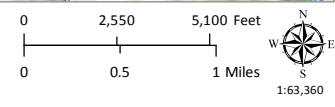


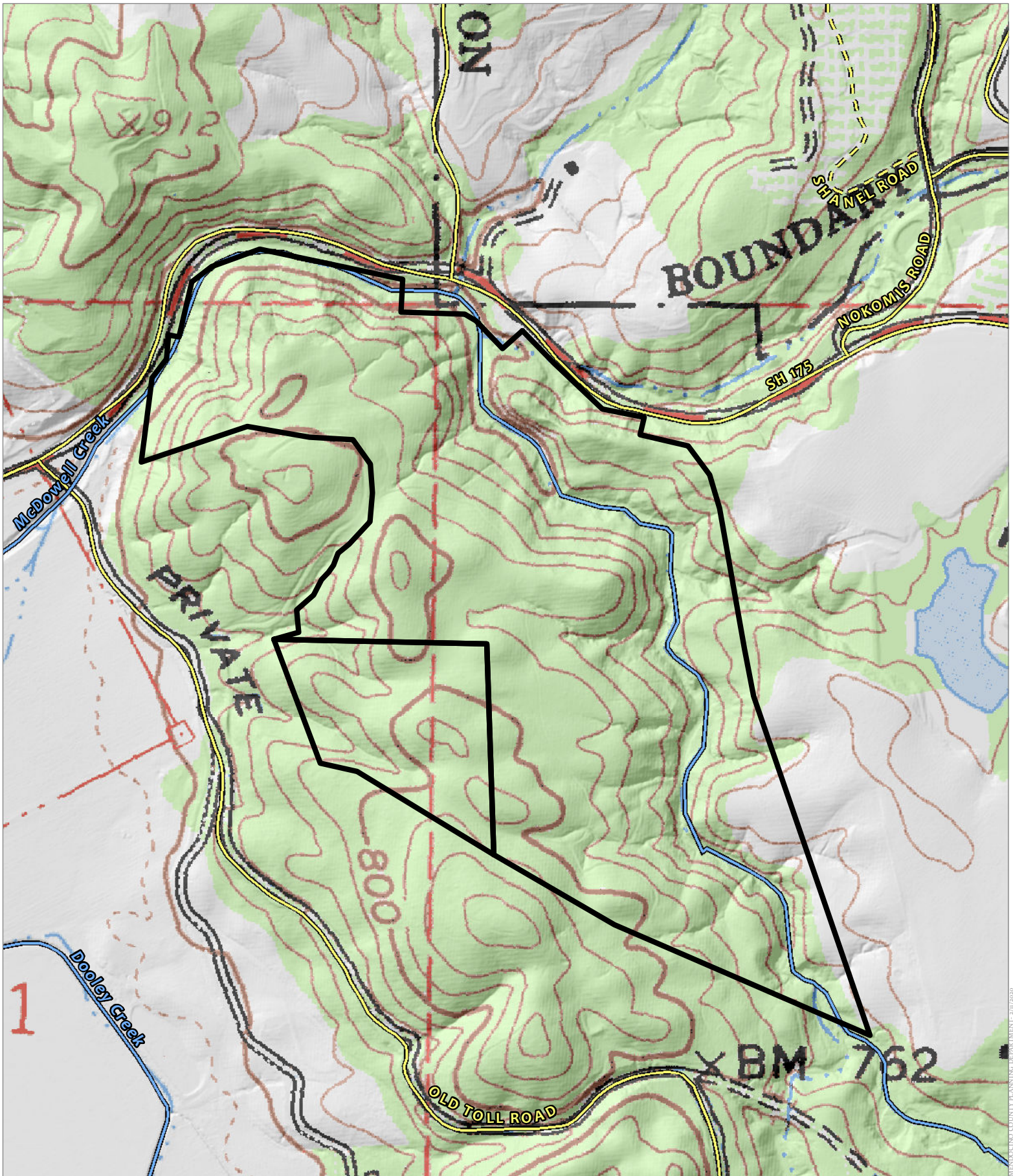


CASE: U 2020-0002
 OWNER: Brutocao Vineyards, Inc.
 APN: 048-270-24
 APLCT: Getaway House, Inc.
 AGENT: Rebecca Dalske
 ADDRESS: None Assigned, Hopland

