

October 15, 2020

9377.00

Mendocino County Planning and Building Services
davisj@mendocinocounty.org

Attention: Jesse Davis, Senior Planner

Subject: Getaway House, Inc. Major Use Permit Application (U_2020-0002)
Revised Application Materials

Dear Jesse:

On behalf of our Client, Getaway House, Inc. (Applicant), LACO Associates (LACO) presents the following revised application materials for U_2020-0002 in support of the proposed micro-cabin RV facility (Outpost) on the 90.87-acre site located on Old Toll Road, Hopland, and identified by Assessor's Parcel Numbers (APN) 048-270-24, 048-270-23, and a portion of 048-270-22 (Site).

The following documents are included in this submittal packet for your review:

1. Response to Comments on April 2020 Draft CEQA Initial Study (IS), dated October 15, 2020
2. Revised Project Description, dated October 14, 2020
3. Revised Plan Set, prepared by LACO, dated October 2020
4. Revised Draft CEQA Initial Study (IS) and MMRP, dated October 2020
5. Revised Getaway Outpost Estimated Water Use Memo (Water Use Memo), prepared by LACO, dated October 14, 2020
6. Biological Resource Assessment with Botanical Survey and Delineation of Waters of the U.S. (Biological Report), prepared by Northwest Biosurvey, dated June 25, 2020
7. Email correspondence between LACO and the Mr. Ramón Billy Jr. (THPO for the Hopland Band of Pomo Indians)
8. Email correspondence between LACO and the Hopland Fire Protection District (HFPD)
9. Letter from neighbors of Getaway Outpost in Washington
10. Letter from Klickitat County Planning Department, Washington

On behalf of the Applicant, we respectfully request that upon review of the provided revised application materials, you consider scheduling this project for the next available Planning Commission hearing following circulation of the Revised Draft IS/MND for public review and comment, which we understand may be December 17th.

I am available to address any questions you may have regarding the project. Please feel free to contact me at (707) 462-0222 or dalsker@lacoassociates.com.

Sincerely,
LACO Associates



Rebecca Dalske
Planner