Excerpt from the Huttopia Six Sigma Glamping Project Initial Study

Environmental Setting/Existing Conditions: The project is proposed at the Six Sigma Ranch and Winery property at 13444 Spruce Grove Road on Assessor's Parcel Numbers (APNs) 012-012-69 and 012-012-25 in Lower Lake, California. As described below, a Lot Line Adjustment (LLA) is proposed on APN 012-102-69, which is approximately 280± acres and APN 012-012-25, which is approximately 40± acres, to create a distinct lease parcel that would be developed for recreational "glamping".

The proposed project site is located southeast of Lower Lake. From Lower Lake, drive approximately 1.5 miles south on State Highway 29, then turn left on Spruce Grove Road. The project driveway is 3.3 miles southeast of the intersection of State Highway 29 and Spruce Grove Road.

The 164.3-acre Huttopia Parcel is currently undeveloped, except for existing gravel and dirt roads and dirt trails. Although the project site is undeveloped, the Six Sigma Ranch and Winery property has existing residences, wells, onsite wastewater treatment systems (septic), wine tasting room, accessory structures, vineyards, and other agricultural uses.

Under existing conditions, the project site has a main gravel access road and multiple dirt roads and trails running through it. Six Sigma Ranch and Winery offers a full schedule of special events including multiple themed parties, dinners, wine tasting, and private tours. Visitors to Six Sigma Ranch and Winery drive down the existing gravel road to the wine tasting room.

The project site is situated in an area of rolling hills and flat land with ground elevations ranging from 1,400 ft to 1,500 ft above sea level. Asbill Creek, an ephemeral stream, is the property's primary surface water drainage course and flows through the center of the site towards the southeasterly direction and eventually into Soda Creek approximately three (3) river-miles to the west. Soda Creek drains to Putah Creek, Lake Berryessa, and then ultimately into San Francisco Bay. Asbill Creek flows through a narrow open valley at the base of the surrounding hills. Several seasonal drainages drain into Asbill Creek. These drainages flow with moderate intensity during the winter months and are mostly dry throughout the rest of the year. A lot of the valley is characterized by open grass land with scattered trees. The vegetation in the area is mainly oaks, pine, native understory, and natural grasses. Historically, the project site has been used for livestock grazing.

General Site Information:

Supervisor District:	District 1 – Simon
Flood Zone:	Not within a designated flood zone
Slope:	Moderately steep to gently sloping
Fire Hazard Severity Zone:	Moderate (majority of project site), High, and Very High
Earthquake Fault Zone:	Not within a fault zone
Dam Failure Inundation Area:	Not within dam failure zone
Parcel Size:	Approximately 164.3 acres
Area Plan:	Lower Lake Area Plan

Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

The applicant is requesting approval of a Major Use Permit to allow for the development of facilities associated with a glamping destination, including lodging units, employee housing, central facilities, swimming pool, on-site water and sewer, and other support facilities as shown on the Development Site Plans in Attachment A. Huttopia develops and operates glamping destinations with an emphasis on a low impact, light development footprint that preserves the native setting and puts guests in direct contact with

nature. Huttopia offers platform tents and cabin accommodations with full linen service and portable kitchens. There are no services for motorhomes or trailers.

The overall site layout, including drainage buffers and grading setbacks, is provided on the Development Site Plans (Attachment A) Sheet D3. For ease of review, the site is divided into nine (9) zones with the details of each zone on a separate sheet. The layout within each zone is provided on Sheets D3.1 through D3.9. Construction staging is provided on Sheet D4. Proposed grading and erosion control, existing and proposed roads/trails/parking, road and pedestrian crossings, and typical details are provided on the Preliminary Grading and Erosion Control Plan, Sheets C0 through C7. Proposed exterior lighting is provided on Sheets L0 through L2. Fire evacuation routes are summarized on Sheet F0. Conceptual details and illustrations are provided in Attachment C.

The proposed project includes an LLA to change the lot lines and create three contiguous parcels as shown on LLA Map in Attachment D. The purpose is to create a distinct lease parcel, approximately 164.3 acres, as required by the lease agreement between Huttopia Six Sigma, LLC and the Six Sigma Ranch and Winery (referred to herein as the "Huttopia Parcel" or "project site"). The LLA would create three new parcels comprised of existing APNs 012-012-69 and 012-012-25. "New Parcel 1" is the western most parcel and would be created by adjusting the southwest corner to include a portion of an existing vineyard that is not a part of the proposed project. The Huttopia Parcel ("New Parcel 2) and "New Parcel 3" would be created by removing and adding lot lines as shown the LLA Map in Attachment D. The proposed areas of New Parcels 1, 2, and 3 would be 40.2 acres, 164.3 acres, and 115.5 acres, respectively. The average slopes of the parcels before the LLA range between approximately 20.4% and 24.6%, with the steepest average slope occurring on APN 012-012-25. The average slopes of New Parcels 1, 2, and 3 would be approximately 18.1%, 20.7%, and 23.7%, respectively.

