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# Summary

## **Mariposa County Conditional Use Permit / GPZA / Design Review Project Narrative August 2024**

**Property's Existing Name:** Yosemite Gold Country Lodge & Campground

**Address:** 10407 CA-49, Coulterville, Mariposa County, CA 95311

**APN:** 002-220-001000

**Acreage:** 3.96 (to be confirmed by record of survey prior to closing)

**Current Owner:** Yosemite Motel Investment LLC (Manesh Patel)

**Prospective Buyer/Applicant:** Topos Ventures LLC (its affiliate or assignee)

**Prospective Operator:** Offsite Camp, Inc. ("Offsite")

**Project Location:** The project site is located on the west side of California State Highway 49, approximately one half-mile north of the intersection of Main Street and Highway 49 in Coulterville.

### **Regulatory Jurisdictions:**

- Coulterville
  - Coulterville Town Planning Area Town Plan
- Mariposa County
  - Development Services
- California State
  - Department of Housing and Community Development (HCD) - Special Occupancy Parks

### **Access & Utilities:**

- **Access:** Existing two-way ingress/egress from California State Highway 49 (CA-49)
- **Water:** Service provided by Coulterville Municipal Service District
- **Sewer:** Service provided by Coulterville Municipal Service District
- **Electric:** Service provided by PG&E
- **Gas:** Service provided by PG&E
- **Fire Protection:** Two fire hydrants are located along the eastern property boundary, adjacent to Highway 49. The property is serviced by a municipal water source, and a domestic water well exists on the property as well. CALFIRE's Coulterville Fire Station is located 0.5 miles (less than a one minute drive) north of the property. All structures will include fire extinguishers. All Burn Bans will be strictly adhered to. All necessary defensible space requirements will be met.

### **Surrounding Area Description:**

The area surrounding the subject property is primarily rural residential and agricultural (livestock grazing). Downtown Coulterville is about a half mile south of the property.

**Existing Infrastructure:** *(please see existing conditions site plan in the exhibits for clear reference)*

- Single-story motel building with nine (9) units (approx. 3,600 sq. ft.)
- Interconnected office/reception area and manager's residence, (approx. 2,600 sq. ft.)
- Two (2) mobile home spaces

- Six (6) RV spaces with drains and four (4) RV spaces without drains
- Laundry building
- Small shop building
- Bathroom/shower building
- Shell of a former 2-unit "short term rental" structure
- Mobile home "unit"
- Established interior road and footpath network consisting of both one- and two-way roads composed of concrete, compacted gravel, and compacted dirt
- Motel and Campground related wayfinding signage
- Landscaping areas
- Yard ornaments
- Street lamp lighting
- Trash enclosure
- 30-35 parking stalls
- Various concrete slabs
- PG&E power poles/overhead lines, RV park electric meters, municipal sewer access, municipal water meter, private water well
- Concrete paved driveway

**Existing Code Violations:**

- The property was posted as unsafe to occupy by CalFire and Mariposa County Development Services in June 2021 due to serious electrical and other life, health, and safety violations.
- The property was found to be out of compliance with California and County Fire Code, Mariposa County Health and Safety Code, and Mariposa County Building Code.
- The property was operating in violation of the transient occupancy tax certificate.
- Mariposa County has taken legal action against the property owners (seller). The action has been "stayed" while Topos (applicant) seeks a conditional use permit in order to remediate code violations after securing entitlements and closing on the property, and thereby lifting the county's legal action.

# Project Narrative, Developer Introduction, & Proposed Development

## Project Narrative:

This application is being submitted by Topos Ventures LLC ("Topos"). Topos is under contract to purchase the formerly operational Yosemite Gold Country Lodge & Campground ("YGCL") located at 10407 CA-49 in Coulterville, Mariposa County, CA (APN 002-220-001000). The motel and campground ceased legal operations in June 2021.