- Major Towns & Places
- Highways
- California Counties
- Major Rivers

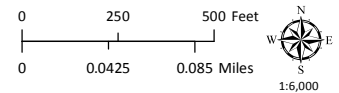


LOCATION MAP

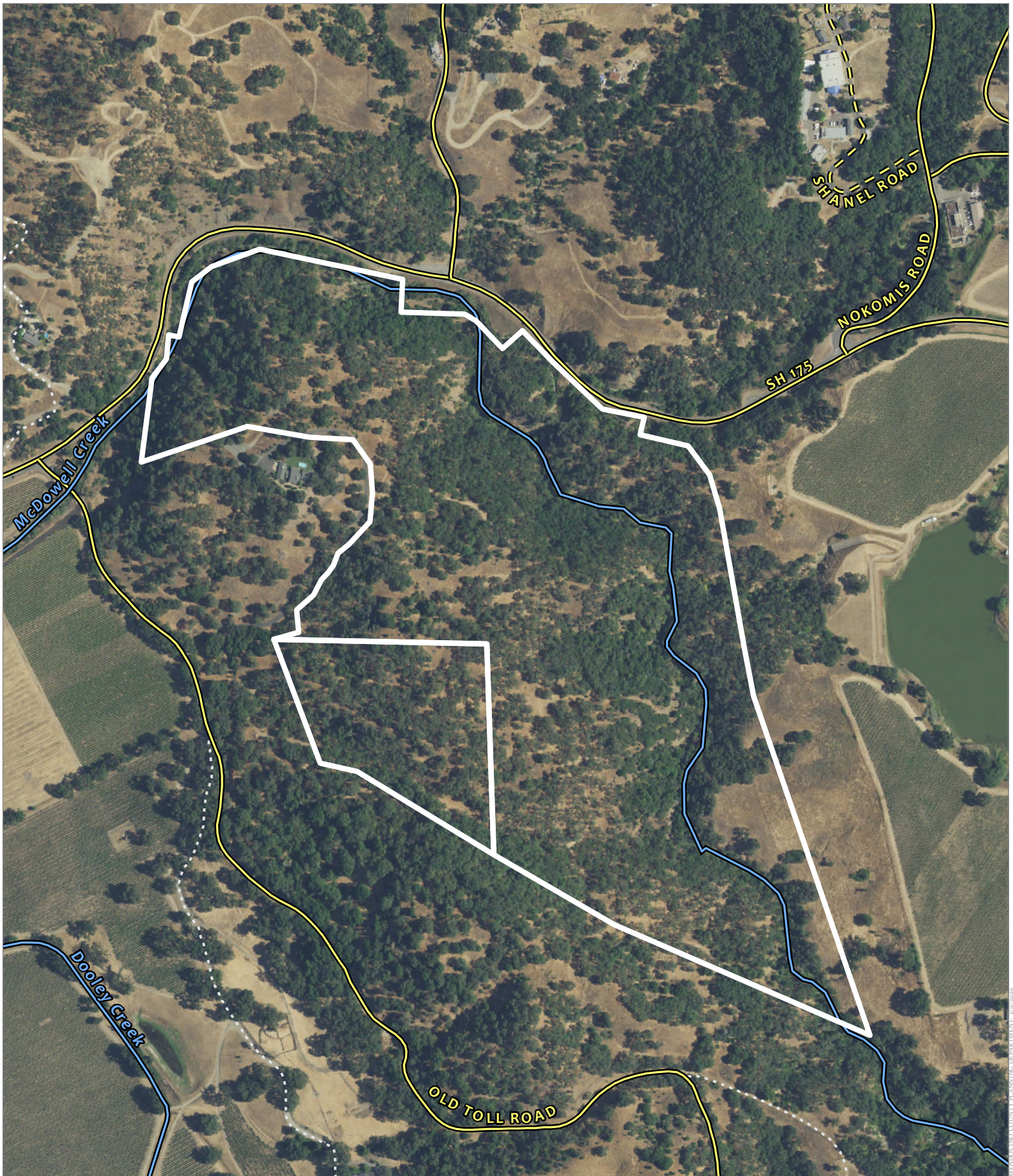


CASE: U 2020-0002
 OWNER: Brutocao Vineyards, Inc.
 APN: 048-270-24
 APLCT: Getaway House, Inc.
 AGENT: Rebecca Dalske
 ADDRESS: None Assigned, Hopland

- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads

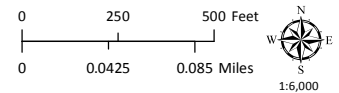


TOPOGRAPHIC MAP
 CONTOUR INTERVAL IS 40 FEET



CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads



AERIAL IMAGERY

GETAWAY HOUSE INC.