The proposed project includes development only within the lease area, which is referred to as "New Parcel 2" (portion of APN 012-012-69) on the LLA Map in Attachment D. No development is proposed outside of the lease area. The parcels outside the lease area would continue to be used and managed by the Six Sigma Ranch and Winery.

The proposed project is expected to employ up to 8 full-time workers year-round with additional part-time and/or seasonal workers as needed. At any given time, there may be up to 23 employees (1-manager, 1-assistant manager, and 21-staff) located on the project site at once, to accommodate peak demand. A full-time, year-round Site Manager will be the designated responsible person-in-charge for the campground for any and all health, safety, and regulatory issues. This Site Manager will live onsite. He/she will be assisted by the Assistant Site Manager, who will also live onsite.

The proposed development would include the following:

- 129 tents/cabins, ranging in size between 215 ft^2 and 400 ft^2, placed on wood platforms, ranging in size between approximately 460 ft^2 and 940 ft^2. Tents and cabins would accommodate 108 families and 21 couples, or up to approximately 575 glampers if all units are at full capacity. The amount, size, and capacity are summarized below. Conceptual illustrations and elevations are provided in Attachment C.

  Tents without bathrooms
  - Thirteen (13) Canadienne Tents (capacity: 5 people, dimensions: 18.4 ft x 24.9 ft)

  Tents/Cabins with bathrooms (cabins also have small kitchens)
  - Fifty nine (59) Family Trappeur Tents (capacity: 5 people, dimensions: 20.0 ft x 33.1 ft)
  - Twenty one (21) Trappeur Duo Tents (capacity: 2 people, dimensions: 16.4 ft x 32.8 ft)
  - Twenty nine (29) Toronto Cabins (capacity: 5 dimensions 19.0 ft x 22.0 ft)

- Seven (7) Liberty Cabins (capacity: 4, ADA compliant, tent dimensions 30.5 ft x 30.8 ft)

Note: Cabins would be offered full linen service. Linens would not be washed onsite; linens would be taken offsite to a local linen service company.

- An approximately 1,300 ft^2 Life Center, centrally located, to provide guest reception, activity center, and restaurant. Adjacent to the living center would be an event tent, outdoor swimming pool, playground, and kids splash pad. (See Attachment A, Sheets D3.1 and C4 and Attachment C)
- A spa area with hot tub, sauna, massage tent, and showers. The spa area would be fenced. (See Attachment A, Sheet D3.5 and Attachment C)
- A bathhouse would be provided to serve the Canadienne Tents without bathrooms (See Attachment A, Sheet D3.6 and Attachment C)
- Staff housing to accommodate one (1) manager and their family in an approximately 1,200 ft^2 home, one (1) assistant manager and their family in an approximately 600 ft^2 home, and employee housing to accommodate 18 employees. The employee housing would be Trappeur type (or similar) tents. Employees would use a shared kitchen and bathroom located near their housing. All staff housing would be set back and screened from the entrance road. (See Attachment A, Sheet D3.7 and Attachment C)
- An approximately 3,200 ft^2 technical services building located near the employee housing. The technical service building would be used to store golf carts (or similar), housing for emergency/temporary generator(s), maintenance facility workspace. (See Attachment A, Sheet D3.7 and Attachment C)
- Five (5) conveniently located gravel vehicle parking areas that would provide a total of 172 parking spaces: 164 standard and 8 ADA accessible. Parking would also be provided for bicycles and motorcycles. (See Attachment A, Sheets D3.1, 3.2, 3.3, 3.7, and 3.9 and Sheets C2 and C3). Huttopia Six Sigma guests will park their vehicles in one of the parking lots and walk up to the registration area to check in. Once parked, campers will not be allowed to drive their vehicles around the campground or to and from their site. Upon check in, campers will be assigned a camp spot within the campground, and will be directed to their assigned tent or cabin site. Campers will be offered hand drawn wagons to load their suitcases, bags, and personal goods out of their cars for transport of these items up to their tent or cabin accommodation site. Intercoms will be conveniently located within each parking area so that campers with special needs can request assistance. Staff will be available to drive campers, using motorized carts, from the parking areas to the registration areas. In addition, campers with special needs will be provided a phone or similar device so that they are able to contact staff for assistance. ADA accessible tents have been conveniently located throughout the park with easy access to trails.
- Onsite water would be provided by a new well and an additional backup well. Well water would be pumped to and stored in a proposed 300,000-gallon water storage for both domestic and fire. (See Attachment A, Sheet D3.5 and Sheet C4)
- Wastewater would be treated via new, onsite septic systems. Potential septic leach field locations have been identified on the Development Plan. The sanitary sewer system would include an underground gravity pipe network, septic tanks, and leach fields. (See Attachment A, Sheets D3 through D3.9)
- Solid waste and recycling storage facilities would be provided at two locations that provide adequate vehicular access. The main solid waste facility (two, 20-yard bins) to be located across the entrance road from the technical services building. A secondary waste facility (two, 4-yard bins) would be located adjacent to the Life Center. The solid waste storage would be fenced and fully enclosed. (See Attachment A, Sheet D3.1)

