



## 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, 048-270-24, and a portion of 048-270-22

LACO Project Number 9377.00

October 15, 2020

#### Project Overview

Getaway House, Inc. (Applicant) is requesting the approval of a Major Use Permit (MUP) 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 MUP 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 – Campground,' 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 secondary 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; on-site underground utility line (electricity, water, and wastewater) installation and connections; construction of an on-site water treatment facility; construction of a wastewater collection and disposal systems; installation of an emergency water storage tank and water distribution system, including fire hydrants and potable water connections; construction of a private well on the adjacent agricultural land; an off-site underground water line, with a booster pump station connecting the proposed well to the on-site water treatment system; and construction of a new off-site electric utility power feed from Highway 175 to the Site. 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. The parking facility adjacent to the lodge 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. Parking for guests will be located adjacent to the micro-cabin RV for drive-up micro-cabin RVs and adjacent to the access road and in close vicinity to the micro-cabin RVs for walk-up sites. The existing paved access from Old Toll Road will remain as the primary Site access and will be widened and upgraded to accommodate the new primary Site access.

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Eureka, CA 95501

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707 525-1222 – Fax 707 545-7821

932 B W. Eighth Avenue  
Chico, CA 95926

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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 10 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 up to 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 sites will be located adjacent to the micro-cabin RVs, while parking for walk-up sites 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**

#### **Existing Conditions**

A *Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S.* (Biological Report) was prepared by Northwest Biosurvey on June 25, 2020 to evaluate the potential of the Site to contain

sensitive plant and wildlife habitat and delineate waters of the U.S. Preparation of the Biological Report included in-season floristic surveys, mapping, and the delineation, which were performed on March 31 and June 11, 2020. As the Biological Report was prepared at the seasonally-appropriate time, the analysis contained in the Biological Report supplants the discussion presented in the *Getaway House Preliminary Biological Study* (Preliminary Biological Study) prepared by LACO on January 30, 2020 and discussed in the initial submittal of this Major Use Permit application. As noted in the initial submittal, the biotic site survey performed for the Preliminary Biological Study was conducted in October 2019, outside the recommended seasonally appropriate time period for both suitable sensitive plant identification and sensitive nesting bird occurrence.

The approximately 90.87-acre Site is currently undeveloped, with no existing structures or utilities on-site and is comprised of gentle (2 to 5 percent slope) to steep (25 to 35 percent slope) terrain cut by a number of narrow drainages. Many of the internal access roads proposed to serve the project currently exist as trails and ranch roads; however, they exhibit limited use in some areas 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 adjacent 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. 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 FIRMet 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 proposed development will be located outside the areas of 100-year flood. Soils are mapped by Natural Resources Conservation Services (NRCS) as Hopland-Woodin complex soils, primarily a deep yellow-red soil originating from shale or sandstone parent materials from upland sources (NRCS, 1997).

According to the Biological Report, the Site straddles a narrow spur-ridge extending southward from the western base of the Mayacamas Mountains between the Sanel and McDowell Valleys, both of which are heavily developed in fenced vineyard. As a consequence, this intervening ridge serves as a primary wildlife corridor between extensive open habitats to the north and south. The Site contains four plant communities or vegetation types based on or derived from the "Standardized Classification" scheme described in the California Native Plant Society (CNPS) *A Manual of California Vegetation*: mixed oak woodland, blue oak woodland, chamise chaparral, and wild oat grassland. In addition, a small portion of the Site is characterized as ruderal (disturbed habitat). Of the 82 native and introduced plant taxa identified on the Site during the in-season, floristic-level botanical surveys, no sensitive plant taxa were identified. A total of sixteen (16) sensitive wildlife species were assessed for potential occurrence at the Site; however, it was determined only two (2) wildlife species with sensitive regulatory status (Grasshopper sparrow and Pallid bat) and raptors and passerines with non-sensitive status, but protected under the Migratory Bird Treaty Act and Fish and Game Code, have the potential to occur within the oak woodlands on the Site.

