) accessible space. Parking for guests will be located adjacent to the micro-cabin RV for drive-up micro-cabin RVs and in close vicinity to the micro-cabin RVs for walk-up micro-cabin RVs. The parking facility will include a secondary ingress/egress location for the Site to facilitate garbage truck access to trash bins on the end of the parking lot and exiting without backing out of the parking lot. The existing paved access from Old Toll Road will remain as the primary access point and will be widened to accommodate the new primary Site access road.

The development footprint proposed in the Major Use Permit application is based upon the lot lines identified in the recently completed boundary line adjustment (BLA), approved by the Mendocino County Subdivision Committee on December 12, 2019. The BLA modified the northwestern boundary of the parcel identified by

APN 048-270-23 and transferred 4.3 acres from the parcel identified by APN 048-270-22 to the parcel identified by APN 048-270-23. Previously, an existing 60-foot-wide access easement bisected the parcel identified by APN 048-270-22. Under the BLA, the property line between the two parcels was adjusted to follow the northern boundary of the existing easement. As a result, the access easement is now entirely contained within the parcel identified by APN 048-270-23 and the total Site acreage is 90.87.

Applicant Background

The Applicant, Getaway House, Inc., is an outdoor hospitality company that designs and builds micro-cabin RVs, places them on wooded and serene landscapes, and books them by the night to guests looking to rejuvenate and find more balance in their lives in locations throughout the country. The Applicant currently owns and operates nine (9) Outposts across the county, with plans for continued expansion.

Estimated Occupancy and Length of Stay

Based on data from existing Outposts, the Applicant estimates a yearly average occupancy rate of 85 percent, with an average length of stay of 1.5 nights per stay. The 2-person micro-cabin RVs would accommodate up to 2 guests (with one queen bed) and the 4-person micro-cabin RVs (with two queen beds, bunked) would accommodate a maximum of 4 guests at a time.

Micro-Cabin RV Placement and Construction

The micro-cabin RVs are essentially tiny houses on wheels and are built by off-site builders who are Recreational Vehicle Industry Association (RVIA)-certified and follow both RVIA and American National Standards Institute (ANSI) standards for the construction of RVs and Park Model RVs. Currently, the three versions of the Applicant's micro-cabin RVs include a 142-square-foot 2-person micro-cabin RV, a 159-square-foot 4-person micro-cabin RV, and a 176-square-foot 2-person accessible micro-cabin RV. Each micro-cabin RV is self-contained with a walk-in shower, toilet, mini-refrigerator, 2-top induction stovetop, kitchen sink, and seating area. Micro-cabin RVs will be serviced with 50-amp electricity, water, septic, and include heating and air conditioning. The Applicant intends to place up to 45 micro-cabin RVs at the Site.

Each pad and micro-cabin RV will be positioned such that views out of the micro-cabin RV window or from the fire pit area will be directed away from another micro-cabin RV pad or a road. Areas for the micro-cabin RV pads will be cleared and graded, and connected by a driveway or a short walking path to the main road. Parking for drive-up micro-cabin RVs will be located adjacent to the micro-cabin RVs, while parking for walk-up micro-cabin RVs will be located a short distance from the micro-cabin RVs. Micro-cabin RV pads and driveways will be generally comprised of subgrade, a subsequent layer of six (6) inches of compacted crushed stone base and topped with three (3) inches of crushed gravel. Pads for accessible micro-cabin RVs will be cut 25 inches deeper than for the standard micro-cabin RVs, while driveways approaching accessible micro-cabin RVs will be 20 feet wide to allow for an accessible parking area and access to a level ramp to the micro-cabin RV door. In addition to the micro-cabin RV, each micro-cabin RV pad will accommodate a picnic table, Adirondack chairs, and a U.S. Forest Service (USFS)-approved fire pit that can be locked during burn bans.