- Electrical services would be provided by PG&E. There is an existing service at Six Sigma Ranch and Winery. A utility connection would be made with PG&E to service the proposed project. Solar would be considered to augment electrical demand.
- Utility lines (water, wastewater, electrical) would be placed in trenches that would follow the proposed road and proposed trail system as much as possible. (See Attachment A, Sheets D3 through D3.9 and Sheet C6 for trench details).
- Fire risers are proposed throughout the project area as shown on the Development Plans. Site vegetation would be cut-back, trimmed, and maintained per local and state fire standards. An emergency access turnaround is provided onsite (See Attachment A, Sheets D3 and D3.1)
- There are two small signs proposed as shown on Sheet D5 in Attachment A. One sign would be at the entrance from Spruce Grove Road and the other would be at the entrance to the first parking area.

Details regarding the proposed project operations are provided in the Proposed Project and Operations Plan (Attachment B).

The proposed project would be constructed over three construction seasons as shown on Sheet D4 in Appendix A. Areas 1, 2, and 3 would be constructed during the 2020/21, 2021/22, and 2022/23 construction seasons, respectively. The majority of the proposed grading would occur during the 2020/21 season. The Preliminary Grading and Erosion Control Plan is shown on Sheets C0 through C7 in Appendix A. No soil hauling on or off site is expected during construction.

During the 2020/21 construction season, there would be up to approximately 30 to 40 construction workers. Truck deliveries are expected to occur, on average, every two days throughout the construction season. Construction during the 2020/21 construction season is expected to take 6 to 8 months. Construction dates would be dependent on weather.

During the 2021/22 and 2022/23 construction seasons, there would be up to approximately 20 to 30 construction workers. Truck deliveries are expected to occur, on average, every three days throughout the construction season. Construction is expected to take 4 to 6 months for each area. Actual construction dates would be dependent on weather.

Construction staging areas are shown on Sheet D4 of the Development Plans. Construction vehicles and equipment would be stored in these areas.

Tents and cabins would be assembled on wooden platforms. The wooden platforms, would be built on pier and post (or similar) foundations. Due to the simplicity of construction, siting of the wooden platforms is flexible. The wooden platforms would be sited, placed, and oriented in the field to minimize impacts, avoid Oak Tree drip lines, and avoid removal of trees with diameters greater than 6-inches. No trees greater than 6-inches in diameter would be removed as part of the proposed project.

Grading for roads, trails, and buildings would occur outside of drainage buffers and grading setbacks and/or within areas where there are existing trails and roads.

Access to the site would be from Spruce Grove Road and the existing Six Sigma Ranch and Winery gravel road.

Best management practices (BMPs) for erosion control during construction include the placement of fiber rolls, silt fences, and jute maps. Erosion control details and notes are provided on Sheet C7 in Attachment A. Bioswales and rip rap for energy dissipation would be use as permanent BMPs (see Sheets C2 through C4).

Only minor vegetation clearing for clearing and grubbing and fire safety is proposed. No trees greater than 6-inches in diameter would be removed. Final siting of tents and cabins would be done so that no trees would be impacted and to optimize access, shading, privacy, and views.

It should be noted that the proposed project is a Special Occupancy Park and falls under the jurisdiction of California Department of Housing and Community Development (HCD) and is regulated by the Special Occupancy Park Act, Health and Safety Code, Division 13, Part 2.3. The Special Occupancy Parks Act establishes requirements of park operators and enforcement agencies, including HCD, and requires HCD to develop and enforce both the regulations and the laws. The Special Occupancy Park regulations and requirements are contained in Title 25, Division 1, Chapter 2.2 of the California Code of Regulations. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design. Also included are requirements for items such as lighting, roadways, grading, electrical, plumbing, fire protection, plans, permits, and accessory structures and buildings. Details are available at https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/laws-and-regulations.shtml

Given that the proposed project falls under HCD's jurisdiction, project building and grading permits will be obtained through the HCD Application to Construct or Reconstruct Parks and/or Park Building Facilities. Although HCD is the enforcement and permit issuing agency for construction permits, HCD must be assured that the project has received all required government approvals, including comments and conditions of approval. HCD requires approval signatures from the Planning Division of the Lake County Community Development Department, Lake County Public Works Department, Lake County Environmental Health Department, and the Lake County Fire Protection District. HCD also gives each of these departments the option, upon completion, to review the project/site prior to HCD finalizing the permit(s).