Topos plans to reimagine and restore this dilapidated and now-hazardous property to a high standard hospitality development, making it a place the community will view favorably. Topos has chosen to partner with 'OFFSITE CAMP' ("Offsite") which is the company that will be the operator of the property post-opening. Topos Ventures was formed with the intent and dedication to integrating hospitality with the outdoors by fostering connections with natural surroundings. Offsite is a company dedicated to transforming traditional campgrounds into modern, technology-enabled hospitality spaces designed for outdoor exploration and to create a space for the quiet enjoyment of nature with friends, family and colleagues. Together, the joint venture between Topos and Offsite will aim to offer unique, refreshing, and authentic experiences. The Topos team, co-partnered by Lauren Byrne, Nico Turek, and Samuel Morton, has over 30 years of combined experience developing, redeveloping, and re-envisioning outdoor hospitality opportunities.

The YGCL has offered lodging services in Coulterville since the 1960s, most recently with twenty-one (21) approved spaces: including a nine (9) guest-room motel, and a twelve (12) space Special Occupancy Park. Per the California Department of Housing and Community Development ("HCD"), the property is currently approved for two (2) Mobile Home Spaces, six (6) RV Lots with Drains, and four (4) RV Lots Without Drains. While the Special Occupancy Park (identified as Park #22-0022-MP) portion of the property falls under the purview of HCD, the motel falls under the jurisdiction of Mariposa County Development Services. Topos has determined that the highest and best use for the site is the removal of the motel and the expansion of the special occupancy park to include up to 25 RV Lots With Drains, One (1) Mobile Home Lot (for Manager's Quarters), and supporting common spaces and amenities. The Topos team has proven experience redeveloping similar properties into successful campgrounds, understanding the intricacies and minimizing the risks.

YGCL is located within the Coulterville Town Planning Area Town Plan and has split zoning: Highway Service Commercial (HSC) and Single Family Residential (SFR). Both land use classifications allow for hotels and motels as a conditional use, but there is no mention of RV Parks or Campgrounds within the Coulterville Town Plan. As such, Topos will be seeking a rezone of the SFR portion of the property (approximately 0.90 acres of the ~3.96 acre parcel) to HSC so that the zoning is uniform throughout; Concurrently, Topos will request a zoning text change amendment to the Coulterville Town Plan whereby "Special Occupancy Park" is included as a Conditional Use in HSC zones. Lastly, Topos will be seeking a Conditional Use Permit for a Special Occupancy Park (as regulated by California HCD) for a 26-lot park. As illustrated in this application, the Special Occupancy Park will feature high-end, Offsite-owned/operated park model RV's that will be available for nightly rentals. The existing motel is located on the Rural Residential portion of the property, and the existing RV park is located on the Highway Service Commercial portion. The current use of the property as a motel and RV park is considered existing non-conforming and can be operated in its current configuration without obtaining a Conditional Use Permit ("CUP"). However, Topos was informed that this status will expire three years from the last date of operation (June 2021), which means the motel would have had to be operating again prior to June 2024. Now that this date has passed, a new CUP would be needed to continue operation of the motel. In addition, any expansion or modification of the former operation would require a new CUP.

Topos plans to demolish the motel due to its hazardous state of disrepair and will seek a new CUP for the proposed 26 space Special Occupancy Park with supporting common areas and amenities. In addition to a Similar Use Determination and a CUP, a zoning change to convert/remove the split zone will be necessary. Although we do not intend to repair and operate the motel, we kindly request that the June 2024 CUP expiration be extended while we pursue the aforementioned permits and approvals.

We will take all private and public stakeholder input into account as we work to bring this outdoor hospitality opportunity to fruition and are excited to take on this challenging but rewarding project in the charming and historic town of Coulterville.