Environmental Setting

The approximately 90.87-acre Site is currently undeveloped, with no existing structures or utilities on-site. Many of the internal access roads proposed to serve the project currently exist as trails and off-road-vehicle paths; however, they exhibit minimal use and will need to be upgraded, and in some cases expanded, to meet current standards and adequately serve the proposed development. Surrounding uses include a residence to the west, vineyards and Old Toll Road to the west, vineyards to the east, vacant land and Highway 175 to

the north, vacant lands to the south, and the Hopland Rancheria to the northeast. The Site is located within the upper Russian River watershed and is bordered to the north by Dooley Creek and to the east by McDowell Valley Creek.

The Site is located within the Russian River watershed and is comprised of blue oak, live oak, and grassland habitats, as noted in the *Getaway House Preliminary Biological Study* (Preliminary Biological Study) prepared by LACO on January 30, 2020. The blue oak habitat is dominated by canopy trees, including blue oak, California bay, valley oak, and California black oak. The understory vegetation associated with the oak woodland includes common manzanita, blue dicks, and coyote brush. Adjacent to the blue oak habitat are grassland habitats, dominated by non-native grasses (LACO, 2020).

Elevations at the project Site range between approximately 650 feet and 820 feet above mean sea level. Portions of the northern and eastern site perimeter are located in Zone "A" – areas of 100-year flood – as shown on Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer FIRMette map number 06045C1852F, effective June 2, 2011; however, the majority of the Site is in Zone "X" – area of minimal flood hazard. Based on the Preliminary Design Plan prepared LACO Associates, the micro-cabin RV pads and lodge facility are proposed to be located outside the areas of 100-year flood. Soils are mapped by Natural Resources Conservation Services (NRCS) as Hopland-Woodin soil complex soils, primarily a deep yellow-red soils originating from shale or sandstone parent materials from upland sources (NRCS, 1997).

Natural Resources

Existing Conditions

As noted above, a Preliminary Biological Study was prepared by LACO on January 30, 2020 to document species observed on-site. The biotic site survey was conducted in October 2019, outside the recommended seasonally appropriate time period for both suitable sensitive plant identification and sensitive nesting bird occurrence. As such, the site visit and subsequent report represent a preliminary biological survey of the Site. No sensitive plant species were observed on-site during the field survey, although, as noted, the survey took place outside the appropriate field season. Based on the species identified in the California Natural Diversity Database (CNDDB) records, the range of habitats present, and the geographical range of the various sensitive species, there is the potential for a minimum of three (3) special status plant species to be present on-site, including beaked tracyina (*Tracyina rostrate*) – an annual herb native to California with a California Rare Plant Rank of 1B.2 (rare, threatened, or endangered in California and elsewhere) and known to occur less than three (3) miles away. Bird species observed on-site during the survey were primarily common occurring species expected in upland habitats near and around Hopland; however, three (3) birds of special concern (Nuttall's woodpecker, oak titmouse, and wrentit) by the California Department of Fish and Wildlife (CDFW) were observed within the project boundaries. The three (3) bird species are year-round residents and are potential on-site breeders (LACO, 2020).

In addition, two Class III drainages (stream drainages that only flow during significant rain events) are present in proximity of the proposed lodge facility and the proposed primary access road. Both drainages flow west to pass under Old Toll Road through culverts and proceed towards McDowell Creek and ultimately the Russian River. The drainages have defined erosional channels approximately 1 to 4 feet wide with a discontinuous overstory canopy consisting primarily of interior live oak, blue oak, valley oak, coyote brush, and bitter cherry. Smaller Class III drainages flow east towards McDowell Creek originating near the summit of the Site. McDowell Creek (Class I stream) occurs on the property along the north and east flanks; however, no development is proposed within 300 feet of McDowell Creek.

Project Impacts

Due to the presence of Class III drainages passing under Old Toll Road, the presence of known sensitive bird species, and the potential for an on-site occurrence of a special status plant species, beaked tracyina (LACO, 2020), several recommendations are included in the Preliminary Biological Study in order to minimize the potential for impacts to occur due to the proposed project. These recommendations include seasonally-appropriate biotic surveys to inform the final project layout; protocol in the event special-status species are identified; protocol, including a nesting survey, in the event heavy vegetation removal is proposed to occur during the nesting season; and approval of the relevant resource agency permits prior to project implementation.

