



**PLANNING COMMISSION
STAFF REPORT- MAJOR USE PERMIT**

**U_2017-0009
DECEMBER 21, 2017**

SUMMARY

OWNER: BENDAN LLC
181 SAN CARLOS AVE
SAUSALITO, CA 94965

APPLICANT: COLLECTIVE HOTELS & RETREATS INC. / KATE
FITZPATRICK
110 16TH STREET
DENVER, CO 80202

AGENT: JULIE PRICE/
CRAWFORD AND ASSOCIATES
100 N. PINE STREET
UKIAH, CA 95482

REQUEST: Major Use Permit to develop a campground with 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom, and 1 communal tent on 39 acres of rangeland, and hold 15± temporary private events per year. Associated improvements include construction of a parking area for guests, storage sheds, and employee trailer.

DATE DEEMED COMPLETE: June 09, 2017

LOCATION: 3± miles northwest of Cloverdale, north of the Sonoma-Mendocino county border, located at 33380 Pine Mountain Rd., Hopland (APN: 050-470-45-00).

TOTAL ACREAGE: 39 Acres

GENERAL PLAN: Rangeland: 160

ZONING: Rangeland: 160

SUPERVISORIAL DISTRICT: 5

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Approve With Conditions

STAFF PLANNER: Jesse Davis

BACKGROUND

PROJECT DESCRIPTION: The applicant, *Collective Retreats*, proposes a Major Use Permit, per Section 20.060.025(C) of the Mendocino County Code, to establish Transient Habitation (Resort and Recreational Facilities) on a parcel under the R-L (Rangeland) District. This permit would allow for the following development:

- 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom
- One (1) central communal tent unit

- Two (2) central bathrooms, including one (1) ADA-compliant bathroom
- A commercial kitchen unit
- Two (2) 120 sf storage sheds
- Accessory trailer or travel coach for overnight staff person on duty
- Septic system to accommodate guest tents, communal tent and staff trailer.
- Electricity and water to each guest unit and communal tent
- Improved driveway entrances and internal access including 10-12 foot wide roads with pullouts (as required by CalFire)
- Serving and sale of beer, wine and liquor at the Retreat to guests and patrons
- 34 parking spaces, include one (1) ADA parking space.

The project will allow up to 15 temporary private events per year:

- All events will follow appropriate noise ordinances, lighting requirements and other requirements of the County of Mendocino.
- Events may host up to 150 guests per event
- Types of events include weddings and other celebrations, educational lectures, private dinners, and corporate retreats.
- Portable toilets may be utilized for temporary events to supplement on-site facilities.
 - If utilized, portable toilets will be set back a minimum of 100 ft. from all property lines.

Fire protection standards will be implemented as required by CalFire:

- Driveway standard – all roads serving the project are required to meet the driveway standards: all driveways will maintain a minimum of one 10 foot traffic lane with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet.
- Defensible space – flammable vegetation removed 30 feet around each tent unit/structure plus an additional 70 foot fuel reduction zone for total defensible space of 100 feet
- Emergency water supply - 5000 gallons of on-site water storage used exclusively for fire protection; separate fire supply line and hydrant system
- Emergency Action Plan (EAP) – an EAP will be prepared to address medical, fire and evacuation procedures, and receive CalFire approval.

RELATED APPLICATIONS ON-SITE: PAC_2017-0007 (Pre-Application Conference); BU_1999-1134 (Pump House); CC 6-87 (Certificate of Compliance); B 67-96 (Boundary Line Adjustment)

- **Neighboring Property:** N/A

BACKGROUND/HISTORY: Currently, the project site is vacant and features minimal development. In 1996, a Boundary Line Adjustment (B 67-96) was required to adjust the property lines between three (3) separate legal parcels recognized by a previously completed Certificate of Compliance (CC 6-86). Under CC 6-86, the parcels were incorrectly described. The parcel boundary lines were adjusted to ensure accommodation for building envelopes, transportation access, water, and view opportunities for the affected parcels.

The applicant, Collective Retreats, offers similar luxury retreats and experiences at locations across the United States, including sites near Austin, Texas, Hudson Valley, New York, Vail, Colorado and Yellowstone, Wyoming.

SITE CHARACTERISTICS: The project site is located within unincorporated Mendocino County, approximately 3 miles northeast of the City of Cloverdale (Sonoma County) and approximately 5 miles southeast of the Community of Hopland. The proposed site has limited existing development.

The subject property is approximately 39 acres, encompassing a portion of the upper Russian River Valley. On the Mendocino County side, the property is surrounded by large parcels zoned RL. The parcels to the north and east appear vacant. The adjacent property to the west features limited agricultural operations and a single family residence. That property also contains a pond, and a minor perennial tributary of Sulfer Creek, which provides a seasonal source of surface water to local areas downstream in

Sonoma County. That property and its water sources are not associated with the proposed campground. The subject property does feature a natural spring, which is to be utilized as a domestic water source, but otherwise no apparent surface water features are located on the site. Additionally, no wetlands or special status plants or animals were identified within or adjacent to the subject property. Sonoma County is directly south of the subject property, and is being utilized for agricultural purposes, primarily Viticulture.

The site is mostly undeveloped, but there is an existing pump house (BU_1999-1134) associated with the natural spring, as well as a small storage shed. The existing storage shed is under 120 sq. ft. and does not appear to maintain any utility connections. The site features a building pad cleared with electricity available from PG&E for future development. Existing hiking trails traverse the site, and a 4WD road crosses the northern section of the property.

The property generally slopes uphill from the Sonoma County line; elevations at the project site range from approximately 2,500 feet above mean sea level (amsl) at the site's southwestern corner to approximately 2,900 feet amsl at the site's northwestern corner. The site is designated within a very high fire hazard severity zone, and is not served by any local fire department.

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RL:160	RL:160	140 ACRES	VACANT
EAST	RL:160	RL:160	140 ACRES	VACANT
SOUTH	N/A (SONOMA CTY.)	N/A (SONOMA CTY.)	N/A (SONOMA CTY.)	AGRICULTURE
WEST	RL:160	RL:160	160 ACRES	RESIDENTIAL

PUBLIC SERVICES:

- **Access:** ACCESSED VIA SONOMA COUNTY, PINE MOUNTAIN RD. (CR# N/A)
- **Electricity:** PACIFIC GAS & ELECTRIC (PG&E)
- **Gas:** NONE
- **Fire District:** NONE
- **Water District:** NONE
- **Sewer District:** NONE
- **School District:** NONE

AGENCY COMMENTS: On July 20th, 2017 and October 11th, 2017, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained in Exhibit A of the attached resolution, and an overview of their responses is listed below. Any comments that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT	DATE
Department of Transportation	Response Received	09/01/2017
Environmental Health-Ukiah (Food)	Response Received	08/31/2017
Environmental Health-Ukiah (Land Use)	Response Received	11/17/2017
Building Services-Ukiah	Response Received	09/13/2017
Emergency Services	No Comment	07/26/2017
Sonoma County	No Response	No Response
Air Quality Management District	No Response	No Response
County Addresser	Response Received	08/04/2017
Sonoma State University-NWIC	Response Received	08/02/2017
Archaeological Commission	Response Received	09/22/2017
Regional Water Quality Control-RWQCB	No Response	No Response
Dept. of Fish & Wildlife	No Response	No Response
California Highway Patrol (10/11/2017)	No Response	No Response

REFERRAL AGENCIES	COMMENT	DATE
California ABC (10/11/2017)	No Response	No Response
Native Plant Society	No Response	No Response
CALFIRE-Prevention	No Comment	07/26/2017
CALFIRE-Prevention-UPDATE	Response Received	11/15/2017
US Fish and Wildlife Service	No Response	No Response
Department of Parks and Recreation	No Response	No Response
Army Corps of Engineers	No Response	No Response
Sherwood Valley Band of Pomo Indians	Response Received	09/24/2017
Cloverdale Rancheria	No Response	No Response
Redwood Valley Rancheria	Response Received	08/03/2017
Assessor	No Response	No Response

KEY ISSUES

1. General Plan and Zoning Consistency: The 39 acre project site is classified as Range Lands (RL) with a 160-acre minimum parcel size under the Mendocino County General Plan. The project site is zoned Rangeland (RL160), also with a corresponding minimum parcel size of 160 acres (RL160). As provided in Section 20.056.020 of the Mendocino County Inland Zoning Code, Transient Habitation (Resort and Recreational Facilities), is permitted in the RL District with a Major Use Permit.

2. Agriculture and Forestry: Although the subject parcel is classified and zoned as RL, it is not bound by an active Williamson Act Agricultural Preserve contract. The project site is primarily designated as "Grazing Land" under the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, Division of Land Resource Protection.

Though no portion of the project site is zoned as forest land or timberland, vegetation at the subject parcel consists of mixed Oak woodlands, foothill pine forest and Chaparral, a shrubland plant community. This is consistent with the local soils map. To protect the forested areas on the site, a condition is recommended to preserve existing trees and restrict vegetation removal in areas other than the building sites and roads, as required by CalFire for fire suppression.

3. Biological Resources: Review of the California Natural Diversity Data Base (CNDDB) yielded no sensitive species within or adjacent to the designated project area. Additionally, review of the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory indicates that no wetlands are located on the subject property, nor are any located adjacent to the site.

As provided in the *Archaeological Survey* and a staff site inspection (November 2, 2017), the subject parcel consists of mixed Oak woodlands, foothill pine forest and Chaparral, a shrubland plant community. Dominant species on the site include valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), foothill pine (*Pinus sabinana*), buckeye (*Aesculus californica*), and common manzanita (*Arctostaphylos manzanita*).

The project was referred to the North Coast Regional Water Quality Control Board (NCRWQCB) and the California Department of Fish and Wildlife (CDFW) for review and comment on July 20, 2017. No response was received from either agency.

4. Cultural and Tribal Resources: The project was referred to the Archaeological Commission and the Northwest Information Center (NWIC) at Sonoma State University for comment on July 20, 2017. In a response letter from NWIC, dated August 2, 2017, it was indicated that no record of any previous cultural resource studies had been identified for this property, and that the proposed project area did have the possibility of containing unrecorded archeological sites. On September 3, 2017, the Archaeological Commission required that a survey be conducted, including all 18 proposed campsites, potentially sensitive areas, and areas of proposed road construction.

An archaeological survey report was prepared for the site by Thad M. Van Bueren, M.A., dated September 29, 2017. This report evaluated the entire site for any archaeological, historical, or cultural resources

located within 39 acre parcel. The archaeologist utilized a mixed strategy of archaeological survey techniques, but did not identify any archaeological or other historical resources within the subject property. The survey's only recommendation was to include a standard discovery clause as required in the County's archaeological ordinance.

On November 9, 2017, the Archaeological Commission reviewed and accepted the submitted survey. A standard condition was recommended that advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100.

5. Hazards and Hazardous Materials: The project site is located within the California Department of Forestry and Fire Protection's (CalFire) State Responsibility Area (SRA), and is located within a very high fire hazard severity zone. Additionally, the site is located within the Wildland Urban Interface (WUI) area, and is entirely classified as "Uninhabited, Vegetated Uninhabited, No Vegetation." Fire protection to the site is provided by CalFire.

The project site is located in a rural area and is accessed via a private access road off Pine Mountain Road, through Sonoma County. Currently, there are no full time equivalent (FTE) employees employed at the site; however, upon full build-out of the project, more permanent employees would be necessary, but would vary depending on seasonal demand. Though no estimation was provided for the number of required employees, on-site staffing is anticipated given a review of the project proposal and site plan. The proposed project would increase the number of persons visiting the site, due to the expanded lodging and resort and recreational facilities, and private events and/or weddings, to allow for up to 15 private events and/or weddings per year with up to 150 guests at the site. Not all persons visiting the site would be anticipated to be from the local area.

The applicant submitted a State Fire Safe Regulations Application Form to CalFire (CalFire File Number 57-17) on both March 10, 2017 and November 15, 2017 to ensure the project would comply with State standards for access and emergency response. CalFire provided revised conditions after conducting a site inspection on November 2, 2017. CalFire provided a revised letter of conditions for approval on November 15, 2017. In that provided letter, CalFire clarifies that "the seasonal tent structures [*glamping tents*] will not require individual driveways if they are within 150 feet of a roadway or driveway access point."

Although proper precautions and measures would be taken during private events and/or weddings, the potential exists for wildland fire to inadvertently be ignited when equipment is utilized or outdoor camp fires are built near dry grassland, especially during periods of increased fire danger. As such, conditions are recommended to ensure compliance with the requirements specified by CalFire. CalFire does not consider the *glamping tents* and platforms to be dwelling units. As a result, a driveway standard is to be enforced for retreat access roads (both existing and proposed). All internal driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane and fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

Additionally, an Emergency Action Plan (EAP) is required to address medical, fire and evacuation procedures in the event of an emergency or mandatory evacuation. Requirements related to Defensible space are flammable vegetation removed 30 feet around each tent unit/structure plus an additional 70 foot fuel reduction zone for total defensible space of 100 feet, are also critical. An emergency water supply of 5000 gallons of on-site water storage used exclusively for fire protection; separate fire supply line and hydrant system, and clearly demarcated hydrants should be noted on provided plans.

6. Hydrology and Water Quality: The subject property does feature a natural spring, which is to be utilized as a water source by Collective Retreats, but otherwise no apparent surface water features are located on the site. An existing pumphouse (BU_1999-1134) is associated with a natural spring that is located on the western side of the subject parcel. The adjacent property to the west contains a pond, and a minor perennial tributary of Sulfer Creek, which provides a seasonal source of surface water to local areas downstream in Sonoma County. Since acquiring the property, the current owner has maintained records regarding output and production of the naturally occurring spring. Throughout the course of the year, production of the spring fluctuates. However, the amount of water available to this development

appears sufficient based on a review of provided documentation from the owner. The applicant is open to mitigations for additional water storage. Similar to other projects, a condition is recommended requiring the applicant to demonstrate adequate water supply to the Division of Environmental Health.

The project was referred to the North Coast Regional Water Quality Control Board (NCRWQCB) and the California Department of Fish and Wildlife (CDFW) for review and comment on July 20, 2017. No response was received from either agency.

7. Transportation and Traffic: The project site is located within unincorporated Mendocino County, approximately 3 miles northeast of the City of Cloverdale (Sonoma County) and approximately 5 miles southeast of the Community of Hopland. Access can only feasibly occur through Sonoma County, via the combination of a private road and Pine Mountain Rd. Staff considers access to be sufficient, however, clear signage should be installed at all major junctions, required turns or intersections to ensure correct flow of guest traffic. This requirement is advised both by the County Addresser, as well as CalFire. Signage is needed for access roads, and is also required for internal circulation with directions to tents, communal space, fire department connections, and any medical equipment on-site.

Additional parking for events will need to be facilitated off-site, and addressed prior to the first event held by Collective Retreats. A condition is recommended that the applicant submit a comprehensive *Event Plan* to the Department of Planning and Building Services prior to the first permitted gathering to mitigate any additional concerns presented by private events.

8. Use Permit Findings: Based on the key issue discussions above, the following use permit findings can be made:

5.1 That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan.

The project would formally establish commercial Transient Habitation (Resort and Recreational Facilities). Recreation is specified as a "general use" under the Range Lands (RL) General Plan classification. Therefore, the project would be in conformance with the Mendocino County General Plan.

5.2 That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

The project site is accessed via a private internal gravel roadway network off of Pine Mountain Rd. The Mendocino County Department of Transportation (MCDOT), and CalFire have reviewed the project to provided conditions ensuring appropriate site improvements are installed. Additional conditions have been recommended by the Mendocino County Division of Environmental Health relating to water availability, food preparation and septic installation. All the above agency conditions have been incorporated into the project Conditions of Approval. With the incorporation of these conditions, this finding can be made.

5.3 That the proposed use will not constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.

The project site is located in a rural area along the Mendocino County-Sonoma County line. The site is in an area sparsely developed with residential improvements on large, Rangeland zoned parcels. With the application of protective and operational conditions through this Use Permit, especially related to wildfires, it is not anticipated that the project would create a public nuisance, and therefore, this finding can be made.

5.4 That such use preserves the integrity of the zoning district.

Through granting a Major Use Permit, to authorize the proposed use of Transient Habitation – Resort and Recreation Facilities per Section 20.060.025(C) of the Mendocino County Code, and as conditioned, the project would be in conformance with the Rangeland (RL) zoning district and would not undermine the integrity of the zone.

9. Environmental Protection: Staff has completed an Initial Study for the project. As a result, a Mitigated Negative Declaration was prepared. As discussed in the Initial Study and Key Issues section of the staff report, measures have been identified and incorporated as conditions to mitigate potentially significant impacts to Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Transportation/Traffic to a less than significant level. Therefore, staff recommends a Mitigated Negative Declaration be adopted for the project.

RECOMMENDATION

By resolution, adopt a Mitigated Negative Declaration and grant Use Permit U_2017-0009 for the Project, as proposed by the applicant, based on the facts and findings and subject to the conditions of approval.

DATE

JESSE DAVIS
PLANNER III

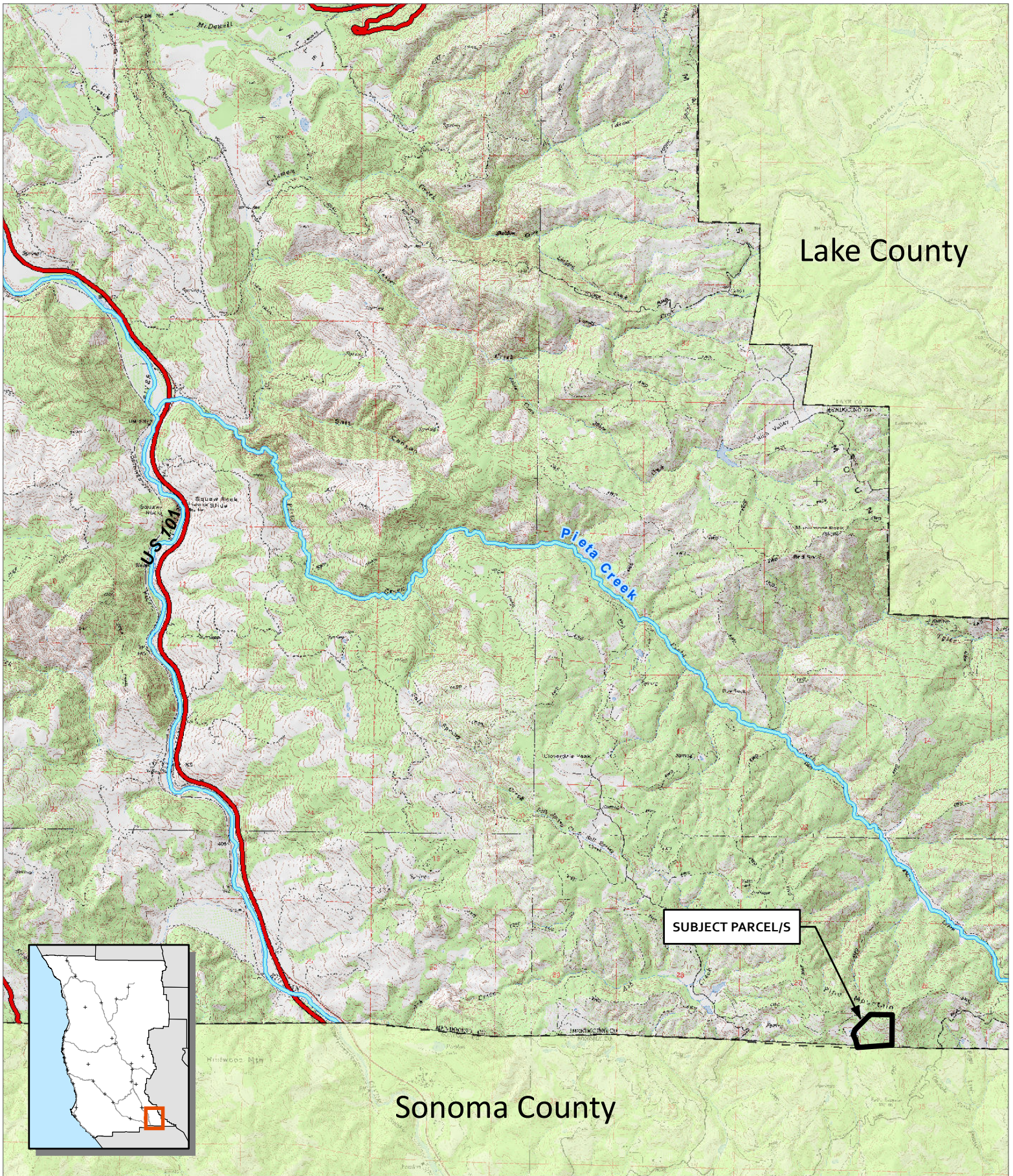
Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

- A. Location Map
- B. Topographical Map
- C. Aerial Map
- D. Site/Tentative Map
- E. Plot Plan
- F. Adjacent Owner Map
- G. Zoning Map
- H. General Plan Map
- I. Fire Hazards Map
- J. Wildland Urban Interface Zone
- K. Important Farmland
- L. Estimated Slope Map
- M. Soils Map
- N. Williamson Act Map
- O. Military Flight Zone
- P. Guest & Communal Tent Platform Schematics
- Q. CalFire #57-17 (03.10.2017)-SUPERCEDED
- R. CalFire #57-17 (11.15.2017)-UPDATED
- S. Owner Deed and Permission