As noted above, a delineation of the waters of the U.S. was conducted by Northwest Biosurvey as part of the Biological Report. Approximately 3.277 acres of aquatic resources were delineated, including intermittent streams, which flow seasonally and may not have flowing surface water year-round (McDowell Creek and Dooley Creek), and ephemeral drainages, which flow only after precipitation. McDowell Creek flows north along the eastern base of the Site and then turns west along the northern edge of the Site before joining Dooley Creek to continue west across the Sanel Valley floor to the Russian River. As shown on the Preliminary Site Plan prepared by LACO and dated January 2020, no development is proposed within 100

feet of McDowell Creek. Of the ephemeral drainages, two (2) drainages that have defined erosional channels approximately 1 to 4 feet wide (LACO, 2020) are present in proximity to the proposed lodge facility and primary access road. Both drainages have a discontinuous overstory canopy consisting primarily of interior live oak, blue oak, valley oak, coyote brush, and bitter cherry and flow west under Old Toll Road through existing culverts to a north-flowing channel extending along the base of the slope, on the west side of Old Toll Road. This channel joins Dooley Creek at the northwestern edge of the Site. Smaller ephemeral drainages originate near the summit of the Site and flow east towards McDowell Creek.

### **Potential Project Impacts**

While no sensitive plant taxa were identified on-site, two (2) wildlife species with sensitive regulatory status and raptors and passerines protected under the Migratory Bird Treaty Act and Fish and Game Code have a potential to occur within the oak woodlands on-site. The Biological Report provides several recommendations for limiting potential impacts to the aforementioned wildlife species. These recommendations include protocol, including a pre-construction nest survey, in the event vegetation removal is necessary during the nesting season for grasshopper sparrows, raptors, and passerines (February 15 through August 31), and a survey for bat roosts, in the event work is proposed within woodland habitat during the maternity roosting season for bats (April 1 through September 15).

Although the Site is not subject to an adopted tree protection ordinance, habitat conservation plan, or other similar regulation, under the proposed project, tree and vegetation removal will be limited to the areas proposed for development. As shown on the Proposed Site Plan (LACO, 2020) and as noted in the Biological Report (Northwest Biosurvey, 2020), the proposed development is focused on openings in the oak woodland canopy, clearings, and open grasslands. However, the Biological Report provides recommended measures for further reducing the project's impact on oak woodlands. These recommendations include determining the significance of the project's potential impacts to oak woodlands, and mitigating for impacts if they are determined to be significant, and standards for subsurface construction beneath the driplines of trees. Tree and vegetation removal will be limited to the footprints of the micro-cabin RV pads, access roads/trails, lodge facility and parking area, and 100 feet from each side of the lodge facility, as required by CalFire for defensible space. Maintaining a wooded 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 wooded nature of the Site. The final development plans will emphasize a design that limits tree loss and concentrates development in woodland openings and grassland habitat to the extent practical. The final locations of the micro-cabin RV pads, walking trails, and access roads may be modified, during preparation of the final development plans, to retain trees and vegetation that may be located within the footprint currently proposed for development. Development will not occur in areas not shown on the Proposed Site Plan (LACO, 2020), or the final development plans upon their completion and approval by the County of Mendocino.

The Biological Report (Northwest Biosurvey, 2020) provides recommended measures for maintaining wildlife movement through the established wildlife corridor; however, standard practices regarding fencing, lighting, noise, pets, and trash enclosures would limit the project's impact on the established wildlife corridor. The proposed project would not include any barriers to wildlife movement through the Site, as fences would be utilized in a limited capacity on-site for screening micro-cabin RVs from the adjacent residence, areas of the Site not available to guests, the lodge facility, and any above-ground infrastructure, if needed. Potential impacts to wildlife would be further reduced by the use of downcast and shielded lighting, in compliance with regulations set by the International Dark-Sky Association. Each cabin will be equipped with a single, dimmable, and downward-facing exterior light which would be mounted on the exterior of the micro-cabin

RVs to illuminate the nameplate and stairs to the micro-cabin RV and emit a low, warm glow (2700K), and with retractable shades on each window, which are often drawn down at night. No lighting would be used on roads and driveways. Night-time noise would be subject to a 10:00 pm curfew and no amplified music would be permitted outside of the micro-cabin RVs. Interactions between wildlife and humans would be further reduced as pets would be required to be kept indoor at night, and on a leash and under direct supervision at all times while on-site, and trash receptacles for visitors would be located inside individual micro-cabin RVs. Individual small metal lidded trash cans would be provided outside each micro-cabin RV for dog waste only. The trash enclosure at the lodge facility for storing all waste from the Site would be securely covered and removed from the Site by a local service provider for solid waste services. Standard rules for the Site must be read and agreed to before a guest may check-in and will be placed inside each micro-cabin RV, where they will be accessible to guests at all times. Implementation of and compliance with these standards will be monitored and enforced by the on-site manager and violations will be subject to a monetary fine.