Although the Site is not subject to an adopted tree protection ordinance, habitat conservation plans, or other similar regulation, under the proposed project, tree and vegetation removal will be minimized to the greatest extent feasible, restricting tree and vegetation removal, at a maximum, to the footprints of the micro-cabin RV pads, access roads/trails, lodge facility and parking area, and as required by CalFire for fire suppression. Maintaining a forested Site aligns with the Applicant's vision of the development as an escape to nature for the guests. The trees will not only serve as continued habitat, but will also provide shading and development screening to maintain the forested nature of the Site. Based on the current site layout shown on Preliminary Site Diagram prepared by LACO and dated January 30, 2020, development is proposed, and limited to, areas covering approximately 6.05-percent of the 90.87-acre Site, or 5.49 acres. Within the 5.49 acres proposed for development, tree and vegetation removal will be primarily limited to the areas proposed for new road construction and road widening. The final locations of the micro-cabin RV pads and walking trails will have the flexibility to shift slightly, as needed during construction, to retain trees and vegetation that may be located within the footprint currently proposed for development. In addition, seasonally-appropriate biological surveys and a wetland delineation will be completed prior to implementation of the project and will inform the final development layout.

Cultural and Historical Resources

An *Archaeological Survey Report* (Archaeological Report) was prepared by Alta Archaeological Consulting (ALTA) on October 24, 2019, in order to identify any archaeological, historical, or cultural resources within the proposed project area.

Fieldwork was conducted on September 10, 2019, by the ALTA team and entailed a cultural resources inventory of the project area and surrounding lands. Approximately 48.48 acres of land was surveyed with transects no greater than 20 meter intervals. Proposed micro-cabin RV sites were marked with wooden stakes and flags and stakes were used to make the routes of the proposed pedestrian trails. Ground surface visibility was generally poor due to dense dry grasses and small patches of dense brush. Exposed mineral soils were inspected for evidence of cultural materials. An approximately 425-foot-long segment of an abandoned road, which appears to be part of the original Toll Road, was identified within the project boundaries, which is also depicted on early maps dating back to 1873, 1874, and 1889. Additional segments of the abandoned road were noted outside of the current project area, but were not recorded. However, the project, as presently designed, is not anticipated to have an adverse effect on significant cultural resources. All archaeological resources identified during the field survey were recorded using the standard State of California Department of Parks and Recreation Archaeological Site Forms, with Global Positioning System (GPS) mapping and photography of site and features completed (ALTA, 2019).

In addition, ALTA contacted the Native American Heritage Commission (NAHC) on August 8, 2019, to request a Sacred Lands File (SLF) search and list of Native American contacts in the area. The NAHC response on

August 29, 2019, indicated that a search of the SLF returned a positive result, and included a list of 13 Native American tribes or individuals with cultural affiliations to the area. ALTA sent consultation letters to all 13 contacts on September 6, 2019. Two (2) responses were received. On September 12, the Tribal Historical Preservation Officer (THPO) for the Hopland Band of Pomo Indians requested to be consulted for the project. On September 18, the THPO for the Kaisha Band of Pomo Indians responded and informed ALTA that the project is outside of the Tribe's aboriginal territory.

Although the project, as currently designed, is not anticipated to have an adverse effect on cultural resources, ALTA included three (3) recommendations in the Archaeological Report in order to ensure cultural resources are not adversely impacted by the project, including the recommendation for further consultation with the Hopland Band of Pomo Indians, as requested by the Tribe, and protocol should cultural resources or human remains be inadvertently discovered, similar to the County's "Discovery Clause".

Access and Circulation

The Site is bordered to the north by Highway 175, a two-lane highway managed by Caltrans, and to the west by Old Toll Road, a two-lane minor arterial road managed by the Mendocino County Department of Transportation (MCDOT). Currently, the Site is accessed via a paved entrance to Old Toll Road on the western side of the Site and under the project, access to the Site would continue to be provided at this location. The Applicant is proposing to expand the existing site entrance to accommodate the new primary Site access road. The new access road will be utilized as the primary Site access, with the existing paved driveway to be utilized for emergency access only. A secondary ingress/egress point to serve the lodge facility and employee parking area is proposed to the southwest of the proposed employee parking area adjacent to the lodge facility. The existing private road will be gated beyond the new project access approximately 225 feet upslope of the existing gate location, with signage and gates to deter guests from utilizing the driveway that serves the adjacent private residence. Access over the private driveway by guests and employees will be allowed only during an emergency exiting situation such as a wildland fire, or for fire vehicle access only.