### Proposed Improvements:

- Demolition and removal of all existing structures, including the motel building, office/reception/manager's residence, laundry building, shop building, bathroom/shower building, mobile homes, cabin shells, and other unusable remnants of the former motel/Special Occupancy Park.
- Decommission the private water supply well in favor of continued municipal public water service, unless it is determined that is useful for fire safety..
- Reorganize the park layout to accommodate 25 sites plus supporting amenities and structures:
  - RV pads will be compacted gravel with "full hookup" including 50-amp electric pedestals, potable water supply, and 3" sewer cleanout connections
  - 25 RVIA Certified and HCD approved RVs will be docked at each pad and continuously hooked up - No transient RV spaces are being offered for rental
  - One (1) mobile home site reserved for workforce housing of no more than two (2) employees
- Two (2) 250 SF enclosed and conditioned structures for communal gathering
- 250 SF check-in building with "camp store" and ½ bathroom complete with electrical, water and sewer connections
- 200 SF electric sauna and cold-plunge tank
- 800 SF pavillion for gatherings
- Two (2) 120 SF nature-viewing decks
- 240 SF bathhouse with toilets, showers and sinks for guests
- 33 parking stalls
- Unpaved walking trails connecting portions of the site
- Install new signage and lighting in conformance with historic design overlay standards
- Enhanced landscaping - removal of non native and invasive species and re-vegetation with native and fire resistant species
- Privacy fencing, where necessary
- Driveway easement improvements
- Underground domestic water, sewer collection, and electric throughout the site will feature code compliant design and construction material standards
- Ensure compliance with all applicable statutes, regulations, and standards

## **About Topos Ventures**

Topos Ventures is a real estate development company dedicated to integrating hospitality with the outdoors by fostering connections with natural surroundings. Our goal is to offer unique, refreshing and authentic experiences. Whether it is advisory services, third party development or investment partnerships, we are focused on staying true to this mission.

Founded by Nico Turek, Lauren Byrne, and Samuel Morton, the managing members have a combined 30+ years of development and real estate experience. Our expertise comes in the form of deal sourcing & feasibility, underwriting & financing, acquisitions & due diligence, entitlements & pre development, and project & construction management.

## **About Offsite Camp**

Offsite Camp, Inc. is a company dedicated to transforming traditional campgrounds into modern, tech-enabled hospitality spaces designed for outdoor exploration. Emphasizing sustainability, efficiency, and affordability, Offsite utilizes modularly constructed “park model RV’s” (chassied RVIA certified units) for primary guest accommodations. Their asset-light operations strategy supports strategic property acquisitions, focusing on value-add opportunities to reposition and enhance outdoor accommodations.

Catering primarily to creatives and young professionals in metro areas, Offsite aims to reinvent camping culture to better suit the needs of contemporary life, offering spaces that balance outdoor activities with work commitments. They target underperforming campground assets located within three hours of major metropolitan areas, seeking properties that can accommodate 20-50 units on at least three acres.

Offsite's proprietary unit designs and partnerships with modular builders enable swift and cost-effective renovations, transforming budget recreational properties into boutique resorts. The company leverages technology to enhance features, streamline operations, and optimize occupancy, ensuring a premium experience for their guests. Their vision is to create environments where individuals can enjoy outdoor activities like hiking, biking, and forest bathing without sacrificing on modern day needs and wants. They believe this leads to a place that fosters creativity and productivity, keeping guests inspired and connected.

Backed by a team of experienced real estate and hospitality professionals passionate about nature, Offsite has a proven track record of successfully repositioning properties and building brands. Ultimately, Offsite Camp, Inc. seeks to modernize the outdoor hospitality industry, fostering creativity and productivity through well-balanced, nature-centric experiences.