The Biological Report additionally notes that roadway and trail crossings of the intermittent and ephemeral streams delineated on-site have the potential to result in erosion and sedimentation. The Biological Report provides recommendations to limit potential impacts to waterways, including standards for designing waterway crossings, a setback from the McDowell Creek riparian zone, permits from the relevant resource agencies for work involving the placement of fill or structures within waterways, and compliance with local and state regulations. As shown on Preliminary Site Plan (LACO, 2020), the project includes reconstruction of the existing crossings of the ephemeral drainages that flow to the west, and the installation of engineered crossings, where needed, to support improvements to the on-site access roads.

### **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, 2019, the Tribal Historical Preservation Officer (THPO) for the Hopland Band of Pomo Indians requested to be consulted for the project. On September 18, 2019, 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".

Following initial submittal of this Major Use Permit application, on June 12, 2020, the Applicant contacted the Hopland Band of Pomo Indians via email to request additional input on the proposed project. On June 17, 2020, the THPO for the Hopland Band of Pomo Indians responded via email to request that the Applicant have tribal monitors overseeing the project during earth-moving activities. The Applicant continued to contact the THPO for the Hopland Band of Pomo Indians to seek additional information and detail on the request for tribal monitors; however, no subsequent responses were received. Based on the request of the THPO, the Applicant has agreed to notify the Hopland Band of Pomo Indians prior to any subsurface construction activities taking place, and will welcome tribal representatives on-site during subsurface construction for observation.

### **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. As the Site is located in a rural area surrounded by vineyards, undeveloped land, and dispersed rural residences, no dedicated bicycle or pedestrian facilities, including sidewalks, currently exist in the project area.

The Preliminary Site Plan (LACO, 2020) proposes a preliminary roadway design that complies with CalFire road standards for residential development and includes an upgraded encroachment to Old Toll Road, a new primary Site access road, secondary access roads throughout the Site, and driveways and walking paths to serve individual micro-cabin RV sites. Improvements to the existing private encroachment to Old Toll Road will include widening the entrance to 24 feet in width to meet County encroachment standards and to facilitate a two-lane entrance/exit with paved aprons. 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. As the entrances to Old Toll Road would encroach into the Mendocino County Department of Transportation (MCDOT) right-of-way, a MCDOT encroachment permit would be required.

The new access road will be utilized as the primary Site access, with the existing paved driveway, which serves the adjacent private residence, to be utilized for emergency access only. 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. 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 emergency vehicle access only. The primary Site access road will consist of a 20-foot wide two-way road, with the exception of an 800-foot section within a steep (25-35 percent slope) canyon, which will be constructed as a 12-foot-wide roadway to limit the environmental footprint. Midway up this 800-foot section of 12-foot wide road, a CalFire standard turnout will be constructed. Secondary access roads serving micro-cabin RV sites will be 12- feet wide, with turnouts located throughout the Site, as necessary. Dead-end secondary access roads will have hammerhead turnarounds that comply with CalFire standards. In accordance with CalFire road standards for residential development, all proposed 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. Individual micro-cabin RVs will be accessed from the secondary access roads by 9-foot wide aggregate base driveways or 6-foot wide walking paths. All roads and driveways will be designed and constructed using general engineering practices. The proposed project would additionally provide walking trails throughout the upper portions of the Site for use by guests. Proposed locations of the walking trails are shown on the Preliminary Site Plan (Figure 2).

### **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 existing or proposed access 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 project proposes a greater number of service connections than the number permitted by the local agency, the Mendocino County Division of Environmental Health (MCDEH). Therefore, the proposed water system will be permitted through the State Water Resources Control Board (SWRCB) Division of Drinking Water as a transient non-community water system and will be subject to the standards and monitoring requirements set by Federal and State laws, including but not limited to, public health standards of Title 22 of the California Code of Regulations (CCR) and the California Safe Drinking Water Act. Compliance with the required water supply permit includes ongoing monitoring of the water system and annual reports to be submitted to the SWRCB. Construction of the new well will be permitted through the MCDEH and will be constructed in accordance with the California Well Standards (Department of Water Resources Bulletin 74-90).

The proposed 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.

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 flow capacity of at least 4,073.50 GPD. As detailed in the *Getaway Outpost Estimated Water Use Technical Memo* (Water Use Memo) prepared by LACO and dated October 13, 2020 (see Appendix E), the estimated water demand for the proposed project is based on data collected from operational Outposts with a similar number of cabins as the proposed project. These estimates are based on the use of low flow plumbing fixtures, including shower heads, faucets, and toilets, which would be installed as part of the proposed project.