A preliminary roadway design has been completed for the project and project roads will comply with CalFire road standards for residential development. Under the project, the existing private encroachment off Old Toll Road will be improved to a two-lane entrance/exit with paved aprons on Old Toll House and widened to 24 feet in width to meet County encroachment standards. The main access road constructed for micro-cabin RV access will consist of a 20-foot wide two-way road, with the exception of an 800-foot section within a steep canyon, which will be constructed as a 12-foot-wide roadway to limit the environmental footprint. Midway up this section of road a CalFire standard turnout will be constructed. Secondary access roads to micro-cabin RV sites will be 12-foot-wide, with turnouts located throughout the Site, as necessary. Dead-end access roads will have hammerhead turnarounds which comply with CalFire standards. The micro-cabin RVs will be accessed from the main road by 9-foot wide aggregate base driveways and 6-foot wide walking paths. All roads and driveways will be designed and constructed using general engineering practices. The access roads will have a maximum grade of 16-percent, with a minimum inside radius of 50 feet, and will be constructed with compacted aggregate base and a surface treatment of chip seal or asphalt concrete for traction and reduced maintenance.

Utilities and Services

The Applicant proposes to provide on-site private utilities, including water, wastewater treatment, and electricity, as described below. The Site is located outside the service boundaries of the Hopland Public Utilities District (Hopland PUD). All utility lines will be trenched below-ground in or adjacent to the roads.

Water

Domestic water will be provided to the lodge facility and each micro-cabin RV via a proposed well and private water system. The proposed water system will be permitted through the California Department of Public Health (CDPH) and the California Code of Regulations Title 22 California Safe Drinking Water Act as a transient non-community water system. The project proposes a greater number of service connections than the number permitted by the local agency (Mendocino County Division of Environmental Health). The new well will be required to be constructed in accordance with the California Well Standards (Department of Water Resources Bulletin 74-90).

The well will be installed west of the Site in the Sanel Valley floor in the vicinity of existing producing agricultural wells. Brutocao Vineyards, Inc. has granted the Applicant permission to drill a well on an adjacent property owned by Brutocao Vineyards, including one of three parcels (APNs 048-270-021, 048-270-020, or 048-260-050). Under the agreement dated January 9, 2020, the water is to be used solely by the Applicant for the project, is nontransferable, is not to be used for agriculture, and the amount of water to be pumped is not to exceed 5,000 gallons per day.

Based on operational Getaway House sites with similar cabin counts, and as explained in the *Getaway Outpost Estimated Water Use Technical Memo* (Water Use Memo) prepared by LACO Associates and dated March 25, 2020, an estimate of water demand in gallons per day (GPD) for the proposed development is summarized below in Table 1, which indicates the water supply system will require a minimum flow capacity of 4,073.50 gallons of water per day.

Table 1: Summary of Proposed Facilities and Estimated Water Demand

Type of Occupancy	Number of Units	GPD/Unit	GPD
Micro-cabin RV Recreational Vehicle[1]	45	54.3	2,443.50
Managers Unit[1]	2-bedroom residence	400	400
First-floor Laundry area[3]	36 loads	30	1,080
First-floor Employee restroom[3]	10 employees	15	150
		TOTAL GALLONS PER DAY	**4,073.50**

[1]*Based on water usage estimates detailed in the Water Use Memo*
[2]*Based on commercial washing machine water usage data provided for proposed units*
[3]*Based on water flow of fixtures to be installed*

To reduce water demand of the micro-cabin RVs, managers unit, and employee restroom, low flow plumbing fixtures, including shower heads, faucets, and toilets, would be installed.