# Offsite Camp | Operational Narrative

## Operations Summary:

Offsite Camp, Inc. (“Offsite”) will run the day-to-day operations at the Special Occupancy Park. Offsite operates modern campground properties that are designed to allow guests to stay connected to work and life, and focus on attracting small teams, young professionals and creatives who wish to spend time in nature. Offsite aims to design properties that contribute to both the experience of our guests, but also the communities that they are located within through job creation, tourism, community involvement and on-site programming - promoting business to business partnerships. The accommodations at Offsite are RVIA certified RVs built on chassis, and feature rooms similar to those found in a traditional select-service hotel. The site proposes 25 RV pads with hookups to sewer, potable water and electrical and can accommodate up to 60 guests per night, in addition to one (1) mobile home unit for a manager’s quarters. These accommodations are designed to be operated four-seasons, with intent to operate year-round. Patrons will be on site 24 hours a day, seven days a week. The property is intended for the sole use of patrons and will not be open to the public, with the exception of occasional community events, only to be hosted during the hours of 9am and 10pm.

## Staffing:

Offsite anticipates that there will be up to four (4) part-time and two (2) full-time employees on-site at any given time. Those employees include one general manager (full-time) living on site in Offsite provided housing, one assistant general manager (full-time), and up to four maintenance and/or housekeeping staff (part-time) hired from the general area. Seasonality and occupancy will dictate the part-time staffing levels.

## Accommodations:

Offsite will provide modern RV accommodations for guests to rent for short-term stays (less than 30 days). The RV’s range in size from 187 square feet to 225 square feet, RVIA certified, and are all built on chassis. All RV units come equipped with fully operational toilets, sinks and showers for guests. One unit provided by Offsite will be designated for employee housing (see proposed site plan for location) and be situated on the SOP’s “Mobile Home” designated lot. Individual RV lots will be outfitted with “full utility hookups” including 3” sewer cleanouts, potable water and 50-amp electrical service. The units are designed to provide an experience equivalent to that found in a select-service hotel, and will include comforts such as high speed internet, dedicated workspace and small kitchenettes. In the scenario that all units were occupied to their maximum capacity, the total number of guests on site would be 60.

## Amenities:

In addition to the RV’s, Offsite will offer additional modularly constructed amenity structures, offering unique programming that promotes wellness hospitality. This include two (2) community structures which are 250 square feet each for guest rental, one (1) 250 square foot structure to accommodate welcome and check-in supported with a public guest restroom and a small “camp store”. One (1) gender-neutral bath house provides two (2) toilets, two (2) sinks and two (2) showers for guests. One (1) 150 square foot electrical sauna, with accompanying cold plunge tank. One (1) 80 square foot storage and maintenance structure. Offsite will not offer food and beverage service, but does plan to provide a location for licensed food trucks and food providers to rent and serve guests during peak business hours. In addition to the enclosed structures, the site will have three (3) open air pavilions throughout the site. There will be one (1) 800 SF pavilion for guest gatherings, and two (2) 200 square foot decks to provide views of the surrounding landscapes. Existing walking pathways throughout the site will be updated with unpaved

pathways. There will be two (2) communal fire pits for patrons to use during operating hours, and will be maintained and managed by Offsite employees; These will be gas (not wood-burning) fire pits fashioned with spark arrestors, and will feature all required defensible space around and above the pit, and be strategically located within immediate sightline of staffing stations. Offsite will adhere to local burn bans.

**Activities:**

With Offite's goal to become a destination for work and inspiration, we expect our guests to always act with professionalism, courtesy and respect to the property and the local community. The primary activities hosted at Offsite will be work and personal retreats and are intended for groups and individuals seeking inspiration through a peaceful connection to nature. We do not anticipate noise levels to exceed reasonable levels at any time, and intend to have quiet hours for all outdoor spaces between 10pm and 8am. None of the guest amenities, including the decks, will be open during these hours and will be strictly enforced.

**Additional Information:**

Topos Ventures, our advisors and partners on this property, have engaged with professionals to advise on the management of stormwater, trash, and traffic and hazardous materials. We have engaged with VVH Consulting Engineers to develop a site plan that properly addresses all stormwater management and traffic concerns on site. All trash and recycling will be brought daily by employees to the designated dumpster, which will be locked and covered at all times. There will be one additional storage unit on site that will house operational storage and tools.