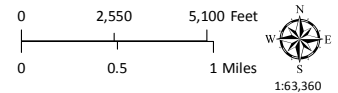
RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

MITIGATED NEGATIVE DECLARATION: Initial Study available online at:
<http://www.mendocinocounty.org/pbs>



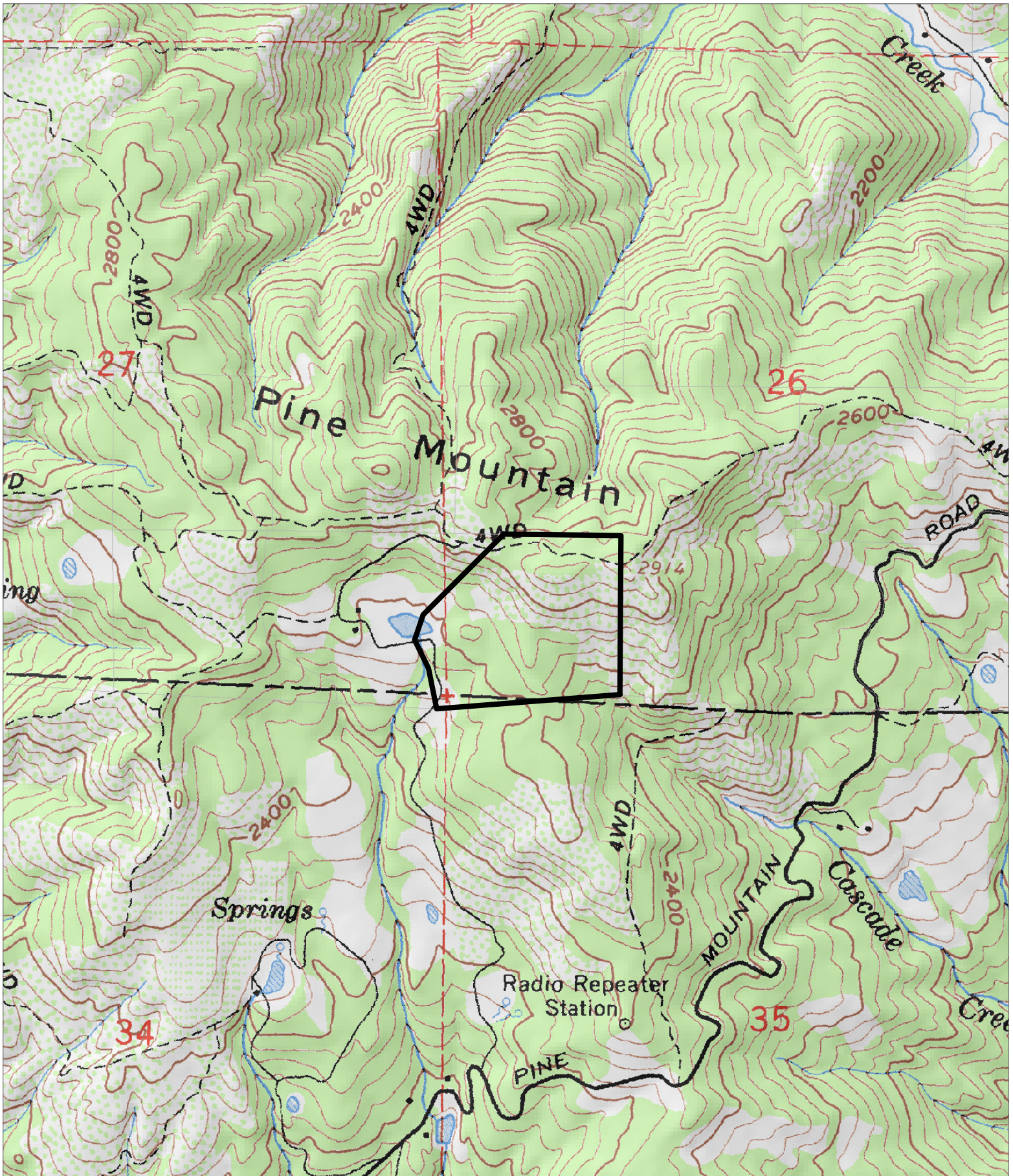
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- California Counties
- Major Rivers
- Highways

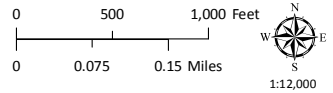


LOCATION MAP

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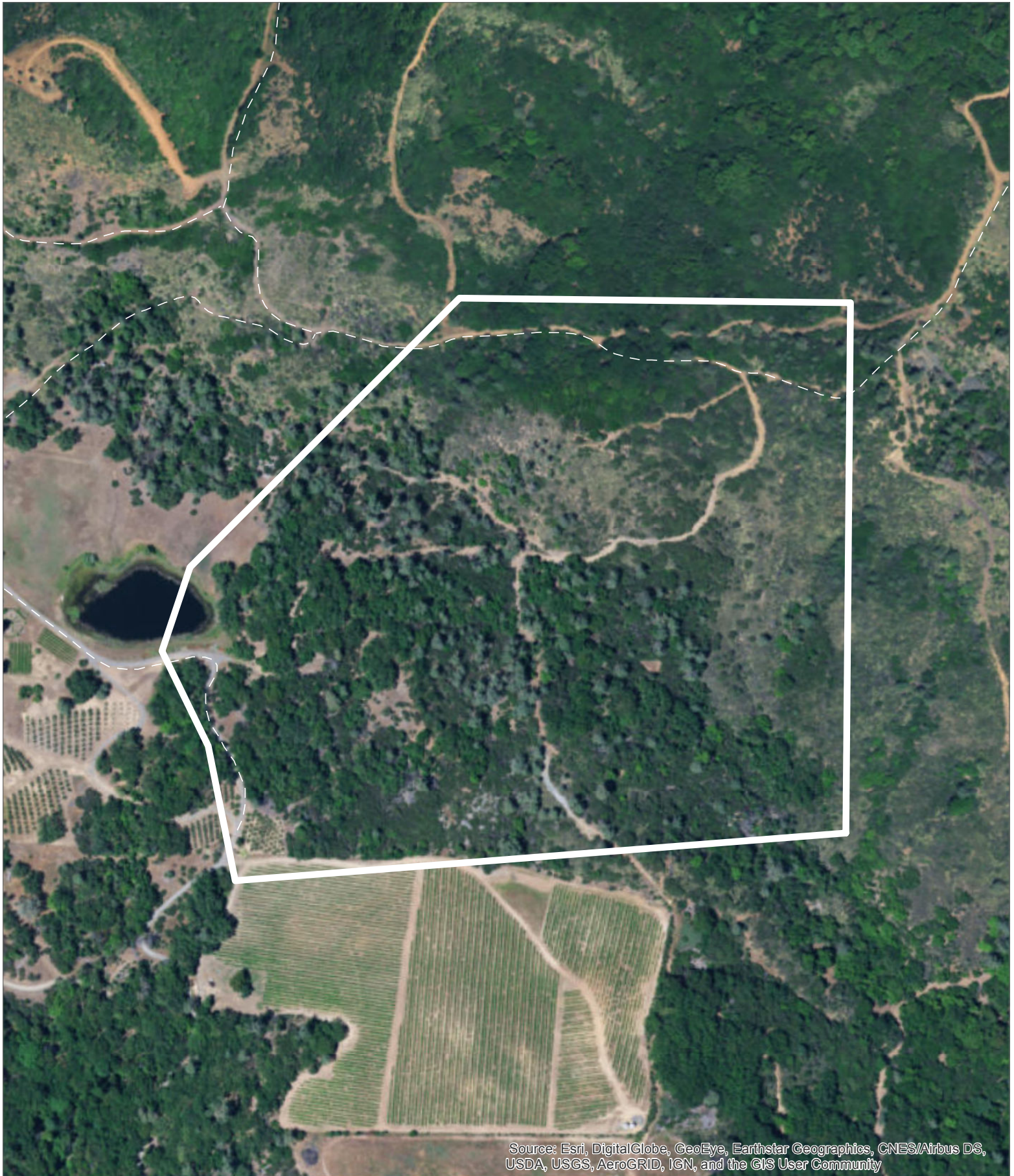


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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

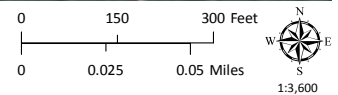
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

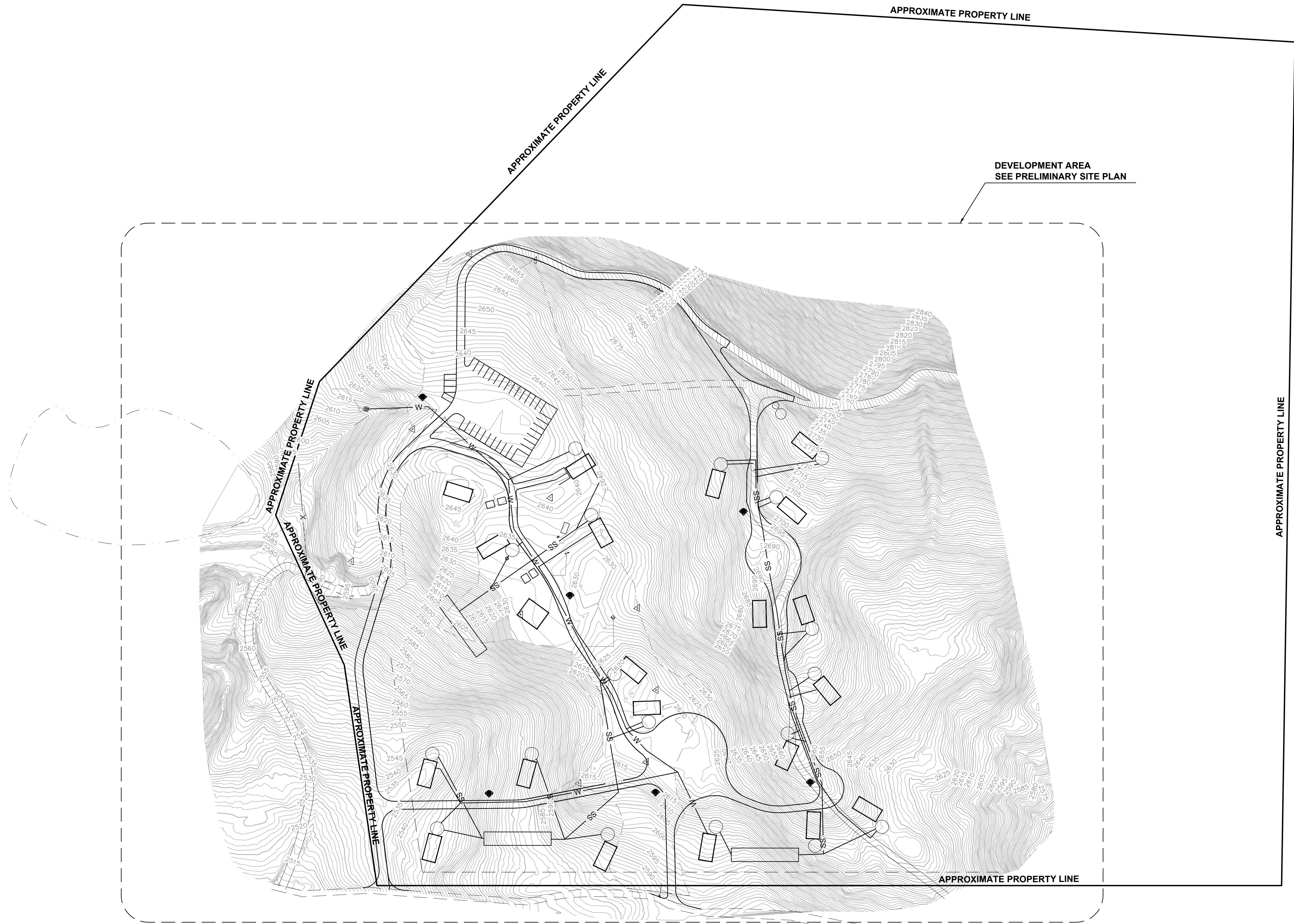
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Driveways/Unnamed Roads

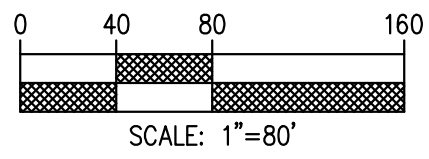



AERIAL IMAGERY

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PARCEL EXHIBIT



PARCEL EXHIBIT			APN: 050-470-045	KELDER ENGINEERING, INC. CIVIL ENGINEERING - LAND PLANNING 132 S. CLOVERDALE BLVD., CLOVERDALE, CA 95425 PHONE: (707) 894-0862, FAX: (707) 894-0863
Collective Retreats Pine Mountain Road Hopland, CA 95449				
Date:	11/09/17			
Scale:	1"=80'			
Drawn:	IAL			
Job:	17-18			
Sheet:	1 of 1			

050-470-17
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050-470-56
LLC BENDAN
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050-470-55
LLC BENDAN
RL 160 40 A±

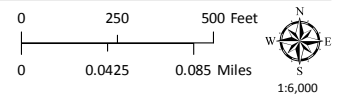
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ROGER SCHAFER
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LLC BENDAN
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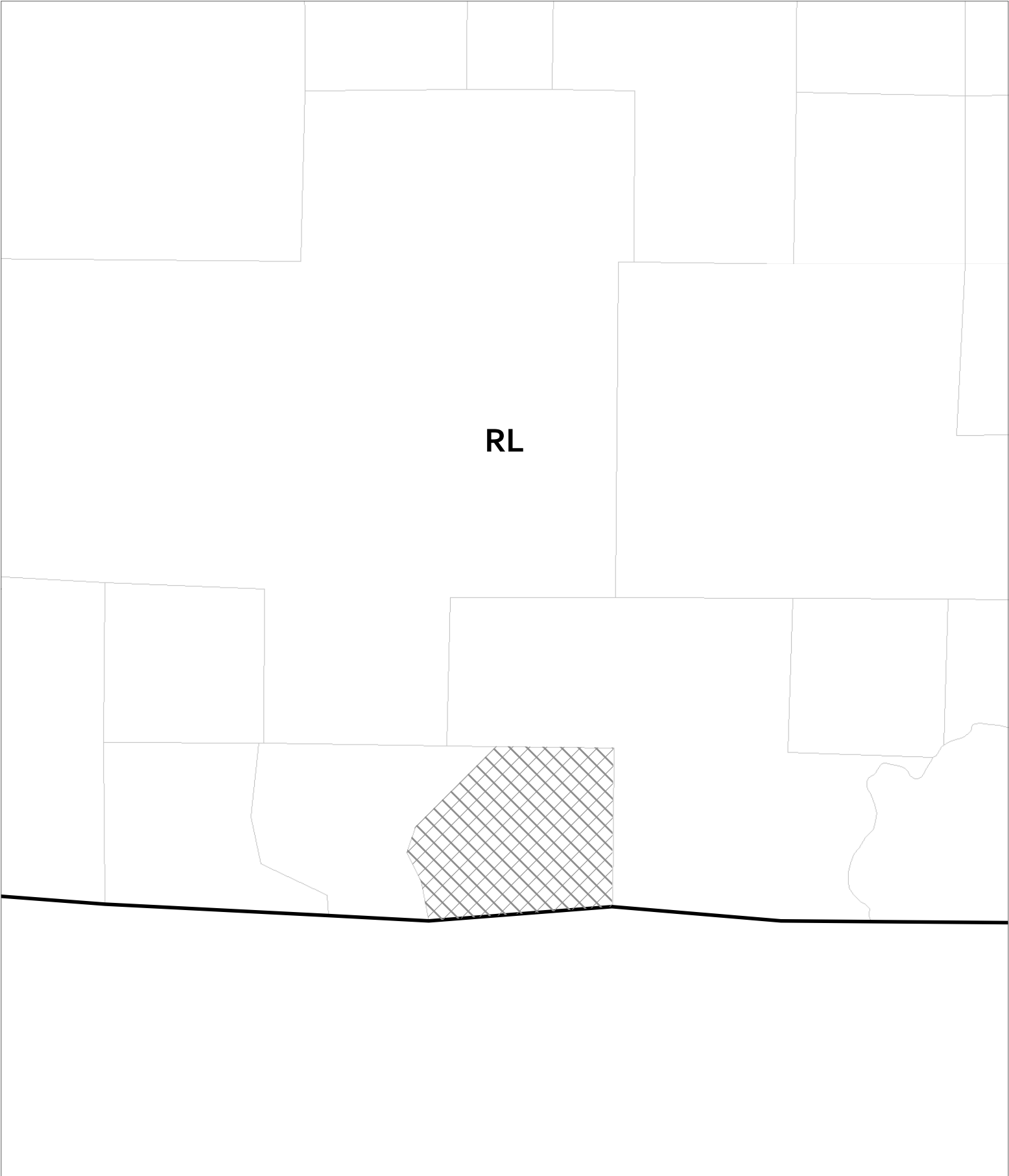
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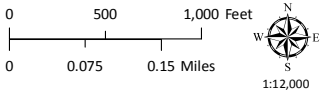
ADJACENT PARCELS

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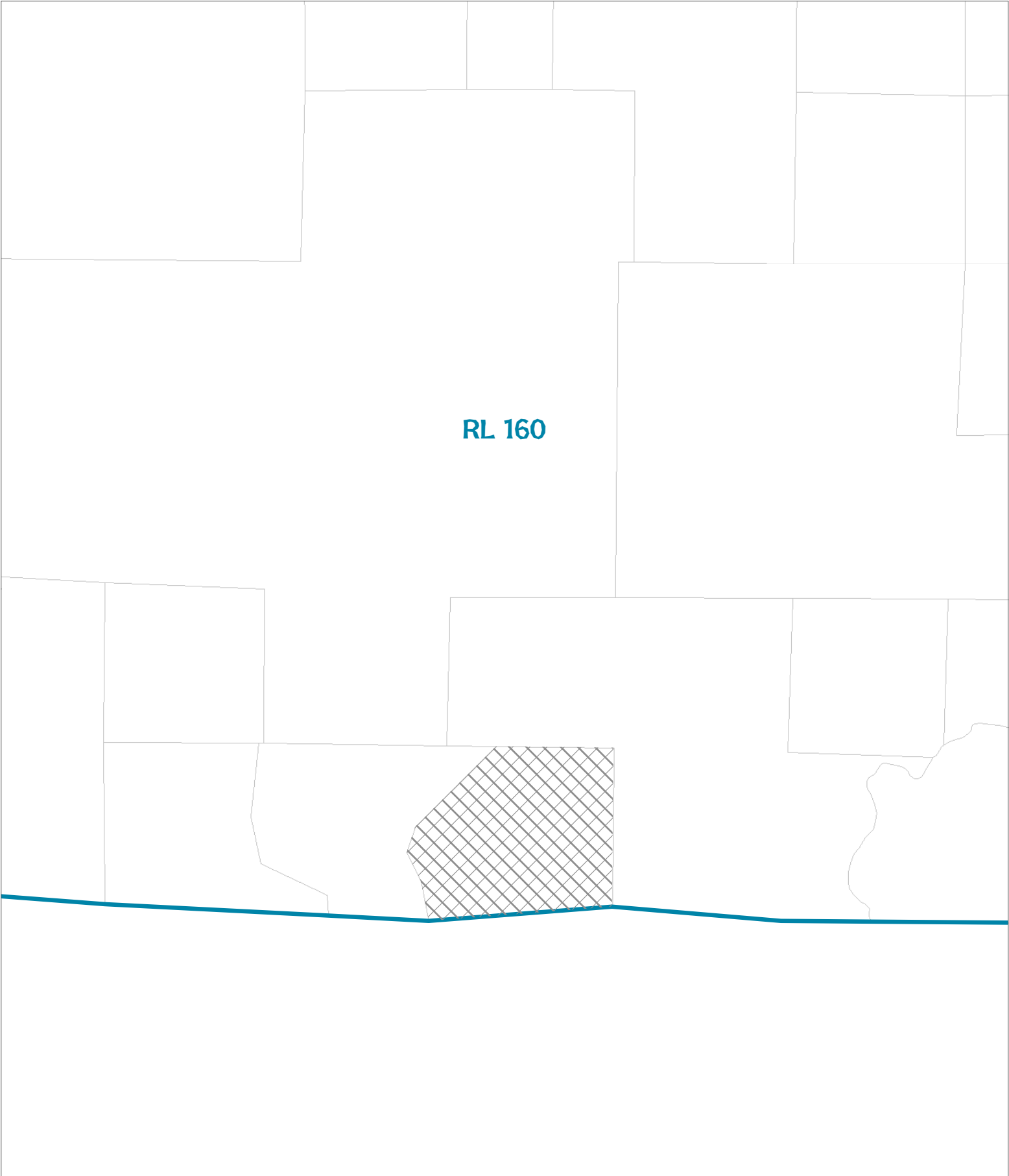
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 Zoning Districts




