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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020040111

Project Title: GETAWAY HOUSE

Lead Agency: Mendocino County - Planning & Building Services

Contact Name: Jesse Davis, AICP

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Project Location: Hopland (Unincorporated), Mendocino County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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). 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 parking facility will include a secondary ingress/egress location for the Site. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Biological Report (Northwest Biosurvey, 2020) recommends mitigation measures for reducing potential impacts to sensitive wildlife. These mitigation measures have been incorporated into Section IV (Biological Resources). Results of the Biological Report indicate that 3.277 acres of aquatic resources, including intermittent and ephemeral streams were delineated on-site, and no wetlands were delineated. Recommendations were provided by the Biological Report (Northwest Biosurvey, 2020) for reducing potential impacts to waterways.

Final development plans shall emphasize design that limits tree loss and concentrates development in woodland openings and grassland habitat to the extent practical. Prior to any development activity or the issuance of grading permits, the Applicant shall prepare an Oak Mitigation and Monitoring Plan (Oak MMP). The removal of all oak trees 12 inches or more in diameter at breast height shall be mitigated by replanting and maintaining oak trees; establishing conservation easements; Designation and protection of natural recruitment areas. With regard to Archeological Resources, the Applicant has agreed to notify the Hopland Band of Pomo Indians prior to any subsurface construction.

An emergency plan, developed in accordance to California Fire Code (CFC) Chapter 4, including 403.10.1 for R1 occupancies and 403.13 for Organized Camps, shall be prepared. The emergency plan shall be provided to and approved by the Mendocino County Department of Planning and Building Services and CalFire.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The principal issues discussed in previously received comment letters include: Adequacy of the IS/MND, Agricultural Resources, Biological Resources, Land Use/Zoning, Noise, Tribal/Cultural Resources, Transportation, Water Resources, Wastewater, and Wildfire.

Provide a list of the responsible or trustee agencies for the project.

Air Quality Management District (Mendocino County); Archaeological Commission (Mendocino County); Assessor's Office (Mendocino County); Building Division (Mendocino County); County Addresser (Mendocino County); Department of Transportation (Mendocino County); Environmental Health Consumer Protection and Land Use (Mendocino County); Sanel Valley Fire District (Mendocino County); Hopland MAC (Mendocino County); Resource Lands Protection Committee (Mendocino County); Farm Bureau (Mendocino County).

CALFIRE (Land Use); CALFIRE (Resource Management); California Dept. of Fish & Wildlife; California Highway Patrol; California Native Plant Society; CALTRANS; Regional Water Quality Control Board; Department of Water Resources; Department of Conservation; Department of Housing and Community Development; State Clearinghouse.

Cloverdale Rancheria (Tribal); Redwood Valley Rancheria (Tribal); Sherwood Valley Band of Pomo Indians (Tribal); Hopland Band of Pomo Indians.