*Table 1: Summary of Proposed Facilities and Estimated Water Demand*

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

<sup>1</sup>Based on water usage estimates detailed in the Water Use Memo

<sup>2</sup>Based on commercial washing machine water usage data provided for proposed units

<sup>3</sup>Based on water flow of fixtures to be installed

Furthermore, as explained in the Water Use Memo (LACO, October 2020), at 85-percent occupancy (the yearly average occupancy for Getaway Outposts), approximately 1.26 million gallons per year (GPY) would be anticipated to be used by the proposed project. Compared to the available watershed runoff of approximately 20.69 million GPY in a drought year (presented in the Water Use Memo), the proposed project would use approximately 6.1-percent of the available watershed runoff into the aquifer in an average drought year, and only 2.4-percent of the available watershed runoff in an average rainfall year. For comparison, data prepared by the University of California Agriculture and Natural Resources (UCANR, 2014) states that in Lake County, the irrigation required for a typical vineyard is 8 to 11 inches of water per acre, plus an additional 6 inches of water per acre if frost protection is required. These volumes are equivalent to 0.22 to 0.30 million GPY per acre for irrigation and an additional 0.17 million GPY per acre for frost protection. Based on these values, a typical vineyard would require approximately 0.38 to 0.47 million GPY per acre. Based on these values, the estimated water usage per year of the proposed project would be comparable to the irrigation and frost protection of 2.72 to 3.30 acres of vineyard if it were planted at the Site. The Site currently has approximately 3.5 to 4 acres of potentially plantable area on gentle slopes (2 to 5 percent slope), with the potential to allow for additional plantable area on the steeper slopes (up to 35 percent slope) if it was desired to be developed with a vineyard, which is a Permitted Use, and thereby not subject to discretionary review, on the Site per Section 20.060.010 (adopted 1987) of the Mendocino County Code.

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 is estimated to be 6,000 gallons, together with a 20,000 gallon tank for the treated water storage and emergency supply. The proposed water tanks are to be constructed using materials that meet appropriate CalFire standards. The 20,000 gallon tank 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, and as requested by the Hopland Fire Protection District (HFPD) in a June 25, 2020 email, at least 10,000 gallons of dedicated water storage will be provided on-site for emergency water use and is included in the 20,000-gallon tank mentioned previously. 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.

Installation of the well will require the construction of an off-site underground water line to connect the proposed well to the on-site water storage and treatment system and the establishment of an access easement for ongoing maintenance and operation of the well. The proposed raw water line will be approximately 2,600 feet in length and will be installed adjacent to or within the existing access road that generally follows the southwest to northeast trending tree line located southwest of the Site. A small treatment building will be constructed adjacent to the treated water tank to house the booster pumps, or transfer

pumps, and supply the pressurized water to the water distribution system and hydrants. A water treatment system will be housed in the small treatment building to provide filtration as needed, according to water quality from the well source and disinfection requirements to meet public health standards required by Title 22 of the CCR. 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 20,000-gallon tank located next to the small 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 service 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 pre-treatment and treated effluent disposal system (septic system). As shown on the Preliminary Site Plan (LACO, 2020), 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 a centralized wastewater treatment module. 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 Plan (LACO, 2020), 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*

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

<sup>1</sup>Based on water usage estimates detailed in the Water Use Memo

<sup>2</sup>Based on commercial washing machine water usage data provided for proposed units

<sup>3</sup>Based on water flow of fixtures to be installed

It should be noted that the wastewater treatment system to serve the proposed development will need to be designed for a flow capacity of at least 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 and the improvement in water usage of toilet and shower facilities, which have not been recognized in an updated table of flow estimates since the 1991 Plumbing Code was written. 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 at multiple Getaway Outposts, as described above.

*Table 3: Summary of Septic System Sizing Criteria*

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

<sup>1</sup>Based on the County of Mendocino 1991 Uniform Plumbing Code

<sup>2</sup>Based on Commercial washing machine water usage data provided for proposed units

<sup>3</sup>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 plant 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 access road sections surfaced with an impervious will be placed. However, a significant amount of runoff is not anticipated, as the majority of the 90.87-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.

## **Fire Protection**

### ***Fire Service Provider Conditions***

The Site is mapped as located within a "Moderate" fire hazard severity zone, is located within the State Responsibility Area (SRA), just outside of the service boundaries of the Hopland Fire Protection District (HFPD), and is served by the California Department of Forestry and Fire Protection (CalFire). The nearest fire station to the Site is the HFPD station, located approximately 3.2 miles northwest of the Site, with the nearest CalFire station located 5.3 miles northwest of the Site.