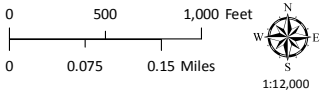
ZONING DISPLAY MAP

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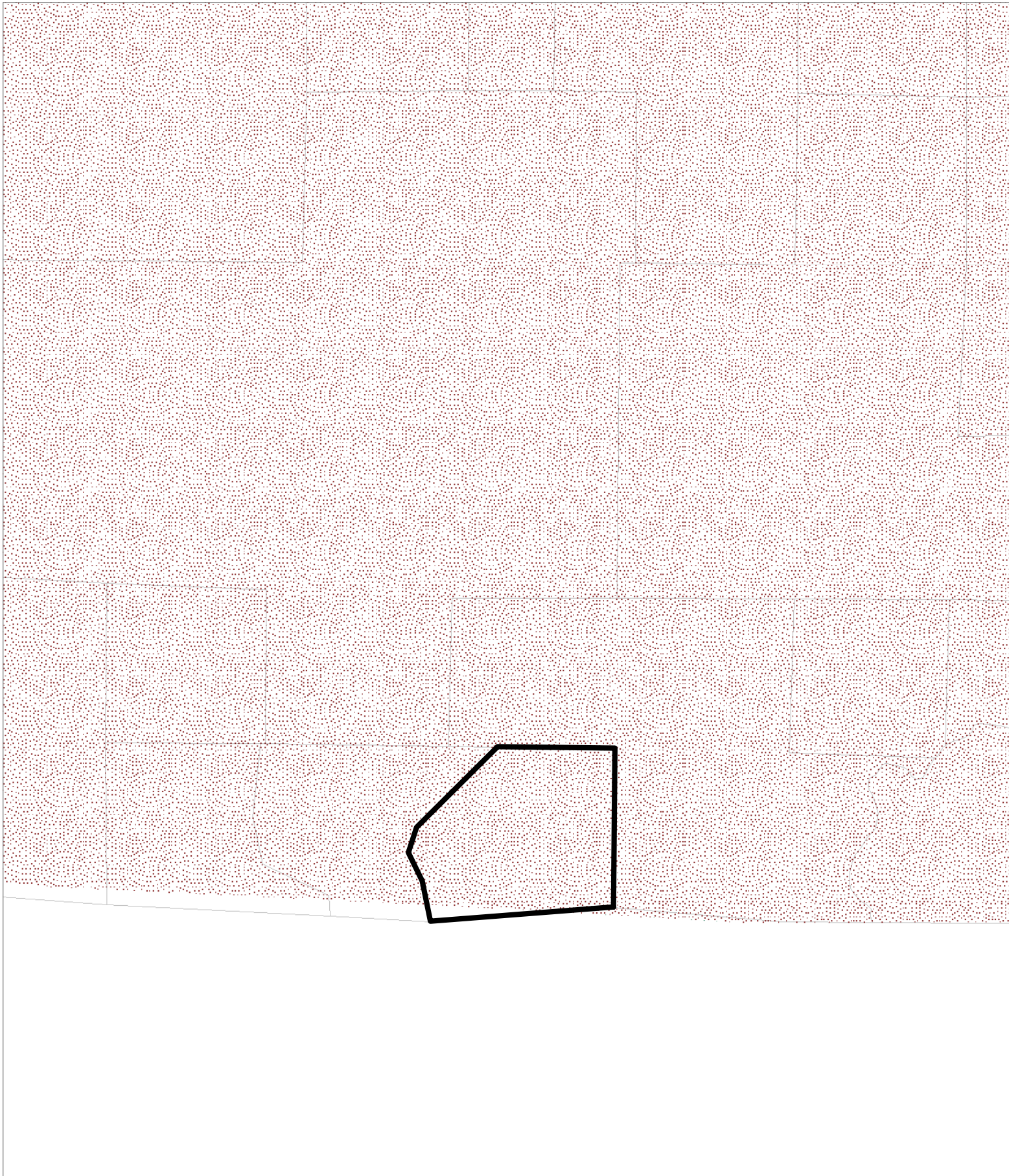
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 General Plan Classes





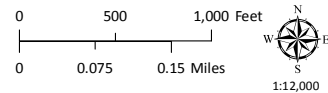
GENERAL PLAN CLASSIFICATIONS

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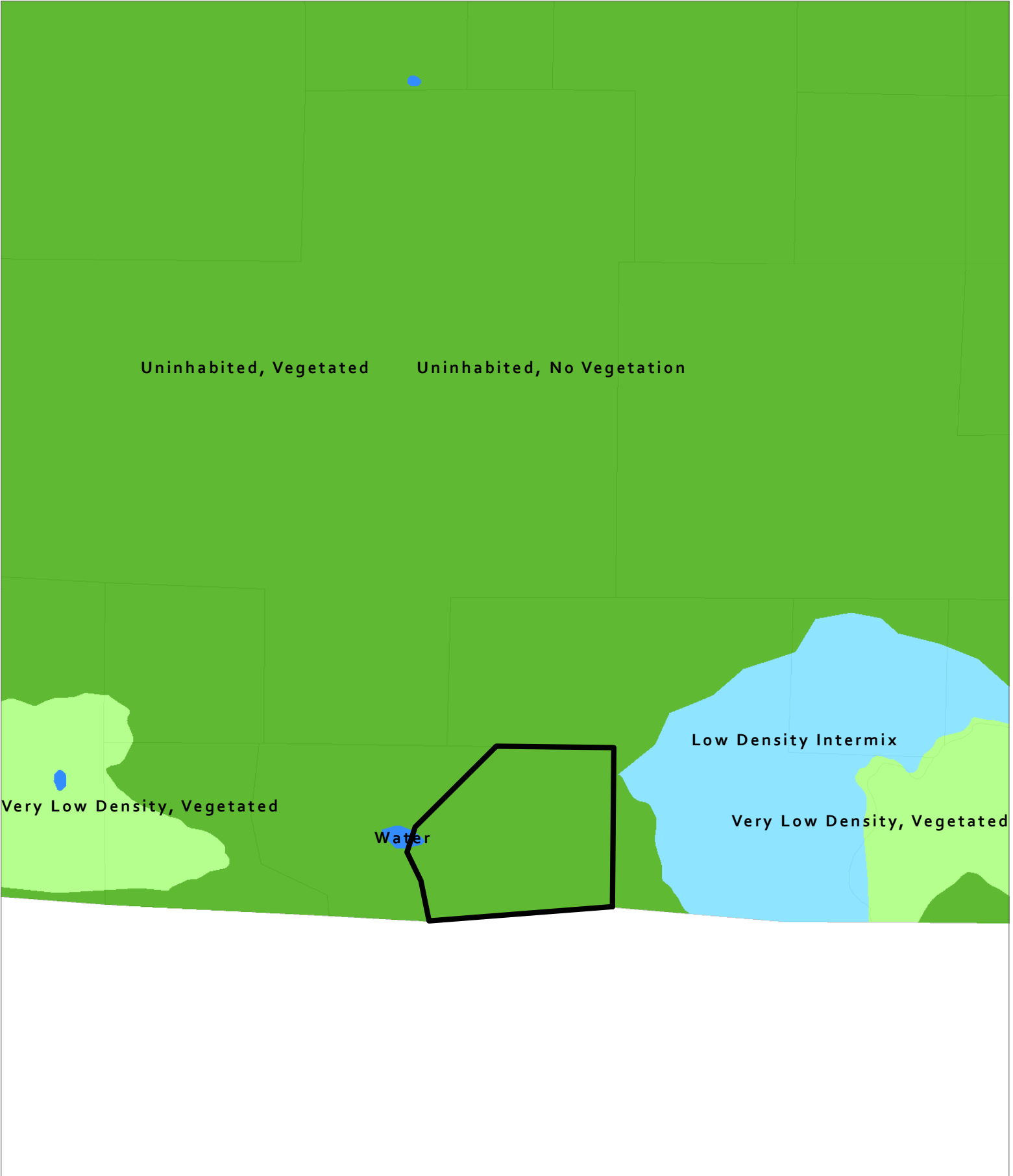
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 Very High Fire Hazard
 Moderate Fire Hazard



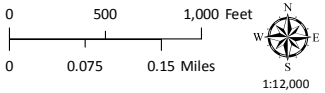
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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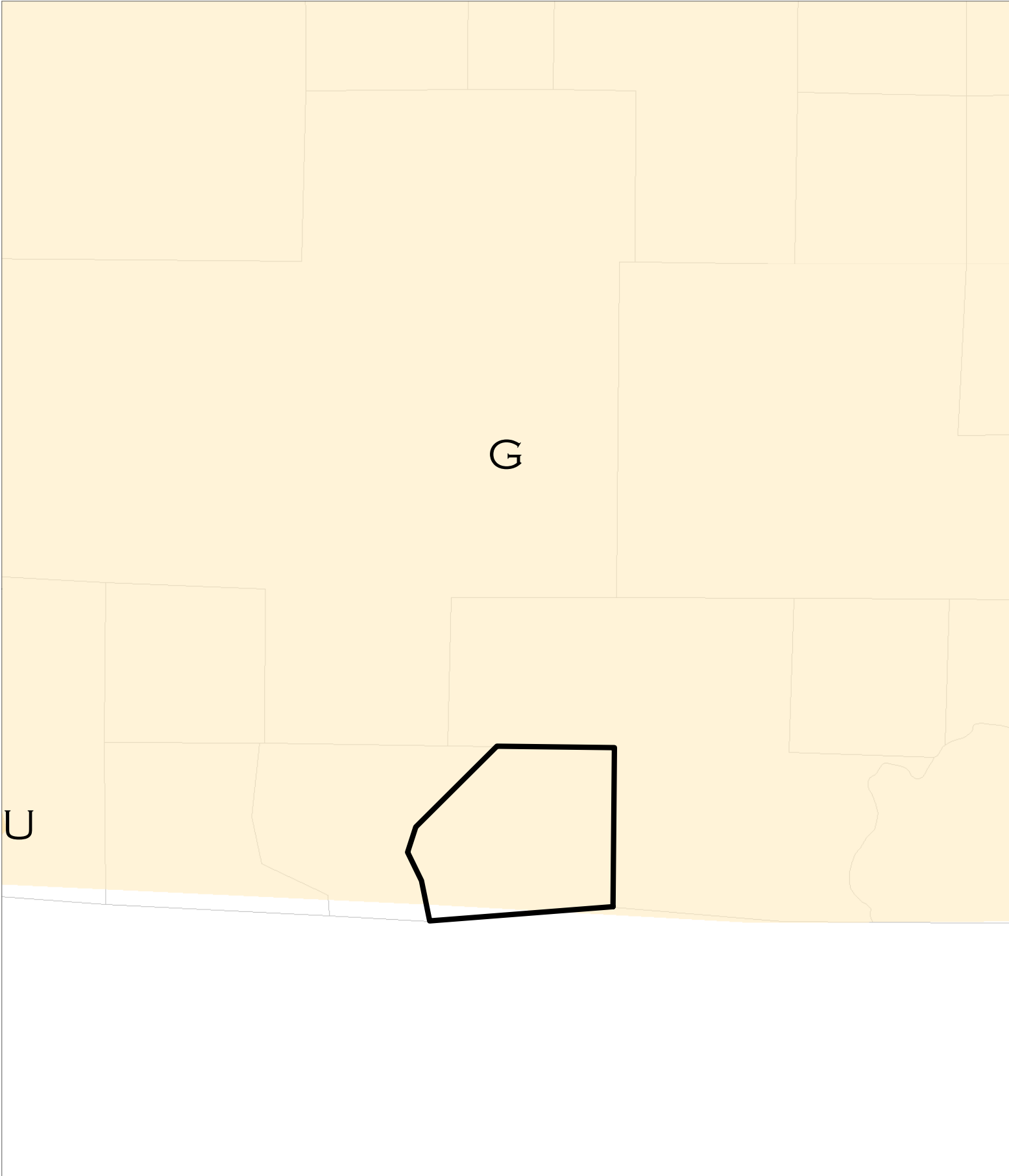
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 Water



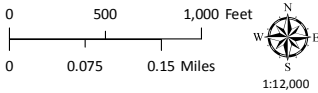
WILDLAND URBAN INTERFACE ZONES

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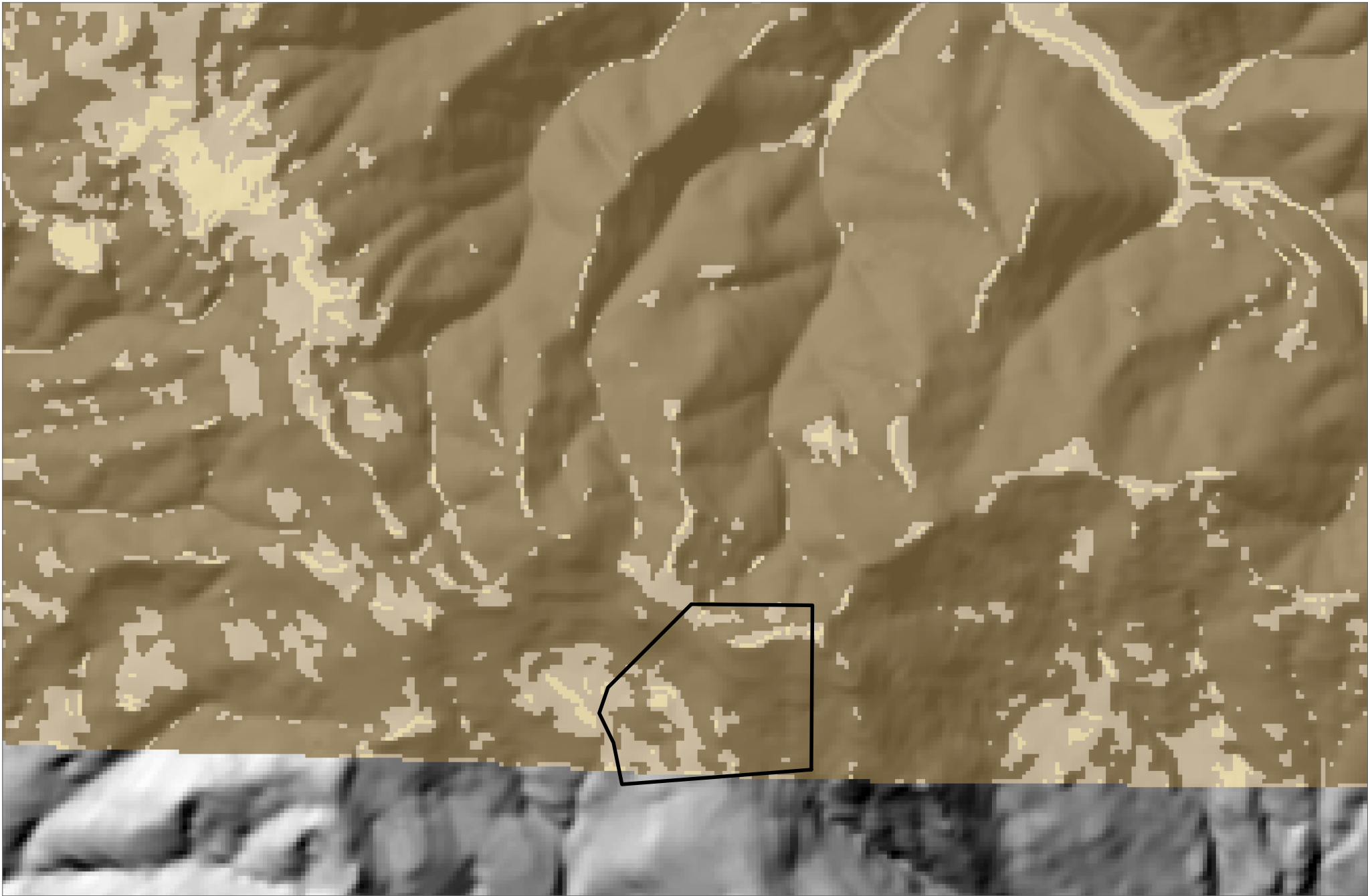
CASE: U 2017-0009
OWNER: Bendan, LLC
APN: 050-470-45
APLCT: Collective Hotels & Retreats, Inc.
AGENT: Kate Fitzpatrick
ADDRESS: 33380 Pine Mountain Road, Hopland

- Grazing Land (G)
- Unique Farmland (U)

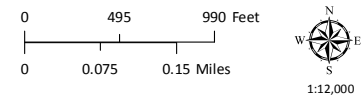
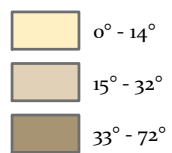


IMPORTANT FARMLAND

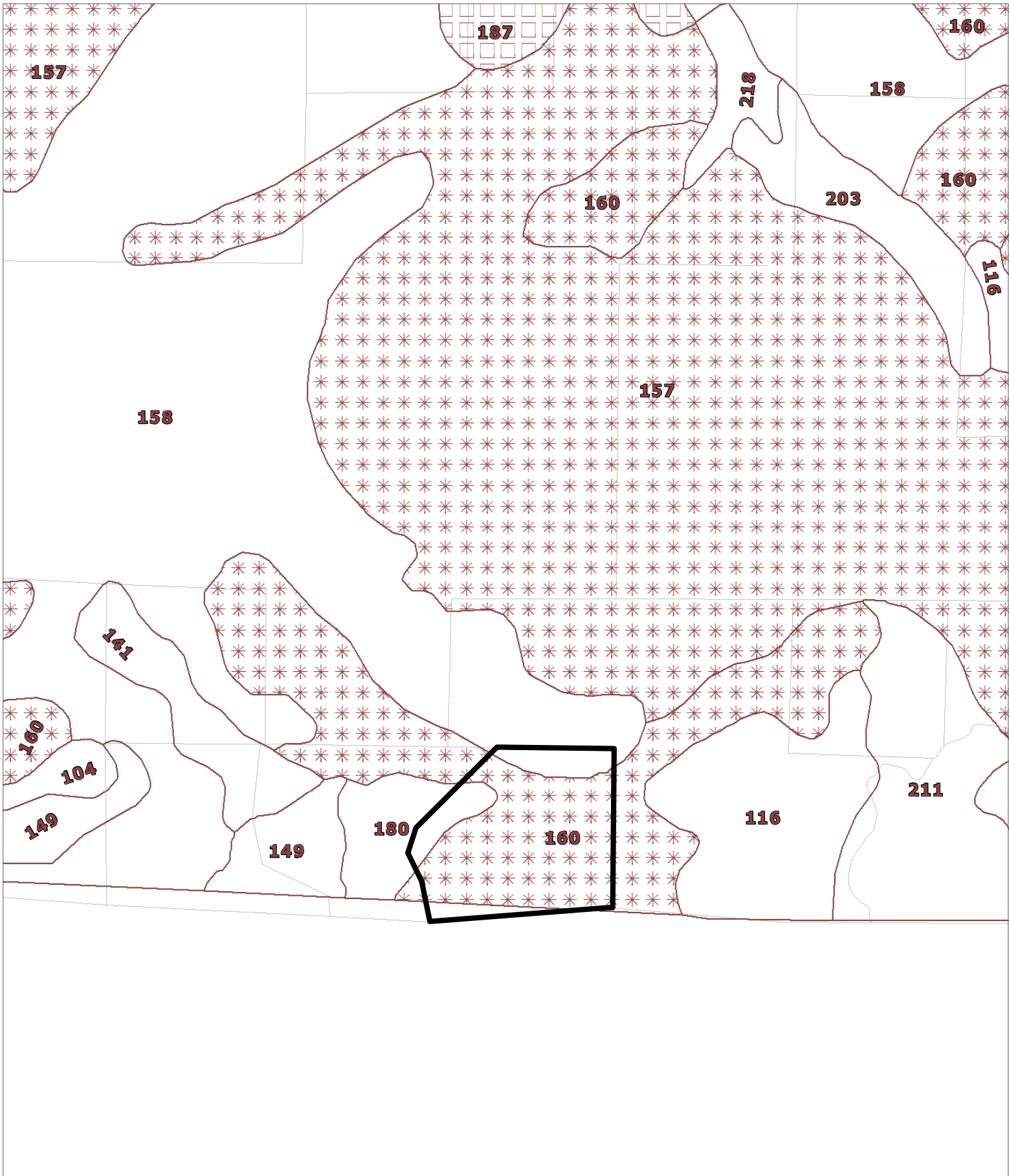
THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
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CASE: PAC 2017-0007
OWNER: Bendan, LLC
APN: 050-470-45
APLCT: Collective Hotels & Retreats, Inc.
AGENT: James Zamorski
ADDRESS: 33380 Pine Mountain Road, Hopland



ESTIMATED SLOPE



CASE: U 2017-0009
OWNER: Bendan, LLC
APN: 050-470-45
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AGENT: Kate Fitzpatrick
ADDRESS: 33380 Pine Mountain Road, Hopland