The project water system will include a raw water supply pipe with booster pumps to supply a raw water storage tank at the upper elevation of the project area. The anticipated volume of the raw water tank, to be constructed using materials that meet appropriate CalFire standards, is currently estimated at 20,000 gallons, which will include standby water volume for fire flow to on-site hydrants, the fire sprinkler system in the lodge facility, and the supply for daily flow of the treated water for use by the micro-cabin RVs and lodge facility. As required in the conditions received from CalFire on January 15, 2020, a minimum 5,000-gallon dedicated water storage will be provided on-site for emergency water use and is included in the 20,000-gallon tank mentioned previously. There will be an independent untreated water main system transporting water from the 20,000-gallon tank to the hydrants and the fire sprinkler system in the lodge facility. Although the micro-cabin RVs are exempt from fire sprinklers, a fire supply riser will be placed within 150 feet of each

proposed micro-cabin RV pad. A building will be constructed adjacent to the raw water tank to house the booster pumps, or transfer pumps, to supply the raw water to the water treatment system and hydrants. A water treatment system will be housed in the building to provide filtration as needed, according to water quality from the well source and disinfection requirements to meet State of California Title 22 public health standards.

The water treatment system will likely be a package unit to be determined upon a review of the water quality analysis. Treated water will be stored for distribution in a 6,000-gallon tank located next to the treatment building and will be connected to a booster pump system and pressure tank for pressurization of the water system. The water mains will be constructed of C900 and schedule 40 PVC and HDPE water piping, and will be buried under the access roads, micro-cabin RV driveways, and walking access paths to the extent feasible. Each of the micro-cabin RVs will be connected to the potable water system via a no-freeze assembly manufactured by Thermaline.

Wastewater

Wastewater will be managed using a proposed on-site wastewater disposal system. As shown on the Preliminary Site Diagram, wastewater generated at each of the micro-cabin RVs and the lodge facility will be gravity fed into septic tank/pump basin units serving up to 3 or 4 micro-cabin RVs, and the lodge facility, together with joint lift stations, as needed, to a series of septic tanks and into wastewater treatment modules. Treated effluent will be disposed of using a pressurized drip irrigation system to be placed in the basin in the central portion of the Site, as indicated on the Preliminary Site Diagram, where the most suitable soils for septic system treatment and percolation exist on the Site. A seasonal creek is located in the southern portion of the Site and project components will observe a minimum 50-foot setback from this resource, in compliance with County requirements.

An estimate of wastewater flows in gallons per day (GPD) for the proposed development is summarized below in Table 2, which indicates flows to the on-site wastewater system (OWTS) will be approximately 4,073.50 GPD, based on the Water Use Memo prepared for the proposed development.

Table 2: Summary of Proposed Facilities Estimated Wastewater Flows

Type of Occupancy	Number of Units	GPD/Unit	GPD
Micro-cabin RV Recreational Vehicle[1]	45	54.3	2,443.50
Managers Unit[1]	2-bedroom residence	400	400
First-floor Laundry area[2]	36 loads	30	1,080
First-floor Employee restroom[3]	10 employees	15	150
		TOTAL GALLONS PER DAY	**4,073.50**

[1]*Based on water usage estimates detailed in the Water Use Memo*
[2]*Based on commercial washing machine water usage data provided for proposed units*
[3]*Based on water flow of fixtures to be installed*

It should be noted that the septic system to serve the proposed development will need to be designed for a minimum flow capacity of 6,030 gallons of wastewater per day in accordance with the County of Mendocino 1991 Uniform Plumbing Code (Plumbing Code), and as shown in Table 3, below. Based on the Water Use Memo, and as shown in Table 2, above, wastewater flow estimates based on the Plumbing Code do not meet the specific usage profile, and are more than the anticipated daily flows, of a Getaway Outpost. This discrepancy may be due, in part, to the unique construction and function of the micro-cabin RVs. The

Plumbing Code provides guidance to use 100 GPD/RV unit with water and sewer hook-up; however, as the proposed micro-cabin RVs are to be utilized for temporary overnight occupancy, the actual wastewater flows have been observed to be 54.3 GPD/unit, as described above.