The Major Use Permit application was referred to the HFPD, also called the Sanel Valley Fire District, and CalFire on February 18, 2020. No response was received from the HFPD and in a response dated February 24, 2020 CalFire responded that the project must meet all conditions of approval in the CalFire Fire Safe Application (CalFire File Number 12-20) submitted by the Applicant to CalFire on January 13, 2020 to ensure the project would comply with the applicable State standards, including the 2016 Fire Safe Regulations adopted by the State Board of Forestry in Title 14 of the California Administrative Code. The project obtained Preliminary Clearance on January 15, 2020. CalFire conditioned the project to require a clearly posted address, adequate driveway and roadway widths for emergency response vehicles, defensible space around proposed structures, and an emergency water system that includes the installation of a fire hydrant system and at least 5,000 gallons of dedicated emergency water storage. Prior to occupancy or use, a Final Inspection and Occupancy Permit must be obtained from CalFire. On June 25, 2020, LACO, on behalf of the Applicant, contacted the HFPD requesting feedback on the proposed project. Ron Roysum, Battalion Chief and Fire Marshal with the HFPD, responded with a request to provide an additional 5,000 gallons of dedicated emergency water storage on-site, for a total of 10,000 gallons. The HFPD additionally requires the completion of a standard Application for Fire District Plan Review and a complete set of plans prior to approval of any building permits for the proposed project.

### ***Proposed Fire-Safe Practices***

The Site is currently undeveloped and primarily comprised of oak trees, shrubs, and grasslands. The proposed development is focused on openings in the oak woodland canopy, clearings, and open grasslands flatter portions of the Site, with steep (25 to 35 percent slope) hillslopes remaining primarily undeveloped. Tree and vegetation removal will be limited to the footprints of the micro-cabin RV pads, access roads/trails, lodge facility and parking area, and 100 feet from each side of the lodge facility, as required by CalFire for defensible space. Standard fire-safe operating procedures that guests and staff would be expected to comply with and implement year-round include utilizing U.S. Forest Service (USFS)-approved fire pits that would be locked by on-site staff during burn bans, designating areas where smoking is prohibited, providing parking areas surfaced for year-round travel, and general clearing of understory and brush. The fire pits will be located on four-to-six inches of pure crushed stone atop a compacted subgrade and will be lodged into the compacted stone with an excavator so that they cannot be moved by guests. Upon entering the cabins at check-in, guests will be provided with internal regulations concerning fire safety and each micro-cabin RV will be independently equipped with a fire extinguisher. In addition, in accordance with Mitigation Measure HAZ-2 of Section IX. *Hazards and Hazardous Materials* of the revised Draft Initial Study, dated October 2020, a fire safety and evacuation plan will be prepared in accordance to California Fire Code (CFC) Chapter 4, including 403.10.1 for R1 occupancies and 403.13 for Organized Camps, and approved by the Mendocino County Department of Planning and Building Services, CalFire, and the HFPD prior to occupancy of the Site.

As discussed above, the new access road will be utilized as the primary Site access, with the existing paved driveway, which serves the adjacent private residence, to be utilized by guests and employees only during an emergency exiting situation such as a wildland fire, or for emergency vehicle access only. The Preliminary Site Plan proposes a preliminary roadway design that complies with CalFire road standards for residential development, including, but not limited to standards for minimum roadway widths, standard turnouts and turnarounds, maximum grades, and minimum inside radii. In addition, as described under "Water" above, the proposed water system will include a 20,000 gallon treated water tank, to be constructed using materials that meet appropriate CalFire standards and placed at the upper elevation of the Site, and fire hydrants to be located throughout the Site in close proximity to all proposed micro-cabin RV pads and structures. The proposed treated water tank volume, 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 by CalFire and the HFPD, at least 10,000 gallons of treated water storage will be provided for on-site for emergency water use. 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.

### **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;
3. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S., prepared by Northwest Biosurvey, dated June 25, 2020; and
4. Getaway Outpost Estimated Water Use Technical Memo, prepared by LACO Associates, dated October 14, 2020.

### **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 State Water Resources Control Board (SWRCB), Division of Drinking Water;
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 SWRCB or the Mendocino County Division of Environmental Health (DEH), subject to the Mendocino County Local Area Management Plan (LAMP).