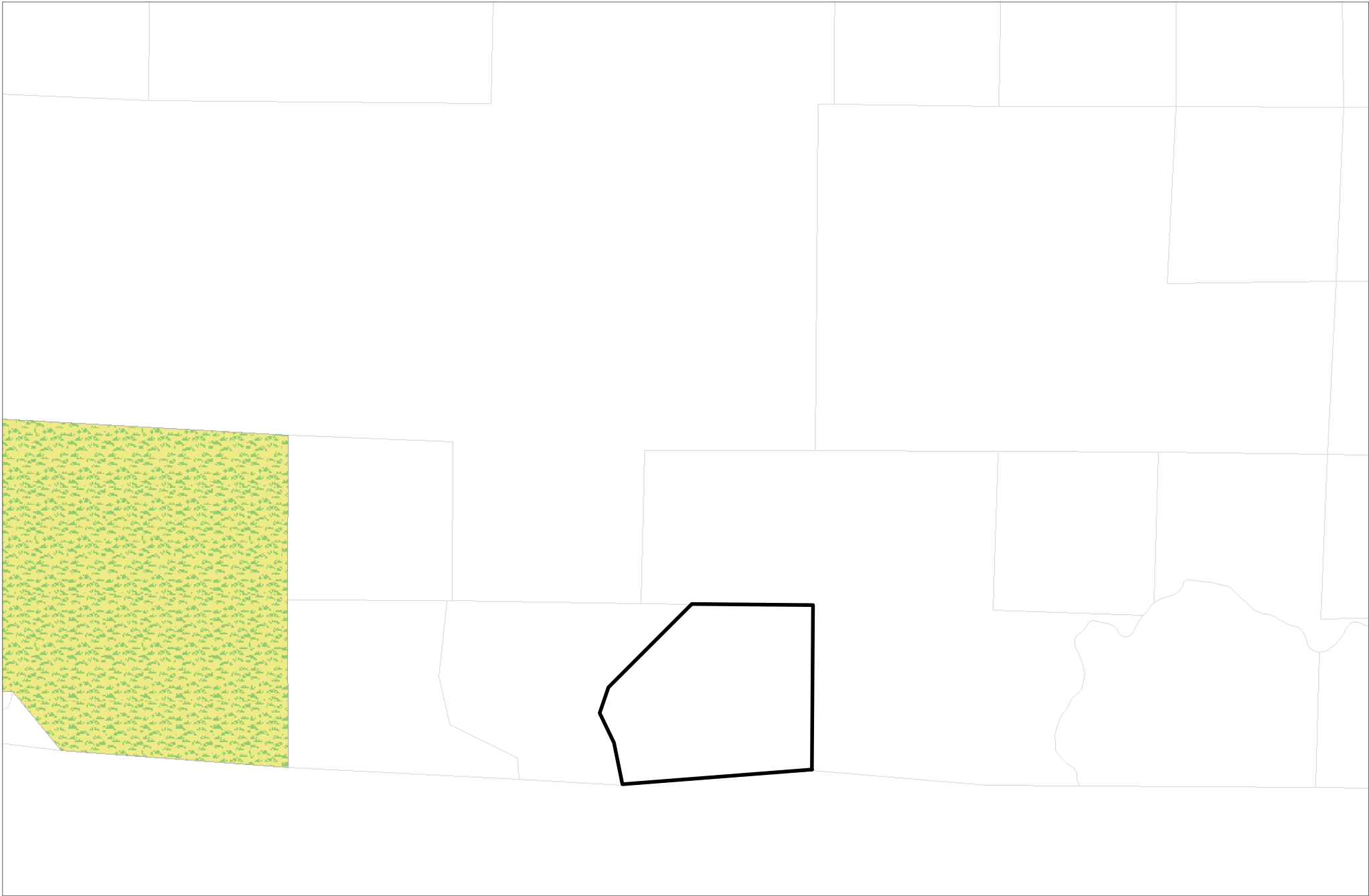
 Eastern Soil Classes
 Eastern Rock Inclusions
 Eastern Rock Outcrops

0 500 1,000 Feet
0 0.075 0.15 Miles
1:12,000

N
W E
S

LOCAL SOILS

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



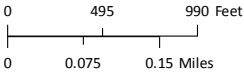
CASE: PAC 2017-0007
OWNER: Bendan, LLC
APN: 050-470-45
APLCT: Collective Hotels & Retreats, Inc.
AGENT: James Zamorski
ADDRESS: 33380 Pine Mountain Road, Hopland



Williamson Act 2016

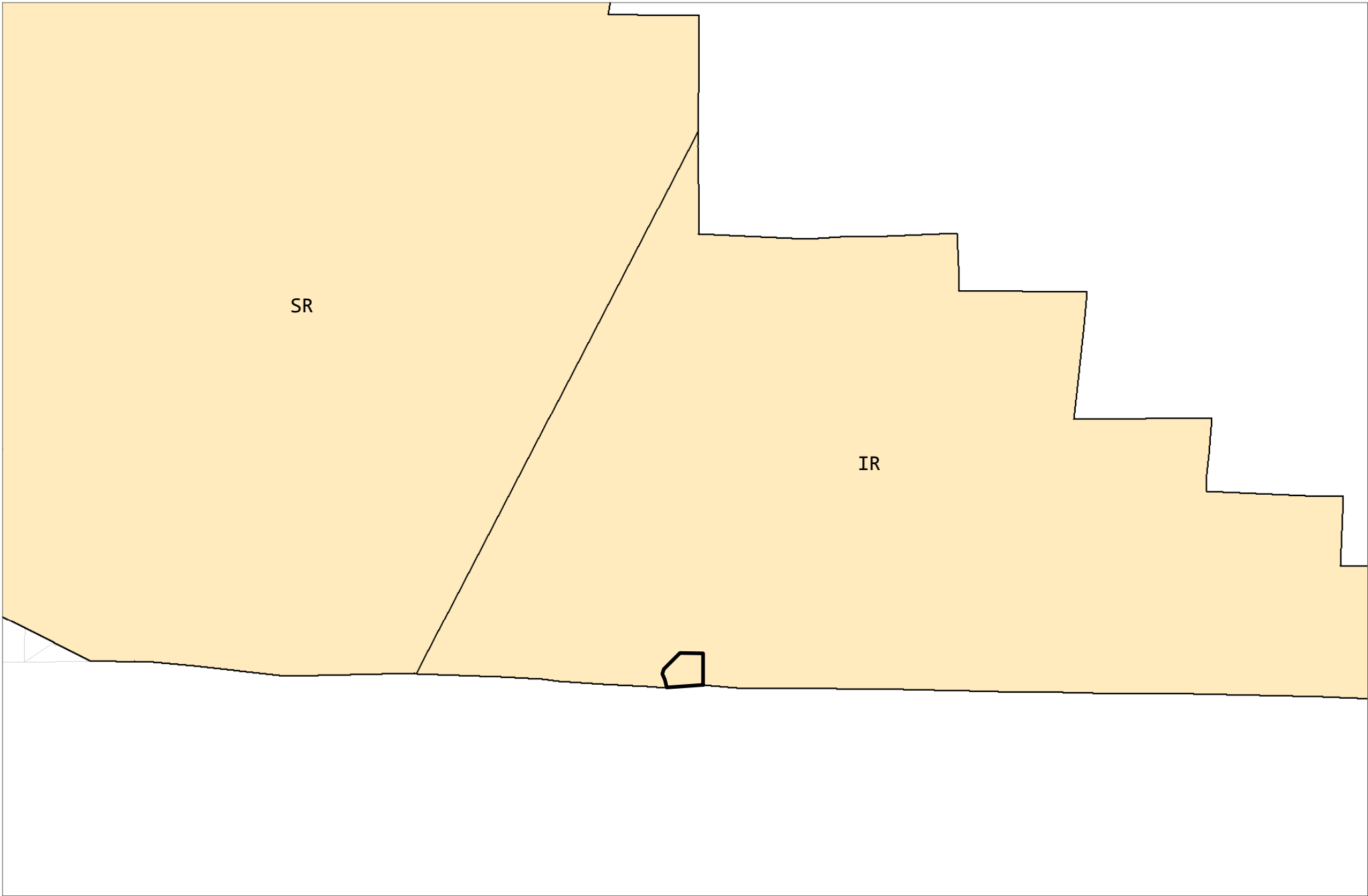


Non-Prime Ag 2016



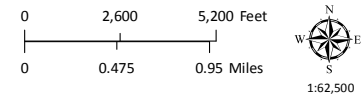
1:12,000

LANDS IN WILLIAMSON ACT CONTRACTS



CASE: PAC 2017-0007
OWNER: Bendan, LLC
APN: 050-470-45
APLCT: Collective Hotels & Retreats, Inc.
AGENT: James Zamorski
ADDRESS: 33380 Pine Mountain Road, Hopland

 USN Flight Corridors

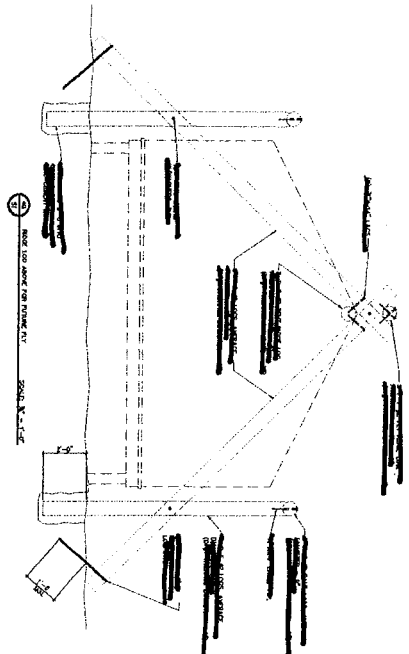
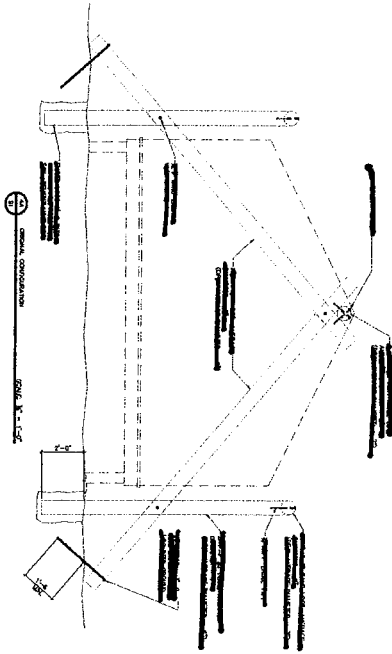
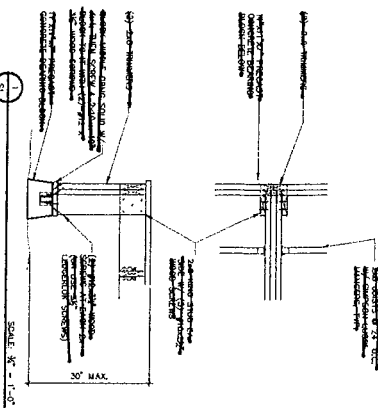
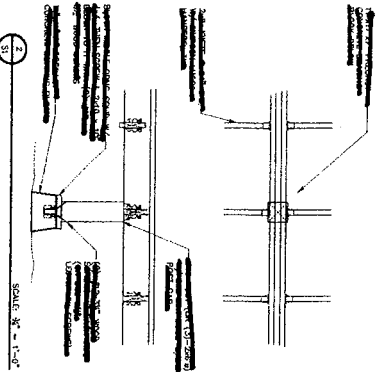
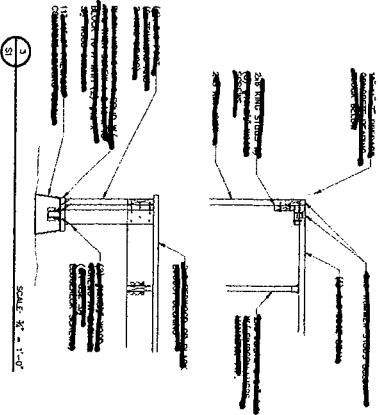


MILITARY FLIGHT CORRIDORS

V-2017-0009

9' 8"

16'

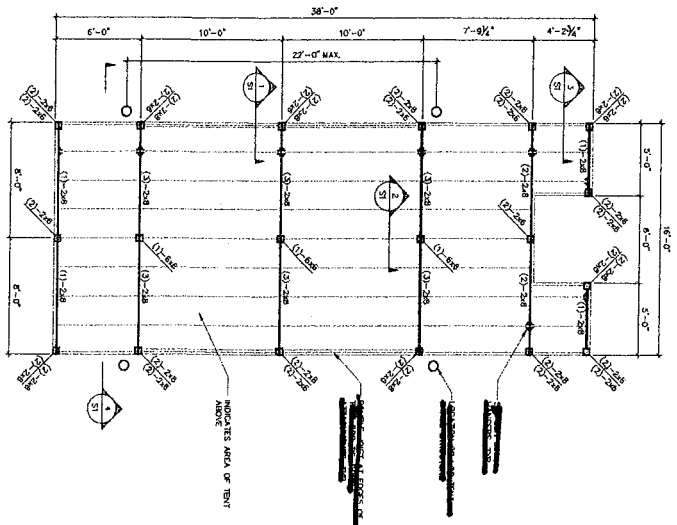


DECK PLATFORM FRAMING

SCALE: 1/4" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH FLOOR IS TO BE 2" THICK CONCRETE ON 4" THICK INSULATION.
3. DIMENSIONS ARE TO FACE OF DECK OR TO CENTER OF STUDY OF DECK FRAMING, UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO FACE OF STUDY OF DECK FRAMING, UNLESS NOTED OTHERWISE.



COLLECTIVE RETREATS
GUEST TENT DECK PLATFORMS
~~LIBERTY FARMS, GUEST, NEW YORK~~

KRM CONSULTANTS, INC.
structural engineering and design
500-998-1570 FAX: (516) 410-4000
100-000-1570 FAX: (516) 410-4000



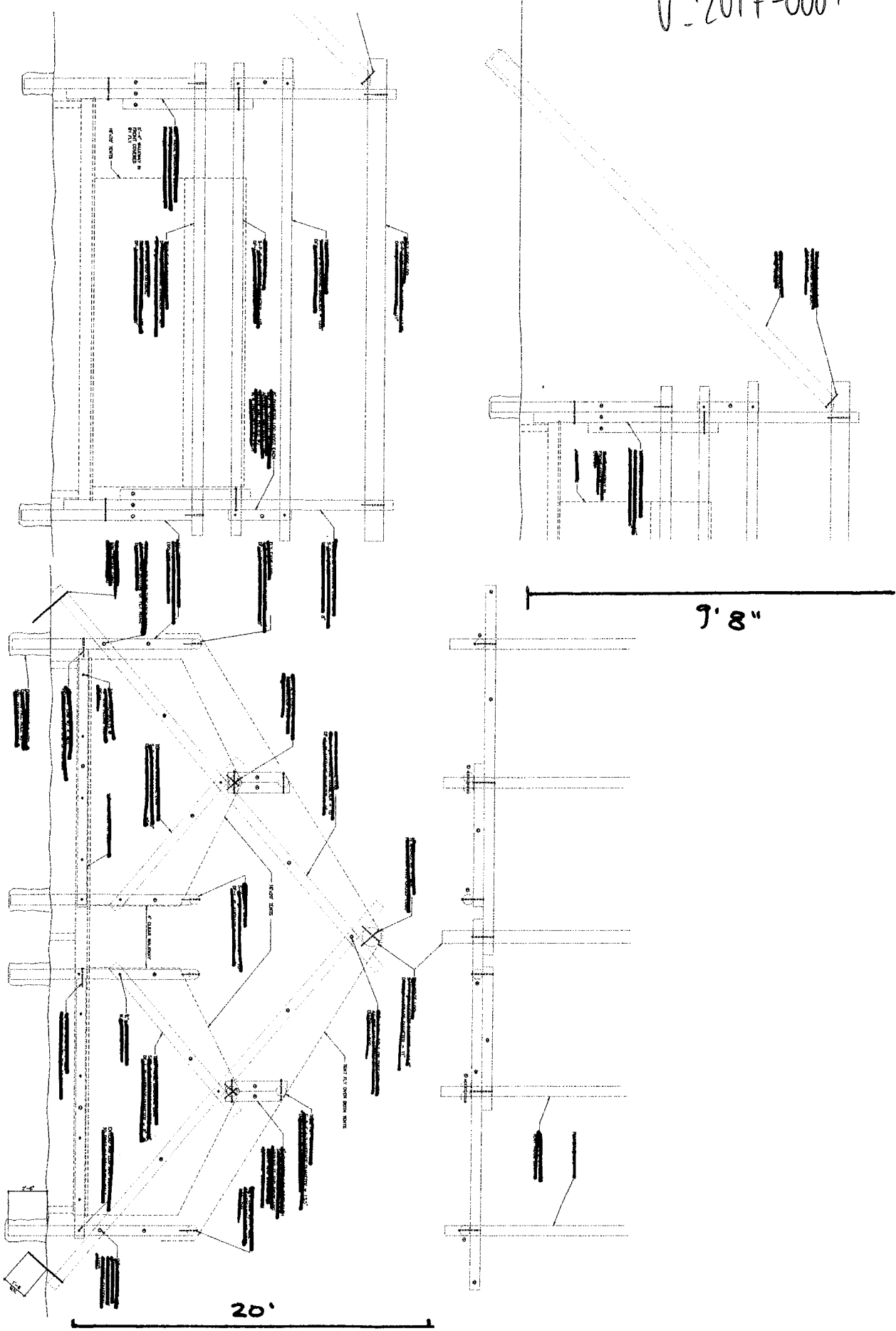
designed by KRM
drawn by KRM
checked by KRM
issued
PERMIT 04/27/17
S1
JOB #1604-11

V-2017-0007

SECTION A-A
SCALE: 1/4" = 1'-0"

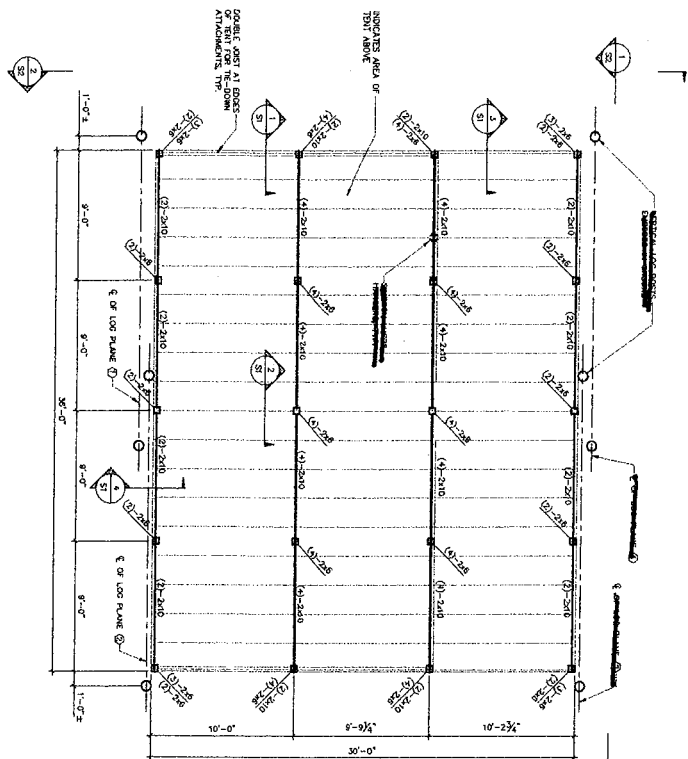
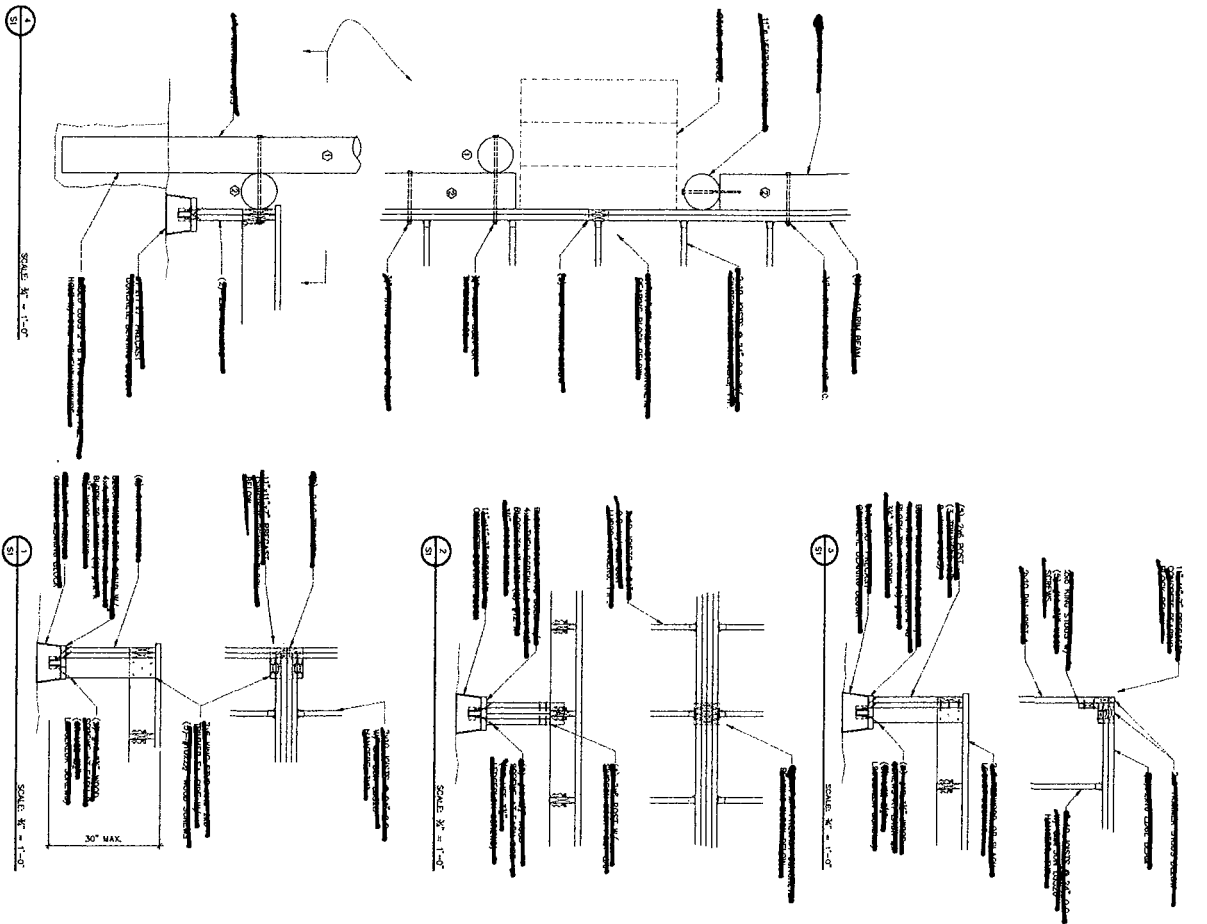
SECTION B-B
SCALE: 1/4" = 1'-0"