Table 3: Summary of Septic System Sizing Criteria

Type of Occupancy	Number of Units	GPD/Unit	GPD
Micro-cabin RV Recreational Vehicle[1]	45	100	4,500
Managers Unit[1]	2-bedroom residence	150	300
First-floor Laundry area[2]	36 loads	30	1,080
First-floor Employee restroom[3]	10 employees	15	150
		TOTAL GALLONS PER DAY	**6,030**

[1]*Based on the County of Mendocino 1991 Uniform Plumbing Code*
[2]*Based on Commercial washing machine water usage data provided for proposed units*
[3]*Based on water flow of fixtures to be installed*

Electricity

Pacific Gas & Electric Company (PG&E) will provide electricity to the Site. No connections to PG&E distribution lines currently exist on-site, but a connection will be established as part of the proposed project. The residence located adjacent to the west of the Site is served by a PG&E connection.

Electrical power at the Site will feed from existing overhead PG&E power lines, then transition to underground-buried conduit feeding a transformer in the vicinity of the lodge facility. The power distribution system from the existing overhead system along Highway 175 to the initial transformer and meter riser on-site will be a PG&E system. Down-stream of the initial electric meter, the system will become private and will feed the lodge facility with secondary power. Secondary power will then be reverse-transformed back to primary power and feed the Site's other uses through an underground conduit system to private transformers within 400 feet of the various micro-cabin RVs that the system will feed, in addition to serving the water treatment plant, booster pumps, and the wastewater treatment plant. Each of the micro-cabin RVs will be provided with an electric riser and a 50-amp breaker to connect to the electric system. The treatment plants will be served by a standard electrical panel appropriate for their power demand. The project owner will be responsible for maintenance and repairs of the private electric system.

A back-up generator powered by propane is also proposed to provide electricity to the water treatment plants and potable water supply distribution system during temporary power outages. An additional unit may also be provided at the lodge facility.

Storm Drainage

Storm drainage would primarily infiltrate throughout the Site, except in areas where the lodge facility, micro-cabin RVs and micro-cabin RV pads, and access roads will be placed. However, a significant amount of runoff is not anticipated, as the majority of the 92.2-acre Site will remain undeveloped. During construction, Best Management Practices (BMPs) will be implemented to prevent the discharge of construction waste, debris, or contaminants from construction materials, tools, and equipment from leaving the Site.

Solid Waste

The Site would be served by a local service provider for solid waste service, which would be collected from the trash bin enclosure to be located in the parking area adjacent to the lodge facility. The housekeeping

staff would be responsible for collecting solid waste from the Site and individual micro-cabin RVs and transporting it to the Site's secured trash bin location.

Special Studies

The following special studies were prepared for the proposed project and are included in this submittal:

1. Cultural Resources Survey, prepared by ALTA Archaeological Consulting, dated November 26, 2019;
2. Preliminary Biological Survey, prepared by LACO Associates, dated January 30, 2020; and
3. Getaway Outpost Estimated Water Use Technical Memo, prepared by LACO Associates, dated March 25, 2020.

In addition, seasonally appropriate biological surveys and a wetland delineation will be prepared by Northwest Biosurvey and submitted at a future date.

Anticipated Permits/Approvals for the Project

In addition to the Major Use Permit requested in this submittal, the following permits/approvals are anticipated to be required for the project:

1. Section 1602 Lake or Streambed Alteration Agreement (LSAA) through the California Department of Fish and Wildlife (CDFW);
2. Section 401 Water Quality Certification (WQC) through the North Coast Regional Water Quality Control Board (NCRWQCB);
3. County of Mendocino Grading Permit through the Department of Planning and Building Services (PBS);
4. County of Mendocino Building Permit through the Department of Planning and Building Services (PBS);
5. County of Mendocino Encroachment Permit through the Department of Transportation (MCDOT);
6. Compliance with the General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP);
7. Permit for a transient non-community water system through the California Department of Public Health (CDPH) and the California Code of Regulations Title 22 California Safe Drinking Water Act;
8. Water well permit through the Mendocino County Division of Environmental Health (DEH) for the construction of the proposed well; and
9. On-site septic system permit through the Mendocino County Division of Environmental Health (DEH), subject to the Mendocino County Local Area Management Plan (LAMP).