

- County Clerk
- Interested Parties

**COUNTY OF LAKE
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Project Title: Getaway Campground; Use Permit (UP 22-28) and Initial Study (IS 22-34)

Project Location: 18300 Morgan Valley Road, Lower Lake

APN No.: 012-008-09, 42, 43, 44, 45, 52 and 53

Project Description: Major use permit to establish a campground. The development would consist of short-term stay nightly rental cabins containing up to 59 dispersed portable tiny cabins for guests. Although the tiny cabins are portable for repair purposes, they will be permanent features onsite and would range between 142 to 176 sq. ft.; they can each accommodate 2 to 4 people. Each cabin includes a kitchen area, bathroom area, and living area, and are connected to electricity, sewage, and drinking water systems.

Cabin pads are between 1,000 to 1,200 sq. ft. and include a parking area, outdoor seating area, a picnic bench, and a lockable campfire ring/pit. To minimize land disturbance and optimize privacy, tiny cabins and cabin pads are carefully placed between existing oak trees, approximately 100 feet apart from one another. Cabins will be sited to minimize removal of oak trees.

The Project also includes Back-of-House Operational Facilities for staff, including use of the existing 2,400-sq. ft. onsite residence for employee lodging, use of the existing 1,200-sq. ft. garage for storage and maintenance, and a proposed new a ±1,500-sq. ft commercial building for office/meeting space, laundry facilities, restroom, and a graveled area for daytime staff parking.

Guests reserve campsites in advance online; no walk-up guests are accommodated. A total of sixteen (16) employees are proposed to operate the Getaway Lake County Outpost, with up to eleven (11) employees onsite at any given time. The Project also includes appurtenant development associated with the dispersed tiny cabins, including private on-site septic, drinking water, electrical, and roads and trails. Roads and trails would utilize existing roads and trails to the maximum extent practicable.

The public review period for the respective proposed Mitigated Negative Declaration based on Initial Study IS 22-34 will begin on December 22, 2022 and end on January 21, 2023. You are encouraged to submit written comments regarding the proposed Mitigated Negative Declaration. You may do so by submitting written comments to the Planning Division prior to the end of the review period. Copies of the application, environmental documents, and all reference documents associated with the project are available for review through the **Community Development Department, Planning Division; telephone (707) 263-2221**. Written comments may be submitted to the Planning Division or via email to eric.porter@lakecountyca.gov.

Site Plan of Proposed Campground



SITE GRADING NOTES:

PLOT PLAN

22x34 SHEET: 1"=500'
11x17 SHEET: 1"=1000'



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