36'



sheet S2 COMMUNAL JOB #1604-11	designed by KRM checked by KRM revised by JDL issued PERMIT 04/27/17	COLLECTIVE RETREATS COMMUNAL TENT DECK PLATFORM LIBERTY FARM, GLENVIEW, NEW YORK	KRM CONSULTANTS, INC. structural engineering and design 1000 10th Avenue New York, NY 10018-3000 Tel: 212-696-8700 Fax: 212-696-8701	PERMIT 04/27/17
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V-2017-0009



DECK PLATFORM FRAMING

SCALE: 1/4" = 1'-0"

1. ~~1. Identify the following as either a cation or an anion.~~
2. ~~2. Write the chemical formula and name of the compound.~~
3. ~~3. Write the chemical formula and name of the compound.~~
4. ~~4. Write the chemical formula and name of the compound.~~

[illegible]

COLLECTIVE RETREATS
COMMUNAL TENT DECK PLATFORM

KRM CONSULTANTS, INC.
structural engineering and design
P.O. BOX 1572
TAL, CO 81600

PERMIT	04/27/17
--------	----------



SI
COMMUNAL
JOB #1604-11

Owner/Agent Information

CAL FIRE File Number 57-17 Date 3/10/2017
Owner's Last Name Hoffner Owner's First Name Barry
Owner's Phone Number (707) 984-9519
Owner's Mailing Address 33300 Pine Mountain Road
Cloverdale, CA 95425 Agent/Phone # James Zamorski 908-578-1434

Project Information

Project Street # 33380 Project Street Name Pine Mountain road Type of Project Glamping units
Project City/Community Hopland Battalion 3 Ukiah Finaled ☐

Conditions of Approval

With reference to the above case number, the California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in Title 14, "Natural Resources; Div. 1.5, be adhered to in order to gain a "Final Clearance" and "Approval for occupancy" from this Department. Local agencies may have additional requirements that may be more restrictive.

☒ Address Standard

California Code of Regulations, Title 14, Section 1274.01

Address must be posted at the beginning of construction and maintained thereafter. It shall be posted on BOTH sides of a mailbox or post at driveway entrance so it is visible from BOTH directions of travel. Minimum 3 inch letter height, 3/8 inch stroke. Reflectorized, contrasting with background color. Sequential numbering issued by Mendocino County will be utilized. Multiple Addresses will be on a single post.

☒ Driveway Standard

California Code of Regulations, Title 14, Section 1273.10

Driveway will be minimum 10 feet wide, all weather surface. It shall be a maximum of 16 % grade, minimum 50 feet inside radius on turns, and have a minimum 15 feet vertical clearance. Driveways longer than 150 feet, but less than 800 feet require a turnout near the midpoint. Driveways longer than 800 feet require turnouts every 400 feet. Turnouts shall be a minimum 10 feet wide and 30 feet long with a 25 foot taper at each end. A 40 foot radius turnaround or 60 foot hammerhead "T" is required for driveways longer than 300 feet and must be within 50 feet of the building. Gates will be 2 feet wider than the traffic lane and located at least 30 feet in from the road.

☒ Road Standard

California Code of Regulations, Title 14, Section 1273

Roads will have two-10 foot traffic lanes (20 ft. wide road surface), Minimum 40,000 lb. load capacity, and have an all weather surface. Roads will have a maximum grade of 16%, a minimum curve radius of 50 foot, and a minimum of 15 foot vertical clearance. Dead end roads shall not exceed: 800 ft for parcels 1 acre or less - 1320 ft. for parcels 1 to 4.99 acres - 2640 ft. for parcels 5 to 19.99 acres - 5280 ft. for parcels 20 acres or larger. Dead end roads are also required to have turnarounds every 1320 ft. and at terminus. Turnarounds shall be a minimum 40 ft. radius or 60 ft. hammerhead "T". Roads shall be officially recognized by Mendocino County with approved signs at each intersection and visible for 100 feet from both directions. The sign shall be minimum 3 inch letter height, 3/8 inch stroke, reflectorized and contrasting with background color. One Way Road Standards (if approved) are available from this office.

☐ **Bridge Standard**

California Code of Regulations, Title 14, Section 1273.07

Bridges shall have a minimum 40,000 lb. load capacity, minimum 15 foot vertical clearance. Appropriate signing including: Weight limits, Vertical Clearance, One Way Road, Single Lane conditions shall be posted. One lane bridges shall provide an unobstructed view from one end to the other with turnouts at both ends.

☒ **Emergency Water Supply Standard**

California Code of Regulations, Title 14, Section 1275.01

Subdivisions shall meet or exceed either PUC Revised General Order #103, NFPA Standard 1231, or ISO Rural Class 8 Standard (local jurisdiction may require more as these are minimum standards). Fire Hydrant shall be 18 inches above grade, minimum 4 feet and maximum 12 feet from road or driveway. Hydrant shall be minimum 50 feet and maximum 1/2 mile from building it serves, and minimum 8 feet from flammable vegetation. Hydrant shall have 2 1/2 inch male National Hose fitting, suitable crash protection and located where Fire Apparatus using it will not block entry. Hydrant shall be identified with a 3 inch reflectorized blue dot on driveway sign, or placed within 3 feet of hydrant, or identified by blue highway marker as specified by State Fire Marshal.

☒ **Defensible Space Standard**

California Code of Regulations, Title 14, Section 1276.01

All parcels 1 acre or larger shall provide a minimum 30 foot setback for all buildings from all property lines and/or center of a road. All parcels less than 1 acre shall provide for same practical effect by standards set forth by local jurisdiction.

☒ **Maintaining Defensible Space**

Public Resources Code, Section 4291

Any person who owns, leases, or controls any property within the State Responsibility Area, shall at all times maintain a firebreak by clearing an area of all flammable vegetation or other combustible material 30 feet immediately around and adjacent to any building or structure. Additionally, a fuel reduction zone is required for an additional 70 feet or to the property line, whichever is nearer, this zone shall eliminate the fuel continuity. The total defensible space is 100 feet or to the property line. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

CAL FIRE: ADDITIONAL COMMENTS:

Shawn Zimmermaker
Battalion Chief

By:



Reviewing Official

Brandon Gunn

Fire Prevention Bureau

Owner/Agent Information

CAL FIRE File Number 57-17 Date 11/15/17
Owner's Last Name Hoffner Owner's First Name Barry
Owner's Phone Number 707-894-9519
Owner's Mailing Address 33300 Pine Mountain rd
Cloverdale, CA 95425 Agent/Phone # Collective hotels, retreats/ 908-578-1434

Project Information

Project Street # 33380 Project Street Name Pine Mountain rd Type of Project other
Project City/Community Hopland Battalion 3 Ukiah Finaled ☐

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CAL FIRE: ADDITIONAL COMMENTS:

Please refer to attached letter for additional requirements

Ryan Smith, Battalion Chief

By:

Reviewing Official

Patricia Austin
Fire Prevention Bureau

U-2017-0009

June 7, 2017

County of Mendocino
Department of Planning and Building Services
860 North Bush Street
Ukiah, California 95482

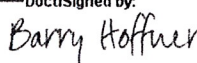
RE: Mendocino County Use Permit Application – Collective Retreats Major Use Permit for Transient Campgrounds, APN #050-470-45

To Whom it May Concern:

This is to confirm that I intend to partner with Collective Hotels & Retreats on a luxury camping operation on my property at 33380 Pine Mountain Road (APN #050-470-45) once a Major Use Permit is approved by Mendocino County. I hereby designate Kate Fitzpatrick with Collective Hotels & Retreats as agent for all matters related to the Mendocino County Use Permit Application, Major Use Permit for a 'Transient Habitation – Campground'.

Please reach out if you need any further information from me. My cell is (415) 497-0747 and I may be reached by email at barryh822@aol.com.

Sincerely,

DocuSigned by:

D52159936B0542A...

Barry Hoffner, Owner
Bendan LLC

U-2017-0009

2012-07174
Recorded at the request of:
FIRST AMERICAN TITLE
05/11/2012 10:27 AM
Fee: \$22.00 Pgs: 1 of 4

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

Bendan, LLC
181 San Carlos Avenue
Sausalito, CA 94965



Space Above This Line for Recorder's Use Only

A.P.N.: 0504704500

File No.: 4905-3985044 (NC)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$522.50; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$10.00

- [☒] computed on the consideration or full value of property conveyed, OR
[☐] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [☐] City of , and

	\$20.00
<input checked="" type="checkbox"/>	PAID
	PCO
	FILED
	Exempt

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jeff Whipps and Susan Greenleaf, husband and wife**

hereby GRANTS to **Bendan LLC, a California limited liability company**

the following described property in the Unincorporated area of , County of **Sonoma (portion) and Mendocino (portion)**, State of **California**:

TRACT ONE:

SITUATED IN SECTIONS 26 AND 27, TOWNSHIP 12 NORTH, RANGE 10 WEST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, BEING THAT PORTION OF THE LANDS OF GROVES DESCRIBED IN BOOK 1440, OFFICIAL RECORDS, PAGE 449, MENDOCINO COUNTY RECORDS AS THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26.

LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 1" IRON PIPE SET IN CONCRETE FOR THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35, SAID 1" IRON PIPE IS SHOWN ON PARCEL MAP NO. 7838, RECORDED IN BOOK 347 OF MAPS, AT PAGES 18 & 19, SONOMA COUNTY RECORDS; THENCE NORTH 08° 25' 16" WEST, 331.56 FEET TO A 1/2" IRON PIPE STAMPED LS 4793; THENCE NORTH 24° 34' 45" WEST, 245.32 FEET TO A 1/2" IRON PIPE STAMPED LS 4793; THENCE NORTH 18° 08' 52" EAST, 209.12 FEET TO A 1/2" IRON PIPE STAMPED LS 4793; THENCE NORTH 43° 55' 29" EAST, 744.08 FEET TO A 1/2" IRON PIPE STAMPED LS 4793 SET 31 FEET SOUTHWESTERLY OF A STEEL POST FENCE WHICH RUNS WESTERLY AND EASTERLY. THE NORTHERLY TERMINUS OF THIS LINE IS THE POINT WHERE THE LAST COURSE, WHICH BEARS NORTH 43° 55' 29" EAST, IS EXTENDED OR SHORTENED TO MEET THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26.

TRACT TWO:

TOGETHER WITH A 40 FOOT WIDE EASEMENT FOR ROAD PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

Mail Tax Statements To: **SAME AS ABOVE**

~~THIS DEED IS RECORDING SIMULTANEOUSLY WITH AN IDENTICAL DEED IN SONOMA COUNTY, THE PURPOSE FOR WHICH IS TO ESTABLISH, OF RECORD, THE TRANSFER OF FEE TITLE IN MENDOCINO COUNTY, TOGETHER WITH APPURTENANT RIGHTS LOCATED IN SONOMA COUNTY.~~

Grant Deed - continued

Date: 05/07/2012

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 27 IN THE CENTER OF AN EXISTING ROAD, SAID POINT BEING LOCATED NORTH 88° 04' 18" WEST, 150.30 FEET FROM SAID 1" IRON PIPE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35; THENCE NORTH 24° 24' 12" EAST, 63.66 FEET; THENCE NORTH 06° 47' 09" EAST, 82.87 FEET; THENCE NORTH 13° 54' 03" WEST, 65.96 FEET; THENCE NORTH 24° 35' 06" WEST, 50.50 FEET; THENCE NORTH 33° 48' 15" WEST, 67.61 FEET; THENCE NORTH 17° 27' 34" WEST, 47.21 FEET; THENCE NORTH 01° 22' 13" WEST, 37.15 FEET; THENCE NORTH 15° 49' 51" EAST, 73.48 FEET; THENCE NORTH 35° 05' 44" EAST, 66.25 FEET; THENCE NORTH 21° 41' 43" EAST, 12.34 FEET TO A POINT ON THE WESTERLY LINE OF SAID "EAST LOT" WHICH BEARS SOUTH 24° 34' 45" EAST, 23.19 FEET FROM A 1/2" IRON PIPE STAMPED LS 4793 SET AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID "EAST LOT".

TRACT THREE:

ALSO TOGETHER WITH A 20 FOOT WIDE P. G. & E. AND UTILITY EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING P. G. & E. EASEMENT, BEING AT THE LAST EXISTING POLE WHICH BEARS NORTH 56° 18' 51" WEST, 829.23 FEET FROM SAID 1" IRON PIPE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35; THENCE NORTH 83° 49' 37" EAST, 556.93 FEET TO A POINT ON THE WESTERLY LINE OF SAID "EAST LOT" WHICH BEARS SOUTH 24° 34' 45" EAST, 34.38 FEET FROM A 1/2" IRON PIPE STAMPED LS 4793 SET AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID "EAST LOT".

TRACT FOUR:

THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS AS GRANTED TO DAVID W. COLLIN, ET AL IN THE EASEMENT GRANT DEED RECORDED JULY 12, 2001 AS 2001-13198 OF OFFICIAL RECORDS.

TRACT ONE:

SITUATED IN SECTIONS 26 AND 27, TOWNSHIP 12 NORTH, RANGE 10 WEST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, BEING THAT PORTION OF THE LANDS OF GROVES DESCRIBED IN BOOK 1440, OFFICIAL RECORDS, PAGE 449, MENDOCINO COUNTY RECORDS AS THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26.

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TRACT TWO:

Grant Deed - continued

Date: 05/07/2012

TOGETHER WITH A 40 FOOT WIDE EASEMENT FOR ROAD PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 27 IN THE CENTER OF AN EXISTING ROAD, SAID POINT BEING LOCATED NORTH 88° 04' 18" WEST, 150.30 FEET FROM SAID 1" IRON PIPE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35; THENCE NORTH 24° 24' 12" EAST, 63.66 FEET; THENCE NORTH 06° 47' 09" EAST, 82.87 FEET; THENCE NORTH 13° 54' 03" WEST, 65.96 FEET; THENCE NORTH 24° 35' 06" WEST, 50.50 FEET; THENCE NORTH 33° 48' 15" WEST, 67.61 FEET; THENCE NORTH 17° 27' 34" WEST, 47.21 FEET; THENCE NORTH 01° 22' 13" WEST, 37.15 FEET; THENCE NORTH 15° 49' 51" EAST, 73.48 FEET; THENCE NORTH 35° 05' 44" EAST, 66.25 FEET; THENCE NORTH 21° 41' 43" EAST, 12.34 FEET TO A POINT ON THE WESTERLY LINE OF SAID "EAST LOT" WHICH BEARS SOUTH 24° 34' 45" EAST, 23.19 FEET FROM A 1/2" IRON PIPE STAMPED LS 4793 SET AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID "EAST LOT".

TRACT THREE:

ALSO TOGETHER WITH A 20 FOOT WIDE P. G. & E. AND UTILITY EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING P. G. & E. EASEMENT, BEING AT THE LAST EXISTING POLE WHICH BEARS NORTH 56° 18' 51" WEST, 829.23 FEET FROM SAID 1" IRON PIPE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 & 35; THENCE NORTH 83° 49' 37" EAST, 556.93 FEET TO A POINT ON THE WESTERLY LINE OF SAID "EAST LOT" WHICH BEARS SOUTH 24° 34' 45" EAST, 34.38 FEET FROM A 1/2" IRON PIPE STAMPED LS 4793 SET AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID "EAST LOT".

TRACT FOUR:

THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS AS GRANTED TO DAVID W. COLLIN, ET AL IN THE EASEMENT GRANT DEED RECORDED JULY 12, 2001 AS 2001-13198 OF OFFICIAL RECORDS.

TRACT FIVE:

AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND 40 FEET WIDE AS MORE PARTICULARLY DESCRIBED IN THE GRANT DEED RECORDED JULY 14, 1983, AS INST. NO. 83045787, OFFICIAL RECORDS, SONOMA COUNTY.

TRACT SIX:

A ROAD EASEMENT AS RESERVED IN THAT CERTAIN GRAND DEED RECORDED JUNE 15, 1995 AS INST. NO. 1995-0048013, OFFICIAL RECORDS, SONOMA COUNTY. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" ATTACHED THERETO.

Grant Deed - continued

Date: **05/07/2012**

A.P.N.: 0504704500

File No.: 4905-3985044 (NC)

Dated: 05/07/2012

Jeff Whipps
 Jeff Whipps

Susan Greenleaf
 Susan Greenleaf

STATE OF CALIFORNIA)SS
 COUNTY OF SAN FRANCISCO)

On 5-8-2012, before me, ALEX T. CHOI, Notary
 Public, personally appeared JEFF WHIPPS AND SUSAN GREENLEAF

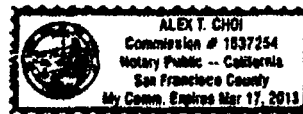
who proved to me on the basis of satisfactory evidence to
 be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
 the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
 true and correct.

WITNESS my hand and official seal.

Signature

Alex T. Choi



My Commission Expires: 3-17-2013

This area for official notarial seal

Notary Name: ALEX T. CHOI

Notary Phone: 415-680-6088

Notary Registration Number: 1837254

County of Principal Place of Business: SE

Section I Description Of Project.

DATE: November 20, 2017

CASE#: U_2017-0009

DATE FILED: June 7, 2017

OWNER: BRENDAN, LLC

APPLICANT: COLLECTIVE HOTELS & RETREATS INC., KATE FITZPATRICK

AGENT: JULIE PRICE, CRAWFORD & ASSOCIATES, INC.

PROJECT COORDINATOR: JESSE DAVIS, PLANNER III

REQUEST: Develop a campground with 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom, and 1 communal tent on 39 acres of rangeland, and hold 15± temporary private events per year. Associated improvements include construction of a parking area for guests, storage sheds, and employee trailer.

ENVIRONMENTAL DETERMINATION: MITIGATED NEGATIVE DECLARATION

LOCATION: 3± Miles Northwest of Cloverdale, Situated North of the Sonoma-Mendocino County Border. Located at 33380 Pine Mountain Rd. (APN: 050-470-45).

Section 2 Environmental Checklist.

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).

Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.

PROJECT DESCRIPTION: The applicant, *Collective Retreats*, proposes a Major Use Permit, per Section 20.060.025(C) of the Mendocino County Code, to establish Transient Habitation (Resort and Recreational Facilities) on a parcel under the R-L (Rangeland) District. This permit would allow for the following development:

- 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom
- One (1) central communal tent unit
- Two (2) central bathrooms, including one (1) ADA-compliant bathroom
- A commercial kitchen unit
- Two (2) 120 sf storage sheds
- Accessory trailer or travel coach for overnight staff person on duty
- Septic system to accommodate guest tents, communal tent and staff trailer.
- Electricity and water to each guest unit and communal tent
- Improved driveway entrances and internal access including 10-12 foot wide roads with pullouts (as required by CalFire)

- Serving and sale of beer, wine and liquor at the Retreat to guests and patrons
- 34 parking spaces, include one (1) ADA parking space.

The project will allow up to 15 temporary private events per year:

- All events will follow appropriate noise ordinances, lighting requirements and other requirements of the County of Mendocino.
- Events may host up to 150 guests per event
- Types of events include weddings and other celebrations, educational lectures, private dinners, and corporate retreats.
- Portable toilets may be utilized for temporary events to supplement on-site facilities.
 - If utilized, portable toilets will be set back a minimum of 100' from all property lines.

Fire protection standards will be implemented as required by CalFire:

- Driveway standard – all roads serving the project are required to meet the driveway standards: all driveways will maintain a minimum of one 10 foot traffic lane with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet
- Defensible space – flammable vegetation removed 30 feet around each tent unit/structure plus an additional 70-foot fuel reduction zone for total defensible space of 100 feet
- Emergency water supply - 5000 gallons of on-site water storage used exclusively for fire protection; separate fire supply line and hydrant system
- Emergency Action Plan (EAP) – an EAP will be prepared to address medical, fire and evacuation procedures.

BACKGROUND: Currently, the project site is vacant and features minimal development. In 1996, a Boundary Line Adjustment (B 67-96) was required to adjust the property lines between three (3) separate legal parcels recognized by a previously completed Certificate of Compliance (CC 6-86). Under CC 6-86, the parcels were incorrectly described. The parcel boundary lines were adjusted to ensure accommodation for building envelopes, transportation access, water, and view opportunities for the affected parcels.

The applicant, Collective Retreats, offers similar luxury retreats and experiences at locations across the United States, including sites near Austin, Texas, Hudson Valley, New York, Vail, Colorado and Yellowstone, Wyoming.

SITE CHARACTERISTICS: The project site is located within unincorporated Mendocino County, approximately 3 miles northeast of the City of Cloverdale (Sonoma County) and approximately 5 miles southeast of the Community of Hopland. The proposed site has limited existing development.

The subject property is approximately 39 acres, encompassing a portion of the upper Russian River Valley. On the Mendocino County side, the property is surrounded by large parcels zoned RL. The parcels to the north and east appear vacant. The adjacent property to the west features limited agricultural operations and a single family residence. That property also contains a pond, and a minor perennial tributary of Sulfer Creek, which provides a seasonal source of surface water to local areas downstream in Sonoma County. That property and its water sources are not associated with the proposed campground. The subject property does feature a natural spring, which is to be utilized as a domestic water source, but otherwise no apparent surface water features are located on the site. Additionally, no wetlands or special status plants or animals were identified within or adjacent to the subject property. Sonoma County is directly south of the subject property, and is currently being utilized for agricultural purposes, primarily Viticulture.

The site is mostly undeveloped, but there is an existing pump house (BU_1999-1134) associated with the natural spring, as well as a small storage shed. The existing storage shed is under 120 sq. f, and does not appear to maintain any utility connections. The site features a building pad cleared with electricity available from PG&E for future development. Existing hiking trails traverse the site, and a 4WD road crosses the northern section of the property.

The property generally slopes uphill from the Sonoma County line; elevations at the project site range from approximately 2,500 feet above mean sea level (amsl) at the site's southwestern corner to approximately 2,900

feet amsl at the site's northwestern corner. The site is designated within a very high fire hazard severity zone, and is not served by any local fire department.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Utilities / Service Systems
<input type="checkbox"/> Mandatory Findings of Significance		

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site; cumulative as well as project level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significant. In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

INITIAL STUDY/ENVIRONMENTAL REVIEW: This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<u>I. AESTHETICS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>I. AESTHETICS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
nighttime views in the area?				

Mendocino County is a scenic and visually diverse county, and is considered predominantly rural with respect to existing development. The project site is located in a rural area with minimal development.

a), c), and d) Less Than Significant Impact: Any new exterior lighting would utilize dark sky-compliant lighting that is shielded and downcast, in compliance with Policy RM-134 of Chapter 4 (Resource Management Element) of the County's General Plan, and any outdoor fires near the glamping and tent camping spaces in the western, eastern, and southern portions of the site would be temporary in nature.

b) No Impact: Under CEQA, visual resources that uniquely contribute to the public benefit are considered to be scenic resources. There are no officially designated scenic highways in Mendocino County. Roads accessing the site are neither officially designated nor identified by the California Department of Transportation (Caltrans) as being eligible for designation as a State Scenic Highway.¹ No impact would occur.

Conclusion: The proposed project would have a less than significant impact on aesthetics. **(Less Than Significant Impact)**

<u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As provided in the Mendocino County General Plan, agriculture has a significant role in the County's economy.² Per the 2015 Mendocino County Crop Report, the total gross agricultural value for all commodities produced in 2015 was approximately \$221.8 million, which represented a three (3) percent increase compared to the 2014

¹ California Department of Transportation (Caltrans). *California Scenic Highway Mapping System*. Mendocino County. Accessed July 6, 2017. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.

² County of Mendocino. *Mendocino County General Plan*. §4-7 (Soil and Agricultural Resources). August 2009.

value of \$214.5 million. The leading agricultural commodity continues to be wine grapes (\$88.3 million), while timber represents the second highest value commodity, with a gross “at mill” value of \$83.7 million.³

The project site is currently designated as Rangeland with a 160 acre minimum parcel size (RL160) under the Mendocino County General Plan⁴, and is zoned as Rangeland, also with a corresponding minimum parcel size of 160 acres (RL160)⁵. As provided in Section 20.056.020 of the Mendocino County Inland Zoning Code, transient habitation, including campgrounds, lodging (limited), and resort and recreational facilities, are permitted in the RL District with a Major Use Permit.⁶ The project site is primarily designated as “Grazing Land” under the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, Division of Land Resource Protection.⁷ No portion of the project site is currently under a Williamson Act contract.

a), b), c), d) and e) No Impact: As noted above, the site located is within the RL District. The project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP. As such, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Additionally, a review of the parcel, reveals that only limited agricultural activities could take place without much more substantial grading, clearing or development, and that any agricultural undertaking would be impacted by the limited available terrain for planting.

The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, since no change in land use or zoning is proposed under the project, and since the project would result in expanded agricultural uses at the site.

Furthermore, the project would not conflict with, or causes rezoning of, forest land, timberland, or timberland zoned TPZ, as the site is not zoned as such and no zone reclassification is proposed. The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

d) Less Than Significant Impact with Mitigation Incorporated: Though no portion of the project site is zoned as forest land or timberland, vegetation at the project site is generally comprised of native and non-native grasslands, and oak woodlands. In order to protect the forested areas on the site, Mitigation Measure 1 is recommended to preserve existing trees and vegetation located on the site to the greatest extent feasible and restrict vegetation removal in areas other than the building sites and roads, as required by CalFire for fire suppression.

Mitigation Measure 1: Existing trees and vegetation located on the site shall be preserved to the greatest extent feasible, except on advice by an arborist or qualified tree-care professional. No vegetation shall be removed on areas other than the building sites and roads, as required by CalFire for fire suppression, or within 50 feet of an identified stream, tributary, or potential wetland area, or as otherwise regulated, whichever is greater.

With inclusion of Mitigation Measure 1, a less than significant impact would occur.

Conclusion: With mitigation incorporated, the proposed project would have a less than significant impact on agriculture and forestry resources. **(Less Than Significant Impact with Mitigation Incorporated)**

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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³ County of Mendocino Department of Agriculture. *Mendocino County 2015 Crop Report*. Accessed July 31, 2017. Available at: <https://www.mendocinocounty.org/home/showdocument?id=3274>.

⁴ Mendocino County Planning & Building Services. December 2016. *General Plan Classifications* [map].

⁵ Mendocino County Planning & Building Services. December 2016. *Zoning Display Map* [map].

⁶ County of Mendocino. *Mendocino County Zoning Regulations – Inland Zoning Code*. §20.056.020. 1991.

⁷ State of California. Department of Conservation. Division of Land Resource Protection. Farmland Mapping and Monitoring Program (2016). *California Important Farmland Finder*. Accessed July 6, 2017. Available at: <http://maps.conservation.ca.gov/ciff/>.

may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of any applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project is located within the North Coast Air Basin, consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. The project site is located within the Mendocino County Air Quality Management District (MCAQMD), which is responsible for enforcing the State and Federal Clean Air Acts as well as local air quality protection regulations.

The site currently contains a number of internal roadways and a potential parking area for 35 spaces, but otherwise is undeveloped. The following improvements are proposed:

- 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom
- One (1) central communal tent unit
- Two (2) central bathrooms, including one (1) ADA-compliant bathroom
- A commercial kitchen unit
- Two (2) 120 sf storage sheds
- Temporary travel coach for overnight staff person on duty
- Septic system to accommodate guest tents and communal tent
- Improved driveway entrances and internal access including 10-12 foot wide roads with pullouts (as required by CalFire)
- 34 parking spaces, include one (1) ADA parking space

Emissions from the project would be comprised of direct and indirect emissions. On-site emission sources at the site include stationary, mobile and fugitive sources. Direct emissions from on-site activities, including exhaust and fugitive dust, would result from operation of the transportation equipment. Indirect emissions would be produced by trucks and other vehicles, including visitors to the lodging, resort, and recreational facilities and workers, traveling to and from the project site.

The project and its emission sources are subject to MCAQMD rules and regulations contained in the most recent version of the *Rules and Regulations of the MCAQMD*. The MCAQMD has also identified significance thresholds for use in evaluating project impacts under CEQA, provided in Table 1, below.⁸

Table 1. MCAQMD Significance Thresholds

Criteria Pollutant and	Indirect Source	Project/Stationary Source
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⁸ Mendocino County Air Quality Management District (MCAQMD). *Adopted Air Quality CEQA Thresholds of Significance – June 2, 2010*. Available at: http://www.co.mendocino.ca.us/aqmd/pdf_files/MCAQMDCEQARecomendations.pdf.

Precursors	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tons/year)
ROG	180	40
NOx	42	40
PM10	82	15
PM2.5	54	10
Fugitive Dust (PM10/PM2.5)	same as above	
Local CO	125 tons/year	
Source: Mendocino County Air Quality Management District (MCAQMD). Adopted Air Quality CEQA Thresholds of Significance – June 2, 2010. Available at: http://www.co.mendocino.ca.us/aqmd/pdf_files/MCAQMDCEQARecomendations.pdf .		

a), b), c), d), and e) Less Than Significant Impact: Under the proposed project, 18 guest tent units on temporary wood platforms, 1 communal tent, restroom facilities, parking areas, storage sheds and an employee trailer would be established. Additionally, private events and/or weddings at the project site are also proposed. Since the proposed project would not involve a significant amount of new development on the project site, significant changes to the site's current air quality and greenhouse gas (GHG) emissions is not anticipated.

The project would not conflict with or obstruct implementation of any air quality plan. The MCAQMD is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). The most common source of PM10 is wood smoke from home heating or brush fires, and dust generated by vehicles traveling over unpaved roads. A *Particulate Matter Attainment Plan* was finalized in January 2005 by MCAQMD that provides regulations for construction and grading activities and unpaved roads. The project would be subject to current and future regulations adopted by MCAQMD under this Plan. Compliance with these regulations would ensure the project would not result in a substantial increase of PM10 within the vicinity of the site.

The site is located in a rural area with minimal development, consisting primarily of open agricultural lands. Even with the addition of resort and recreational facilities, and private events and/or weddings at the site, the project would not expose sensitive receptors to substantial pollutant concentrations, nor create objectionable odors affecting a substantial number of people. Additionally, there is no proposed use that would be anticipated to result in a significant increase of any criteria pollutant or threat to watercourses, given the limited number on-site.

As proposed, the project would not conflict with or obstruct implementation of an air quality plan, violate any air quality standard, contribute substantially to an existing or projected air quality violation, result in a cumulatively considerable net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, nor create objectionable odors affecting a substantial number of people. A less than significant impact would occur.

Conclusion: The proposed project would not result in significant air quality impacts. **(Less Than Significant Impact)**

<u>IV. BIOLOGICAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>IV. BIOLOGICAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Mendocino County is largely rural and forested and has a wide range of climates, topography, soils, and watershed conditions, all of which produce very diverse plant and animal communities. The Mendocino County General Plan Chapter 4 Resource Management includes policies related to biological resources. Under the project, per Mitigation Measure 1, vegetation shall not be removed on areas other than the building sites and roads, as required by CalFire for fire suppression.

Review of the California Natural Diversity Data Base (CNDDB) does not result in the immediate identification of any potential special status animal species.

The project was referred to the North Coast Regional Water Quality Control Board (NCRWQCB) and the California Department of Fish and Wildlife (CDFW) for review and comment on July 20, 2017. No response was received from either agency.

d) Less Than Significant Impact: Under the project, vegetation would not be removed on areas other than the building sites and roads, as required by CalFire for fire suppression. As such, much of the site will remain undisturbed, allowing for passive recreational activities and ensuring that to the extent possible unrecorded wildlife corridors are maintained. A less than significant impact would occur.

f) No Impact: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that apply to the site. Furthermore, the project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would occur.

Conclusion: The proposed project would not result in significant impacts to biological resources at the project site. **(Less Than Significant Impact)**

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Per Chapter 3 (Development Element) of the Mendocino County General Plan, the prehistory of Mendocino County is not well known. Native American tribes known to inhabit the County concentrated mainly along the coast and along major rivers and streams. Mountainous areas and the County's redwood groves were occupied seasonally by some tribes. Ten Native American tribes had territory in what is now Mendocino County. As European-American settlement occurred in the county, most of these tribes were restricted to reservations and rancherias. During the 19th century, other tribes from the interior of California were forced to settle on the Round Valley Reservation in the northeastern county. Today, there are ten reservations and rancherias in Mendocino County, most of which are inhabited by tribes native to the area. The first permanent non-native settlers came to Mendocino County in the middle of the 16th century, exploring and establishing small outposts. It was almost 300 years before the first permanent non-Spanish settlements in the county were established on the Mendocino coast north of Big River in April of 1852. Mendocino County's modern development was tied to the vast stands of coast redwood trees. Timber and agriculture were the mainstays of the County's economy from the 19th century into the 20th century, and many of the county's cities and towns were founded around these activities.⁹

Mendocino County General Plan Chapter 3 Development Element includes policies related to cultural resources.

Both Policy DE-115 and Mendocino County Code Chapter 22.12 (Archaeological Resources) include provisions for archaeological sensitivity review, field evaluations, impact mitigations, archaeological discovery, and human remain discovery protocols (MCC §22.12.050 – 22.12.100).

An archaeological survey report was prepared for the site by Thad M. Van Bueren, M.A., dated September 29, 2017. This report evaluated the entire site for any archaeological, historical, or cultural resources located within the 39 acre parcel. The archaeologist utilized a mixed strategy of archaeological survey techniques, but did not identify any archaeological or other historical resources within the subject property. The survey's only recommendation was to include a standard discovery clause as required in the County's archaeological ordinance.

On November 9, 2017, the Archaeological Commission reviewed and accepted the submitted survey. A standard condition was recommended that advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100.

a), b), c) and d) Less Than Significant Impact: Because the project is not expected to have an adverse impact on cultural resources, a standard condition was recommended that advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100.

⁹ Mendocino County General Plan, §3-7 (Cultural Resources). August 2009.

With incorporation of the discovery clause, the proposed project is found consistent with Mendocino County policies for protection of historic, archaeological, paleontological, and cultural resources, and a less than significant impact would occur.

Conclusion: The proposed project would not result in significant impacts to cultural resources. **(Less Than Significant Impact)**

<u>VI. GEOLOGY AND SOILS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Chapter 3 (Development Element) of the Mendocino County General Plan discusses the area's seismic hazards. Mendocino County is located just south of the Cascadia Subduction Zone and will likely be subjected to a strong earthquake in the foreseeable future. A number of faults are located throughout the county, including the San Andreas Fault in the southwest corner of the county, the Maacama Fault in the inland valley from Sonoma County to Laytonville, the Round Valley Fault in the northeastern part of the county, and the Etsel Ridge Fault in the eastern portion of the county (Mendocino County General Plan, 2009). Any structure built in Mendocino County will likely be subjected to seismic activity during its expected lifespan.

The site is not within an Earthquake Fault Zone.¹⁰ The nearest active fault to the project site is the Maacama Fault Zone, located approximately 5 miles west of the site.¹¹ Soils at the project site are classified as:

¹⁰ Mendocino County Planning & Building Services. *Earthquake Fault Zones* [map]. 1983. Accessed July 19, 2017. Available at: http://www.co.mendocino.ca.us/planning/pdf/E-Earthquake_Fault_Zones.pdf.

¹¹ Mendocino County Planning & Building Services. *Earthquake Fault Zones* [map]. 1983. Accessed July 19, 2017. Available at: http://www.co.mendocino.ca.us/planning/pdf/E-Earthquake_Fault_Zones.pdf.

- Maymen-Etsel-Snook complex, 30-75 percent slopes (160) with Eastern Rock Inclusions – is shallow and somewhat excessively drained with moderate permeability; the unit is mainly used as watershed, wildlife habitat and recreation area, according to the *Soil Survey of Mendocino County, Eastern Part, and Trinity County, Southwestern Part, California*.¹² This is the predominant soil type on the proposed site.¹³
- Pinole gravelly loam, 15-30 percent slopes (180) – very deep well drained soil. Among the common forest understory plants are manzanita, poison oak, soap plant, and Pacific madrone, all of which have been observed on-site. Permeability of this Pinole soil is moderately slow, but water capacity is high. Runoff is medium and the hazard of erosion is moderate.
- Maymen-Etsel-Hopland complex, 15 to 50 percent slopes (158) – shallow and somewhat excessively drained. This soil type appears to only exist along the northern ridge of the site.

a), b), c) Less Than Significant Impact: The project, as proposed, would not expose people or structures to potential substantial adverse effects, involving the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, and landslides. The project site is not located within an Earthquake Fault Zone.¹⁴ The nearest active fault to the project site is the Maacama Fault Zone, located approximately 5-miles west of the site.¹⁵ As previously discussed, any structure built in Mendocino County will likely be subjected to seismic activity during its expected lifespan; however, all structures must be constructed in accordance with the latest edition of the California Building Code, which includes provisions pertaining to seismic and geotechnical engineering. Additionally, the project site is not located within a mapped area with known landslides¹⁶.

The site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. A less than significant impact would occur.

d) and e) No Impact: The project site is not located on an expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

The site is not served currently by an existing on-site septic system. New septic systems will need to be developed for the planned uses to occur. A review of the soils identified on site does not reveal any soils incapable of supporting the use of septic tanks. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on geology and soils. **(Less Than Significant Impact)**

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹² United States Department of Agricultural, Natural Resources Conservation Service. *Soil Survey of Mendocino County, California, Western Part*. Issued 1999, Reissued 2006. Accessed July 19, 2017. Available at: https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA694/0/MendocinoWP_CA.pdf.

¹³ Mendocino County Planning & Building Services. December 2016. *Local Soils Map* [map].

¹⁴ Mendocino County Planning & Building Services. *Earthquake Fault Zones* [map]. 1983. Accessed July 19, 2017. Available at: http://www.co.mendocino.ca.us/planning/pdf/E-Earthquake_Fault_Zones.pdf.

¹⁵ Mendocino County Planning & Building Services. *Earthquake Fault Zones* [map]. 1983. Accessed July 19, 2017. Available at: http://www.co.mendocino.ca.us/planning/pdf/E-Earthquake_Fault_Zones.pdf.

¹⁶ State of California. Department of Conservation. Geologic Hazards, Landslides, Seismic Hazards Zonation Program, Landslide Inventory Map Series. *Landslide Inventory Maps*. Accessed July 24, 2017. Available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=landslides>.

The framework for regulating GHG emissions in California is described under Assembly Bill (AB) 32. In 2006, the California Global Warming Solutions Act (AB 32) definitively established the state's climate change policy and set GHG reduction targets (Health & Safety Code §38500 et seq.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions. Activities at the site would be subject to County Air Quality Management District (AQMD) regulations. Given the remote nature of the property and the local region it would likely serve, the project is not expected to significantly increase GHG in the area.

Under the project, additional improvements, glamping units, communal facilities and pathways would be added and constructed. The project also proposes to allow for private events and/or weddings on the site.

a) and b) Less Than Significant Impact: Construction activities associated with the construction of glamping units, driveway and roadway improvements, and accessory structures are not anticipated to generate significant GHG emissions or conflict with an applicable plan, policy or regulation. The proposed resort and recreational facilities and special events and/or weddings would be anticipated to result in increased GHG emissions at the project site, due to the higher intensity of use of the site. Construction activities at the site would be limited in scope and duration and would not contribute significantly to GHG emissions. Given the relatively small scale of the project, the proposed project would not have a measurable or considerable contribution to the cumulative GHG impact at the local, regional or state level. There are no adopted local plans for reducing the emission of GHGs. A less than significant impact would occur.

Conclusion: The proposed project would have a less than significant impact on greenhouse gas emissions. **(Less Than Significant Impact)**

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A "hazardous waste" includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117). According to this definition, fuels, motor oil, and lubricants typically used during quarry operations could be considered hazardous.

Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Multi-Hazard Mitigation Plan, Hazardous Waste Management Plan, and Operational Area Emergency Plan.

The project site does not include any known hazardous waste sites, as mapped by the State Water Resources Quality Control Board (SWRQCB)¹⁷ or the California Department of Toxic Substances Control (DTSC)¹⁸, nor are there any listed sites within the vicinity of the project site.

Proposed uses may involve the routine transport, use, and disposal of hazardous materials in small and limited quantities.. The use of hazardous materials on the project site would include, but not be limited to, construction materials, cleaning solvents and supplies, fuel, and lubricants, and would primarily be associated with construction of the proposed structures and roadway improvements, in addition to project operation, including transport equipment maintenance and operation, lodging and resort and recreational facility maintenance.

a) and b) Less Than Significant Impact with Mitigation Incorporated: Project operations will require the transport, use, handling, and disposal of hazardous materials in small and limited quantities, primarily associated with construction of the proposed structures and roadway improvements, in addition to project operation, including maintenance equipment and operation, lodging and resort and recreational facility maintenance. Compliance with local, state, and federal regulations would require continued compliance with all hazardous waste regulations and permits, which would reduce potential risks associated with the use and potential future storage of hazardous materials on the project site, in addition to accidental release of the hazardous materials.

No hazardous materials are currently stored on-site; however, a condition is recommended to ensure that any hazardous materials to be stored on-site would be stored within an approved container and would be stored in accordance with all laws and regulations. Additionally, a standard condition is recommended to require the Applicant to obtain all necessary permits from all federal, state, and local agencies with jurisdiction over the project.

c), d), e), and f) No Impact: There are no existing or proposed schools within one-quarter mile of the proposed project. There are no hazardous materials sites or other cleanups on site listed in the GeoTracker database maintained by the State Water Resources Control Board¹⁹ or the EnviroStor Database maintained by the

¹⁷ State Water Resources Quality Control Board. *GeoTracker*. Accessed July 19, 2017. Available at: <https://geotracker.waterboards.ca.gov/>.

¹⁸ State of California. Department of Toxic Substances Control. *EnviroStor*. Accessed July 19, 2017. Available at: <https://www.envirostor.dtsc.ca.gov/public/>.

¹⁹ State Water Resources Control Board. *GeoTracker*. Accessed July 19, 2017. Available at: <https://geotracker.waterboards.ca.gov/>.

California Department of Toxic Substance Control²⁰. No airport is located within 15 miles of the project site. The project is not within the vicinity of a private airstrip. No impact would occur.

g) and h) Less Than Significant Impact with Mitigation Incorporated: The project site is located within the California Department of Forestry and Fire Protection's (CalFire) State Responsibility Area (SRA)²¹, and is located within a high fire hazard severity zone²². Additionally, the site is located within the Wildland Urban Interface (WUI) area, and is entirely classified as "Uninhabited, Vegetated Uninhabited, No Vegetation."²³ Fire protection to the site is provided by CalFire.²⁴

The project site is located in a rural area and is accessed via a private access road off Pine Mountain Road, via Sonoma County. Currently, there are no full-time equivalent (FTE) employees employed at the site; however, upon full build-out of the project, more permanent employees would be necessary, but would vary depending on seasonal demand. Though no estimation was provided for the number of new employees that would be required, on-site staffing is anticipated given a review of the project proposal and site plan. It is anticipated that most employees would come from either Hopland or Cloverdale, as they are the closest major population centers to the site. The proposed project would increase the number of persons visiting the site, due to the proposed lodging and resort and recreational facilities, and private events and/or weddings, to allow for up to 15 private events and/or weddings per year with up to 150 guests at the site. Not all persons visiting the site would be anticipated to be from the local area. A condition is recommended that prior to Collective Retreat's first event, a comprehensive Event Plan be submitted and approved by the Department of Planning and Building Services that addresses guest transport, event safety, noise, guest rules and expectations, sanitation & waste management.

The Applicant submitted a State Fire Safe Regulations Application Form to CalFire (CalFire File Number 57-17) to ensure the project would comply with State standards for access and emergency response. CalFire conditioned the project to ensure adequate access and property maintenance regarding wildland fire protection. The Applicant would be required to have a clearly posted address, adequate driveway and roadway width for emergency response vehicles, install a fire hydrant system to provide adequate emergency water supply, and maintain defensible space for fire protection purposes. Revised requirements for the project were received from CalFire, dated November 15, 2017, which specified that a medical, fire, and evacuation plan would also be required for the project. The revised requirements were based on a site inspection and visit by Ryan Smith, Battalion Chief. CalFire provided a revised letter of conditions for approval on November 15, 2017. In that provided letter, CalFire clarifies that "the seasonal tent structures [*glamping tents*] will not require individual driveways if they are within 150 feet of a roadway or driveway access point."

Although proper precautions and measures would be taken during private events and/or weddings, the potential exists for wildland fire to inadvertently be ignited when equipment is utilized or outdoor camp fires are built near dry grassland, especially during periods of increased fire danger. Mitigation Measures 2 through 8 are recommended to ensure compliance with the requirements specified by CalFire to ensure proper emergency access and fire suppression is provided:

Mitigation Measure 2: An emergency plan, developed in accordance to California Fire Code (CFC) Chapter 4, including 408.8 for R1 occupancies and 408.12 for Organized Camps, shall be prepared. A medical, fire, and evacuation plan shall also be prepared specifically for proposed events, which may be prepared as a separate document, or as a separate section in the site's emergency plan.

Mitigation Measure 3: Revised site plans shall be provided to the California Department of Forestry and Fire Protection (CalFire) demarcating the following, as required by CalFire:

- a. Location of adequately sized driveway (minimum 10 feet wide) and fire access road (minimum two (2) 10 foot travel lanes) to meet the driveway standards: all driveways will maintain a minimum of one 10

²⁰ State of California. Department of Toxic Substances Control. *EnviroStor*. Accessed July 19, 2017. Available at: <https://www.envirostor.dtscc.gov/public/>.

²¹ Mendocino County Planning & Building Services. *Fire Responsibility Areas & Fire District Boundaries* [map]. Accessed July 19, 2017. Available at: http://www.co.mendocino.ca.us/planning/pdf/E-County_Fire_Districts_FRA_2.pdf.

²² Mendocino County Planning & Building Services. December 2016. *Fire Hazard Zones & Responsibility Areas* [map].

²³ Mendocino County Planning & Building Services. December 2016. *Wildland Urban Interface* [map].

²⁴ Mendocino County Planning & Building Services. December 2016. *Fire Hazard Zones & Responsibility Areas* [map].

foot traffic lane with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet;

- b. Location of fire hydrant(s) to be installed on the project site; and
- c. Location(s) of building(s) with occupancy load(s) in excess of 50 persons, which are subject to "assembly occupancy" codes.

Mitigation Measure 4: A separate fire protection water system site plan shall be prepared and designed to support adequate structural firefighting, and wildfire protection with a minimum of 5,000 gallons of water dedicated to fire suppression. The fire protection water system site plan shall be submitted to CalFire for review for accuracy and compliance with requirements. Installation shall be completed prior to the issuance of occupancy permits for the proposed buildings.

Mitigation Measure 5: If campfires are to be permitted on-site, designated fire pits for campfires shall be constructed and installed on the property. Signs shall be posted near the installed fire pits stating that campfires are permitted only within the designated locations with installed fire pits.

Mitigation Measure 6: All units and structures, including seasonal tent structures shall be equipped with an approved minimum 5BC rating fire extinguisher

Mitigation Measure 7: All units and structures, including seasonal tent structures shall be clearly marked with internal reflectorized signage, contrasting with background color clarifying their use and purpose.

Mitigation Measure 8: Defensible space is required – flammable vegetation is to be removed 30 feet around each tent unit/structure plus an additional 70 foot fuel reduction zone for total defensible space of 100 feet.

With incorporation of Mitigation Measures 2 through 8, a less than significant impact would occur.

Conclusion: With mitigation incorporated, the proposed project would not result in significant hazardous materials impacts. **(Less Than Significant Impact with Mitigation Incorporated)**

<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100 year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100 year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

According to the Mendocino County General Plan, the most critical surface water quality problem in Mendocino County is sedimentation. Major sources of sediment include erosion from barren or poorly vegetated soils, erosion from the toes of slides along stream channels, and sediments from roads. Manmade sources of sedimentation are a byproduct of current and historical land uses, including logging, agriculture, mining, processing of alluvial aggregate material, road construction and erosion from unpaved roads, and other development-related projects within the county. The Mendocino County General Plan Chapter 4 Resource Management Element includes policies related to protection of environmentally sensitive habitat areas and maintaining water quality by minimizing adverse effects of waste water dischargers, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The subject property does feature a natural spring, which is to be utilized as a water source by Collective Retreats, but otherwise no apparent surface water features are located on the site. Potable water at the project is and would continue to be provided by an on-site spring. An existing pumphouse (BU_1999-1134) is associated with the natural spring. The adjacent property to the west contains a pond, and a minor perennial tributary of Sulfur Creek, which provides a seasonal source of surface water to local areas downstream in Sonoma County.

Since acquiring the property the current owner has maintained records regarding output and production of the naturally occurring spring. Throughout the course of the year, production of the spring fluctuates. However, the amount of water available to this development appears sufficient based on a review of provided documentation from the owner. The applicant is open to additional on-site water storage, if required by the Division of Environmental Health. Similar to other projects, a condition is recommended the applicant shall demonstrate adequate water supply to the Division of Environmental Health.

a) and b) c), d), e) and f) Less Than Significant Impact: The proposed project would not violate any water quality standards or waste discharge requirements. All necessary permits for the on-site wells and septic system have been obtained from Department of Environmental Health (DEH) and any improvements would require approval from DEH. Additionally, as conditioned by DEH, chemical toilets would only be used on-site during private events.

The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. A less than significant impact would occur. Furthermore, the project would not substantially alter the existing drainage pattern of the site, resulting in substantial erosion, siltation, or flooding; create or contribute runoff water which would exceed the capacity of the existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or substantially degrade water quality.

g), h), i), and j) No Impact

Though the project would develop improvements on the site, the project site is not located within a 100-year flood zone and is classified as an "Area of Minimal Flood Hazard (Zone X)".²⁵ The site is also located outside of a dam or levee failure inundation hazard zone. Additionally, since the project site is located far inland from the coast and is not located near any substantial water bodies, the proposed project is not in an area where seiches, tsunamis, or mudflows are likely to occur. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on hydrology and water quality.
(Less Than Significant Impact)

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is currently designated as Range Lands with a 160-acre minimum parcel size (RL160) under the Mendocino County General Plan, and is zoned as Rangeland (RL) under Mendocino County Inland Zoning Code. The site is located in a rural area with minimal development, consisting primarily of open agricultural lands.

The project involves a Major Use Permit, per Section 20.060.025(C) of the Mendocino County Inland Zoning Code, to establish Transient Habitation (Resort and Recreational Facilities) on the project site and allow for the creation of 18 glamping units and 1 central communal tent unit. The Major Use Permit would also authorize ancillary components of the project, including: the construction of two (2) central bathrooms, including one (1) ADA-compliant bathroom, a commercial kitchen unit, two (2) 120 sf storage sheds, temporary travel coach for overnight staff person on duty, septic system to accommodate guest tents and communal tent, and electricity and water to each guest unit and communal tent.

The project will allow up to 15 temporary private events per year with up to 150 guests. Additionally, the project would allow for Collective Retreats the ability to serve and sell beer, wine and liquor at the Retreat to guests and patrons, after obtaining the appropriate state permits and permission from the California Department of Alcoholic Beverage Control.

a), b), and c) No Impact: Though the project, as proposed, would create new uses, the project would not divide an established community. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Additionally, the project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

Conclusion: The proposed project would have no impact on land use and planning. **(No Impact)**

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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²⁵ United States Department of Homeland Security. Federal Emergency Management Agency (FEMA). *Flood Insurance Rate Map* (Map No. 06045C1675F, effective 6/2/2011). Accessed July 25, 2017. Available at: <https://msc.fema.gov/portal/search>.

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A variety of minerals resources are known to exist in the County. The most predominant minerals found in Mendocino County are aggregate resources, primarily sand and gravel. Three sources of aggregate materials are present in Mendocino County: quarries, instream gravel, and terrace gravel deposits.²⁶

a) and b) No Impact: The proposed project would not result in the loss of a known mineral resource that would be of value to the region and the residents of the state. Additionally, the property does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact would occur.

Conclusion: The proposed project would have no impact to known mineral resources. **(No Impact)**

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Acceptable levels of noise vary depending on the land use. In any one location, the noise level will vary over time, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment.

Generally speaking, land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use where people live, sleep, and study is generally

²⁶ County of Mendocino. *Mendocino County General Plan*. §4-8 (Mineral Resources). August 2009.

considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise-sensitive. Major noise sources in Mendocino County consist of highway and local traffic, railroad operations, airports, commercial and industrial uses, and recreation and community facilities. Highways with traffic that generate significant noise include U.S. Highway 101 and the State Routes (1, 20, 128, 162, 175, and 253).

The County has an identified noise standard within the County General Plan to ensure noise compatibility between land uses. The project is subject to the noise standards found in the County General Plan including:

- The Exterior Noise Level Standards (Table 3-J) General Plan Policy DE-100
- The Noise Compatibility Guidelines (Table 3-K) General Plan Policy DE-101
- Maximum Acceptable Interior Noise Levels (Table 3-L) General Plan Policy DE-103

Additionally, Appendix C (Exterior Noise Limit Standards) of the Mendocino County Inland Zoning Code establishes exterior noise level limit standards that shall not be exceeded more than 30 minutes in any hour.

The site is located in a rural area with minimal development, consisting primarily of open agricultural lands. There is one adjacent residence. Temporary construction noise associated with the project would result from construction of the resort and recreational facilities, in addition to the necessary driveway and roadway improvements. Upon build out of the project, noise anticipated at the site would be associated with operation of the lodging and resort and recreational facilities, including an increased number of visitors to the site. Increased noise levels are expected during temporary private events and/or weddings to be held at the site (a maximum of 15 events annually); however, weddings events would typically occur over the weekend and amplified music would be played in accordance to all rules and regulations pertaining to acceptable times and sound levels.

a), b), c), and d) Less Than Significant Impact: Construction noise can be significant for short periods of time at any particular location and generates the highest noise levels during grading and demolition. Typical hourly average construction generated noise levels are approximately 80 to 85 dBA measured at a distance of 50-feet from the site during busy construction periods. With the exception of short-term construction related noise, the proposed development would not create a new source of noise that would impact the community.

Given the small size of the project, it is anticipated that the effects of construction noise levels and vibration would be less than significant through the implementation of standard permit conditions and would be temporary in nature. Standard permit conditions require limiting construction hours within 500 feet of residential uses to the hours of 7:00 am and 7:00 pm weekdays, using quiet models of air compressors and other stationary noise sources where technology exists, use of mufflers on all internal combustion engine driven equipment, and locating staging areas as far away as possible from noise sensitive land use areas.

Upon build out of the site, operational noise would be associated with use and operation of the lodging and resort and recreational facilities, including an increased number of visitors to the site. A substantial permanent increase in noise levels is not anticipated. Increased noise levels are expected during the expanded temporary private events and/or weddings to be held at the site (a maximum of 15 events annually). As provided in the project application materials, no wedding event would last more than three (3) evenings and would most likely occur over a weekend, with Friday evening typically being the wedding rehearsal and Saturday the actual wedding and reception event. The setup and breakdown for each event would occur immediately prior to and following each temporary event. Amplified music for all events would be required to not be played at a level that exceeds 50 dBA for more than thirty minutes of any hour at the property lines of the subject parcel and would be restricted before 7:00am and after 10:00pm, per Appendix C of the Mendocino County Inland Zoning Code.

Additionally, a condition is recommended to require the Applicant install signage along the property's western and southern boundaries to ensure site visitors and wedding guests stay within the site. A less than significant impact would occur.

e) and f) No Impact: No airport is located within 15 miles of the project site. The project is not within the vicinity of a private airstrip. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on noise. **(Less Than Significant Impact)**

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a), b), and c) No Impact: The project site is located in a very rural area. The proposed project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere, since no existing housing units would be removed under the project. No impact would occur.

Conclusion: The proposed project would have no impact on population and housing. **(No Impact)**

<u>XIV. PUBLIC SERVICES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Medical Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located within the State Responsibility Area (SRA) and is classified as a high fire hazard area.²⁷ Fire protection to the site is provided by the California Department of Forestry and Fire Protection (CAL FIRE).²⁸ The site is located within a high fire hazard severity zone.²⁹ The nearest fire station to the site is located in the City of Cloverdale. CalFire also maintains a facility at Boggs Mountain. As the project site is located within unincorporated Mendocino County, police protection services for the site are provided by the Mendocino County Sheriff's Department.

²⁷ Mendocino County Planning & Building Services. *Fire Hazard Zones & Responsibility Areas* [map]. December 2016.

²⁸ Mendocino County Planning & Building Services. *Fire Hazard Zones & Responsibility Areas* [map]. December 2016.

²⁹ Mendocino County Department of Planning & Building Services. December 2016. *Fire Hazard Zones & Responsibility Areas* [map].

a.1) through a.6) Less Than Significant Impact: The demand on fire protection, police protection, medical services, schools, parks, and other public facilities (e.g., libraries) is not anticipated to significantly increase with the implementation of the project. The proposed project would not be anticipated to induce substantial population growth in the area. Since construction activities would only be temporary, it is anticipated that these workers would be local. The additional part-time labor that would be necessary during peak seasons would also be anticipated to be from the local region, since the work would be temporary and seasonal in nature. Additionally, while the expanded lodging and resort and recreational facilities would increase the amount of visitors to the site, these activities would only be temporary in nature. Therefore, a less than significant impact would occur.

Conclusion: The proposed project would have a less than significant impact on public services in the project area. **(Less Than Significant Impact)**

<u>XV. RECREATION.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mendocino County provides parklands, open space, and community facilities for public recreation and community services. Park and recreation facilities vary in size, use, and type of service and provide for regional and neighborhood uses. There are several State and County recreational facilities within the vicinity of the project site, including but not limited to: Mendocino County Fairgrounds, Indian Creek County Park, Hendy Woods State Park, Malliard Redwoods State Natural Reserve, and South Cow Mountain Off-Highway Vehicle (OHV) Recreation Area. Additionally, the proposed project would provide additional resort and recreational facilities within the County. As provided in the application materials, guests would be encouraged to hike throughout the property and connect with area recreational facilities both in Mendocino and Sonoma Counties.

a) Less Than Significant Impact: While an increased number of visitors to the site would be anticipated, their visits would be temporary in nature. Since the project would provide recreational facilities on-site, the project would not be anticipated to substantially increase the use of existing neighborhood or regional parks or other recreational facilities within the vicinity of the site and a less than significant impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated: With inclusion of standard permit conditions and Mitigation Measures, potential impacts on the environment associated with construction of the expanded lodging and resort and recreational facilities on the project site would be reduced and a less than significant impact would occur.

Conclusion: With mitigation incorporated, the proposed project would not significantly adversely affect recreational facilities in the project area. **(Less Than Significant Impact with Mitigation Incorporated)**

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within unincorporated Mendocino County, approximately 3 miles northeast of the City of Cloverdale (Sonoma County) and approximately 5 miles southeast of the Community of Hopland. Access can only feasibly occur through Sonoma County, via the combination of a private road and Pine Mountain Rd. Access to the site is provided by a private road. Expectations for pedestrian access are minimal. There are no sidewalks that are adjacent to the site at this time. Direct access to the site is provided via an internal 10 foot wide gravel ranch road and driveways. The proposed project includes several driveway and roadway improvements, including:

- Driveway standard – all roads serving the project are required to meet the driveway standards: all driveways will maintain a minimum of one 10 foot traffic lane with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet

Though no estimation was provided for the number of new employees that would be required for the lodging and resort and recreational facilities in the project application materials, a significant increase in staffing would not be anticipated. Additional parking for events will need to be facilitated off-site, and addressed prior to the first event held by Collective Retreats. A condition is recommended that the applicant submit an off-site parking plan for temporary events to the Department of Planning and Building Services to mitigate any additional traffic concerns presented by permitted gatherings.

Several agencies were invited to provide comment on the proposed project, including the Mendocino County Department of Transportation (MCDOT), Sonoma County, the Mendocino County Addresser, and CalFire. With the exception of Sonoma County, all agencies provided feedback and recommended conditional approval of the project.

a), b), and f) Less Than Significant Impact: Though the project is anticipated to create additional traffic trips to the site, the amount of traffic anticipated would not cause the proposed project to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, conflict with an applicable congestion management program, or conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. A less than significant impact would occur.

c), d), and e) No Impact: The project would not result in any change to air traffic patterns. Additionally, the project would not increase hazards due to a design feature or, as conditioned, result in inadequate emergency access, as all roadway and driveway improvements would be constructed in accordance with all MCDOT and CalFire standards. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on transportation and traffic. **(Less Than Significant Impact)**

<u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Per Chapter 3 (Development Element) of the Mendocino County General Plan, the prehistory of Mendocino County is not well known. Native American tribes known to inhabit the County concentrated mainly along the coast and along major rivers and streams. Mountainous areas and the County's redwood groves were occupied seasonally by some tribes. Ten Native American tribes had territory in what is now Mendocino County. The entire southern third of Mendocino County was the home of groups of Central Pomo. To the north of the Central Pomo groups were the Northern Pomo, who controlled a strip of land extending from the coast to Clear Lake. The Coast Yuki claimed a portion of the coast from Fort Bragg north to an area slightly north of Rockport. They were linguistically related to a small group, called the Huchnom, living along the South Eel River north of Potter Valley. Both of these smaller groups were related to the Yuki, who were centered in Round Valley. At the far northern end of the county, several groups extended south from Humboldt County. Their territory of the Cahto was bounded by Branscomb, Laytonville, and Cummings. The North Fork Wailaki was almost entirely in Mendocino County, along the North Fork of the Eel River. Other groups in this area included the Shelter Cove Sinkyone, the Eel River, and the Pitch Wailaki.³⁰

³⁰ Mendocino County General Plan, §3-7 (Cultural Resources). August 2009.

As discussed under Section V (Cultural Resources), above, an archaeological survey report was prepared for the site by Thad M. Van Bueren, M.A., dated, September 29, 2017. This report evaluated the entire site for any archaeological, historical, or cultural resources located within 39 acre parcel. The archaeologist utilized a mixed strategy of archaeological survey techniques, but did not identify any archaeological or other historical resources within the subject property. The survey's only recommendation was that a standard discovery clause as required in the County's archaeological ordinance.

As indicated in the staff report, this project was referred to the three local tribes, including the Sherwood Valley Band of Pomo Indians, Cloverdale Rancheria, and the Redwood Valley Rancheria. Responses were received from two tribes, but no substantive comments were received that required additional action to protect tribal resources.

On November 9, 2017, the Archaeological Commission reviewed and accepted the submitted survey. A standard condition was recommended that advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100.

a.i) and a.ii) Less Than Significant Impact: Because the project is not expected to have an adverse impact on cultural resources, a standard condition was recommended that advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100. Overall, this proposed project is found consistent with Mendocino County policies for protection of historic and tribal cultural resources.

With incorporation of the discovery clause, the proposed project is found consistent with Mendocino County policies for protection of historic, archaeological, paleontological, and cultural resources, and a less than significant impact would occur.

<u>XVIII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On-Site Water and Septic Systems: Documentation of the on-site water source has been maintained by the landowner. A review of these records indicate sufficient capacity and flow to meet increased demands, however, additional storage has been considered to mitigate potential issues with seasonality.

Conditions are recommended to require the submission of information necessary to demonstrate an adequate water supply and septic suitability for the proposed project to Department of Environmental Health, in addition to a condition limiting the use of chemical toilets to each private event and/or wedding to be held at the project site.

Storm Drainage System: The storm drainage system is maintained by the Mendocino County Department of Transportation (MCDOT); however, no storm drainage facilities currently existing within the vicinity of the project site. The project is subject to Mendocino County Ordinance No. 4313 *Storm Water Runoff Pollution Prevention Procedure* (Mendocino County Code Chapter 16.30 et seq.), which requires that, "...any person performing construction and grading work anywhere in the County shall implement appropriate Best Management Practices to prevent the discharge of construction waste, debris or contaminants from construction materials, tools and equipment from entering the storm drainage system." This ordinance was developed and adopted by Mendocino County to comply with requirements of the County's Phase II Municipal Separate Storm Sewer System (MS4) General Permit administered by the State Water Resources Control Board (SWRCB).³¹

Solid Waste: Currently, there are no remaining operating landfills in Mendocino County. Solid waste generated in the County is exported for disposal to the Potrero Hills Landfill in Solano County. Mendocino County's solid waste disposal system has shifted to a system of eight small volume transfer stations and two large volume transfer stations that receive waste for export. Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in the Mendocino County General Plan emphasize source reduction and recycling of hazardous wastes, and express a preference for onsite hazardous waste treatment over offsite treatment.³²

a), b), c), d), f), and g) Less Than Significant Impact: The project site is not located with any community services district that provides for community water or wastewater service. The site maintains no existing septic system, but does have dedicated water access from a naturally occurring spring. It is anticipated that the new seasonal glamping units, and expanded resort and recreational facilities, and private events and/or weddings, would increase the amount of water required for day-to-day operations at the site. However, the site is served by a naturally occurring spring with sufficient capacity to support expanded operations.

Since all on-site septic systems would need to be approved by DEH, the project would not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. Additionally, though the project may require new water wells and/or new or expanded septic systems to serve the proposed project, these facilities would be located solely within the boundaries of the project site and would be constructed in compliance with all Water Board and DEH regulations and conditions to ensure significant impacts to the environment would not occur. These facilities are defined and associated with

The proposed project is located in a rural area that is not served by existing solid waste providers. An increase in solid waste would be generated at the site due to operations; however, the Potrero Hills Landfill in Solano County has adequate capacity to serve the proposed project. As such, a less than significant impact would occur.

e) No Impact: Since the project site is not located within the boundaries of a wastewater service provider, no impact would occur.

Conclusion: The proposed project would have a less than significant impact on utilities and service systems. **(Less Than Significant Impact)**

³¹ County of Mendocino Department of Transportation. *Water Pollution Control Plan Guidelines*. December 2014. Accessed July 24, 2017. Available at: http://www.co.mendocino.ca.us/dot/pdf/WPCP_Guidelines_12-14.pdf.

³² Mendocino County General Plan. August 2009. Chapter 3 (Development Element). Section 3-11 (Solid Waste and Hazardous Waste and Materials Management).

<u>XIX. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

Potential environmental impacts associated with the resort and recreation facilities and expanded private events, in addition to the driveway and roadway improvements proposed under the project, have been analyzed in this document and mitigation has been included that ensures impacts can be held to a less than significant level.

a) Less Than Significant Impact: Based on the findings in this Initial Study and as conditioned, the proposed project would have a less than significant impact related to the potential to degrade the quality of the environment, substantially reduce habitat values, or otherwise impact listed species. Furthermore, the proposed project would not eliminate important examples of California history or prehistory. Potential environmental impacts from the construction of this project have been analyzed in this document and mitigation has been included that ensures impacts can be held to a less than significant level. A less than significant impact would occur.

b) Less Than Significant Impact: No cumulative impacts have been identified as a result of the proposed project. Individual impacts from the project would not significantly contribute to cumulative impacts in the area. A less than significant impact would occur.

c) Less Than Significant Impact: Based on the findings in this Initial Study and as conditioned, the project would not have environmental effects that would cause substantial adverse effects on human beings either directly or indirectly. The proposed project is consistent with the General Plan and zoning requirements. Potential environmental impacts from the construction of the project site have been analyzed in this document and mitigation has been included that ensures impacts can be held to a less than significant level. A less than significant impact would occur.

DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

DATE

JESSE DAVIS, PROJECT PLANNER

Resolution Number _____

County of Mendocino
Ukiah, California
DECEMBER 21, 2017

U_2017-0009 COLLECTIVE HOTELS & RETREATS INC. (BENDAN LLC)

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE
OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND
GRANTING APPROVAL OF A MAJOR USE PERMIT.

WHEREAS, the applicant, Collective Hotels & Retreats Inc., filed an application for a Major Use Permit with the Mendocino County Department of Planning and Building Services to establish a Resort and Recreational Facility, 3± miles northwest of Cloverdale, situated north of the Sonoma-Mendocino County border. Located at 33380 Pine Mountain RD. (APN: 050-470-45-00); General Plan RL160; Zoning RL:160; Supervisorial District 5; (the "Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on November 21, 2017 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on December 21, 2017, at which time the Project was heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings;

1. General Plan Findings: The subject properties are classified Range Lands (RL) under the Mendocino County General Plan. The proposed use related to recreation is consistent with the General Plan.
2. Zoning Findings: The subject property is zoned Rangeland, 160-Acre Minimum (RL:160). The project, which comprises Transient Habitation — Resort and Recreational Facilities, is consistent with the uses subject to a Major Use Permit per Section 20.060.025(C) of the Mendocino County Code.
3. Use Permit Findings: The Planning Commission approves U_2017-0009 subject to the conditions of approval recommended by staff, and further finding:
 - a. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

The project site is accessed via a private internal gravel roadway network off of Pine Mountain Rd. The Mendocino County Department of Transportation (MCDOT), and CalFire have reviewed the project and have provided conditions to ensure appropriate site improvements are installed. All the above agency conditions have been incorporated into the project Conditions of Approval. With the incorporation of these conditions, this finding can be made.

- b. That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the

county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.

The project site is located in a rural area along the Mendocino County and Sonoma County border. The site is in an area sparsely developed with residential improvements on large, Rangeland zoned parcels. With the application of protective and operational conditions through this Use Permit, it is not anticipated that the project would create a public nuisance, and therefore, this finding can be made.

- c. That such use preserves the integrity of the zoning district.

Through granting a Major Use Permit, to authorize the proposed use of Transient Habitation – Resort and Recreation Facilities, and as conditioned, the project would be in conformance with the Rangeland (RL) zoning district and would not undermine the integrity of the zone.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Mitigated Negative Declaration. This certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Major Use Permit subject to the Conditions of Approval in Exhibit “A”, attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission's action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: Victoria Davis
Commission Services Supervisor

By:_____

BY: Ignacio Gonzalez
Interim Director

Madelin Holtkamp, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

U_2017-0009

December 21, 2017

Major use permit to allow for development of a campground with 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom, and 1 communal tent on 39 acres of rangeland, and hold 15± temporary private events per year. Associated improvements include construction of a parking area for guests, storage sheds, and employee trailer.

APPROVED PROJECT DESCRIPTION: The applicant, *Collective Retreats*, proposes a Major Use Permit, per Section 20.060.025(C) of the Mendocino County Code, to establish Transient Habitation (Resort and Recreational Facilities) on a parcel under the R-L (Rangeland) District. This permit would allow for the following development:

- 18 guest tent units on temporary wood platforms, each with an individual bathroom unit, including one (1) ADA-compliant tent unit with bathroom
- One (1) central communal tent unit
- Two (2) central bathrooms, including one (1) ADA-compliant bathroom
- A commercial kitchen unit
- Two (2) 120 sf storage sheds
- Accessory trailer or travel coach for overnight staff person on duty travel coach for overnight staff person on duty
- Septic system to accommodate guest tents, communal tent and staff trailer.
- Electricity and water to each guest unit and communal tent
- Improved driveway entrances and internal access including 10-12 foot wide roads with pullouts (as required by CalFire)
- Serving and sale of beer, wine and liquor at the Retreat to guests and patrons
- 34 parking spaces, including one (1) ADA parking space.

The project will allow up to 15 temporary private events per year:

- All events will follow appropriate noise ordinances, lighting requirements and other requirements of the County of Mendocino.
- Events may host up to 150 guests per event
- Types of events include weddings and other celebrations, educational lectures, private dinners, and corporate retreats.
- Portable toilets may be utilized for temporary events to supplement on-site facilities.
 - If utilized, portable toilets will be set back a minimum of 100 feet from all property lines.

Fire protection standards will be implemented as required by CalFire:

- Driveway standard – all roads serving the project are required to meet the driveway standards: all driveways will maintain a minimum of one 10 foot traffic lane with 14 feet unobstructed horizontal clearance and unobstructed vertical clearance of 15 feet
- Defensible space – flammable vegetation removed 30 feet around each tent unit/structure plus an additional 70 foot fuel reduction zone for total defensible space of 100 feet
- Emergency water supply - 5000 gallons of on-site water storage used exclusively for fire protection; separate fire supply line and hydrant system
- Emergency Action Plan (EAP) – an EAP will be prepared to address medical, fire and evacuation procedures, and receive CalFire approval.

Under the project, vegetation would not be removed on areas other than the building sites and roads, as required by CalFire for fire suppression. The project would be developed in a single phase.

CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by “”):**

STANDARD CONDITIONS OF APPROVAL:

1. This permit shall become effective after all applicable appeal periods have been expired or appeal processes exhausted. Failure of the permittee to make use of this permit within two (2) years or failure to comply with payment of any fees within specified time periods shall result in the automatic expiration of this permit.
2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
3. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith be mandatory, unless a modification has been approved by the Planning Commission.
4. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one (1) or more of the following grounds, and any such revocation shall proceed as specified in Title 20 of the Mendocino County Code:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.

Any such revocation shall proceed as specified in Title 20 of the Mendocino County Code.

5. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
6. This permit is subject to the securing of all necessary permits for the proposed development and eventual use from County, State and Federal agencies having jurisdiction. Any requirements imposed by an agency having jurisdiction shall be considered a condition of this permit. The requirements set forth in the below noted letters shall be adhered to. Said letters are on file with the Department of Planning and Building Services:
 - a. County of Mendocino Department of Transportation (DOT): September 1, 2017
 - b. CalFire: November 15, 2017
 - c. Mendocino County Environmental Health (EH)-Food Safety: August 31, 2017
 - d. Mendocino County Environmental Health (EH)-Land Use: November 17, 2017
 - e. County of Mendocino Department of Building: September 9, 2017

AGRICULTURAL/FOREST RESOURCES:

7. **Existing trees and vegetation located on the site shall be preserved. Except on advice by an arborist or qualified tree-care professional, no vegetation shall be removed on areas other than the building sites and roads, as required by CalFire for fire suppression. This condition shall remain in effect for the life of the project.

AIR QUALITY:

8. The access road, driveway, parking areas, and interior circulation routes shall be maintained in such a manner as to ensure minimum dust generation subject to AQMD Regulation 1 Rule 430 (Fugitive Dust Emissions). All grading must comply with AQMD Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with AQMD regulations regarding asbestos content.
9. Driveways and parking areas on the site shall be surfaced with gravel or other material sufficient to control dust and provide a durable all-weather surface.
10. Demolition or renovation of structures may require asbestos clearance and notification to the Air Quality Management District. **TIMING AND REQUIREMENTS:** Prior to approval of any demolition permits by the Department of Planning and Building Services (PBS), the applicant shall submit a copy of the National Emissions Standards for Hazardous Air Pollutants (NESHAP) clearance from the Air Quality Management District to PBS.

BIOLOGICAL RESOURCES / GEOLOGY AND SOILS:

11. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$ 2,266.25 OR CURRENT FEE shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services by or prior to December 29, 2017 at 5:00 p.m.).** Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has “no effect” on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. The applicant has the sole responsibility to insure timely compliance with this condition.
12. No material shall be placed into or where it may pass into any stream or watercourse in quantities which would be deleterious to fish, wildlife or other beneficial uses.

CULTURAL RESOURCES:

13. In the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of MCC Chapter 22.12.090 “Discoveries” relating to archaeological discoveries have been satisfied.

HAZARDS AND HAZARDOUS MATERIALS:

14. Best Management Practices regarding the proper storage and handling of hazardous materials and hazardous wastes should be employed. A Hazardous Materials Management Plan (HMMP) is required if any hazardous material/waste onsite exceeds 55 gallons (liquid), 500 lbs (solids), or 200 cubic feet (gases) in quantity.
15. ******An emergency plan, developed in accordance to California Fire Code (CFC) Chapter 4, including 408.8 for R1 occupancies, shall be prepared. A medical, fire, and evacuation plan shall also be prepared specifically for proposed events, which may be prepared as a separate document, or as a separate section in the site’s emergency plan.

TIMING: The applicant shall submit said emergency plan for review and acceptance by CalFire. Prior to issuance of Building Permits, evidence of acceptance of the plan by CalFire shall be submitted to PBS.

16. **Revised site plans shall be provided to the California Department of Forestry and Fire Protection (CalFire) which show the following, as required by the two agencies:
- a. Location of adequately sized driveway (minimum 10 feet wide) and fire access road (minimum two (2) 10 foot travel lanes);
 - b. Location of fire hydrant(s) to be installed on the project site; and
 - c. Location(s) of building(s) with occupancy load(s) in excess of 50 persons, which are subject to "assembly occupancy" codes.
- TIMING:** Prior to issuance of Building Permits, the applicant shall submit proof that the revised site plans have been submitted, reviewed and accepted by CalFire.
17. **A separate fire protection water system site plan shall be prepared and designed to support adequate structural firefighting, sprinkler system(s), and wildfire protection. The fire protection water system site plan shall be submitted to CalFire for review for accuracy and compliance with requirements. **TIMING:** Installation shall be completed prior to the issuance of occupancy permits for the proposed buildings.
18. **If campfires are to be permitted on-site, designated fire pits for campfires shall be constructed and installed on the property. Signs shall be posted near the installed fire pits stating that campfires are permitted only within the designated locations with installed fire pits.
19. ** All units and structures, including seasonal tent structures shall be equipped with an approved minimum 5BC rating fire extinguisher.
20. ** All units and structures, including seasonal tent structures shall be clearly marked with internal reflectorized signage, contrasting with background color clarifying their use and purpose. The seasonal tent structures [*glamping tents*] will not require individual driveways if they are within 150' of a roadway or driveway access point."

HYDROLOGY AND WATER QUALITY:

21. The applicant shall demonstrate adequate water supply to the Division of Environmental Health.
22. Adequate on-site wastewater disposal shall be provided for all structures, including *Glamping Units*. **TIMING:** Prior to issuance of Building Permits, this requirement shall be demonstrated to the satisfaction of the Division of Environmental Health.
23. Use of portable chemical toilets shall be limited to the duration of each private event and/or wedding.

TRANSPORTATION/CIRCULATION:

24. Existing or proposed ranch roads providing access shall be improved with 8 inches of new Class 2 aggregate base rock. The base rock shall be moisture conditioned and compacted. The roads shall be improved to provide a minimum width of twenty-two (22) feet to provide for two-way traffic flow to support emergency vehicle and civilian egress. New or replaced culverts shall be a minimum of 18 inches in diameter. Where the road grade exceeds sixteen (16) percent, the roadway shall be paved with a double chip seal surfacing. Where a minimum road width of twenty-two (22) feet cannot be achieved, roadway turnouts shall be constructed a minimum 400 feet apart and be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end (Per California Board of Forestry and Fire Protection SRA Fire Safe Regulation, 1273.06).

The above road improvements shall be constructed in accordance with improvement plans prepared by a California Registered Civil Engineer and approved by the Mendocino County Department of Transportation. In appropriate situations, when specifically requested and approved in advance by the County Engineer, required improvements may be constructed without formal improvement plans. If so

approved, all work must be completed under the direct supervision and control of a California Registered Civil Engineer who, upon completion of the improvements, shall file a report with the Mendocino County Department of Transportation verifying the road improvements have been constructed in substantial compliance with the prescribed minimum standards and accepted industry practices.

25. Prior to hosting a temporary event the applicant will submit a comprehensive *Event Plan* to the Department of Planning and Building Services for approval that addresses guest transport, event safety, noise, guest rules and expectations, sanitation & waste management.

CONSTRUCTION WASTE MANAGEMENT:

26. Prior to issuance of Building Permits, the applicant shall submit a Construction Waste Management Plan for review and acceptance by the Department of Planning and Building Services.
27. Prior to final inspection of the first building permit associated with the project, the applicant shall contract with a commercial solid waste disposal service to provide disposal services. The applicant shall provide documentation of the contract for review and acceptance by the Department of Planning and Building Services.

USE PERMIT CONDITION ACKNOWLEDGEMENT:

28. To ensure the terms and conditions of this use permit are understood by the applicant, an acknowledgement form shall be submitted to the Department of Planning and Building Services.
TIMING AND REQUIREMENTS: Prior to commencement of use authorized under Use Permit U_2017-0009 or issuance of any building permits associated with said Use Permit, the applicant shall submit a signed statement acknowledging the review and full understanding of all terms and conditions associated with project approval and ongoing condition compliance.
29. It shall be the responsibility of the applicant to ensure that contractors engaged to perform work on the site are aware of the conditions of this permit and that all work performed is in compliance with applicable conditions.

COMMERCIAL IMPROVEMENT AND GLAMPING UNIT REQUIREMENTS:

30. Plans for new structures, buildings and/or remodeled structures or buildings shall be prepared by a design professional licensed in the State of California. All plans shall be prepared in accordance with current California Building and Fire Codes to the satisfaction of the Building Division. Each glamping unit would be in substantial conformity with dimensions required by the Department of Planning and Building Services. The seasonal tent structures will not require individual driveways if they are within 150 feet of a roadway or driveway access point.

SPECIAL EVENTS:

31. Up to fifteen (15) private events/weddings per year with up to one hundred fifty (150) persons may be held within the boundaries of the project site. Event hours shall be limited to between 10 AM to 10 PM daily. Each event shall comply with the Exterior Noise Limit Standard pursuant to Appendix C of Title 20, Division I of the Mendocino County Code. Lighting for private events shall be downcast and shielded, and shall be limited in illumination power to only the amount required for nighttime navigation and safety of the immediate area surrounding the event area.
32. Prior to the hosting of Collective Retreats' first private event, a comprehensive *Event Plan* will be submitted and approved by the Department of Planning and Building Service to mitigate any additional concerns presented by permitted gatherings.

PARKING:

33. All parking associated with the project shall be fully provided within the boundaries of the project site and in compliance with all accessibility regulations (to the satisfaction of the Building Division). Parking within any public right-of-way shall be prohibited.

EXTERIOR LIGHTING:

34. All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed.

BUSINESS LICENSE:

35. Prior to final inspection of the first building permit associated with the project or commencement of operations, the applicant shall submit a copy of their valid Mendocino County Business License to PBS. This license shall be kept active and in the event the license is inactive for a period of one (1) year or longer, the Use Permit (U_2017-0009) and business will automatically expire.