SHEET INDEX

C0.0	COVER SHEET
C1.0	PRELIMINARY SITE PLAN - PLAN VIEW 1
C2.0	STANDARD DETAILS

PROJECT DESCRIPTION NOTES:

1. THE PROJECT ROADS ARE PROPOSED TO BE 16% PERCENT MAXIMUM GRADE, AND MINIMUM CENTERLINE CURVE RADIUS OF 56 FEET.
2. A CLASS 2 AGGREGATE BASE SECTION AND A DOUBLE CHIP SEAL OR ASPHALT FINISH SURFACE WILL BE CONSTRUCTED ON THE ENGINEERED SUBGRADE OF THE ROADS.
3. THE PROJECT ROADS WILL BE A COMBINATION OF 12 FOOT WIDE ROADS, WITH TURNOUTS AS NEEDED, IN THE STEEPER TERRAIN TO REDUCE CUT OF THE EXISTING TERRAIN, AND THE MAIN SECTION OF THE ACCESS ROAD WILL BE 20 FEET IN WIDTH TO PROVIDE TWO WAY TRAFFIC. THE BRANCH ACCESS ROADS WILL BE 12 FOOT IN WIDTH, WITH TURNOUTS AT 500 FEET, AND THE DEADENDS WILL PROVIDE A HAMMERHEAD TURNAROUND WHICH MEETS CALIFIRE TURNAROUND STANDARDS.
4. THE PROJECT ENTRANCE WILL UTILIZE AN EXISTING PRIVATE ENCROACHMENT OFF OLD TOLL ROAD, WHICH WILL BE WIDENED TO 24 FEET IN WIDTH PLUS PAVED APRONS TO MEET COUNTY OF MENDOCINO ROAD STANDARDS.
5. THE EXISTING PRIVATE DRIVEWAY BETWEEN THE NEW PROJECT ENTRANCE ROAD AND EXTENSION OF BUCKEYE CANYON DRIVE AT THE TOP OF THE HILL WILL ONLY BE USED BY THE FACILITY USERS FOR EMERGENCY EXITING IN CASE OF A FIRE. SIGNAGE AND GATE BARRIERS WILL BE USED TO DETER THE GETAWAY USERS FROM PASSING THROUGH THE PRIVATE ROAD WHICH SERVES THE ADJACENT PRIVATE RESIDENCE.
6. THE PROJECT WILL CONSIST OF A 2 STORY MANAGER LODGE WITH ON-SITE MANAGER RESIDENTIAL LIVING QUARTERS ON THE SECOND FLOOR AND THE BOTTOM FLOOR WILL CONSIST OF A MAINTENANCE STAFF LAUNDRY FACILITY, STORAGE, AN ACCESSIBLE RESTROOM, OFFICE, MEETING ROOM, AND CARPORT STORAGE AREA.
7. THE LODGE FACILITY WILL ALSO HAVE APPROXIMATELY 9 TO 10 PARKING SPACES INCLUDING ONE ACCESSIBLE SPACE. THE PARKING ARE WILL HAVE A DRIVE THROUGH ACCESS AND THE MASTER TRASH BIN ENCLOSURE THAT IS EASILY ACCESSIBLE BY A GARBAGE TRUCK.
8. THE PROJECT IS PROPOSED TO INCLUDE 40 TO 45 PRE-FABRICATED CABINS ON WHEELS, WHICH WILL BE PLACED ON ENGINEERED AGGREGATE BASE PADS, AND THE CABINS WILL BE PROVIDED WITH DRINKING WATER, SANITARY SEWER CONNECTION, AND ELECTRICAL CONNECTION.
9. THE PROJECT WATER SUPPLY WILL BE A GROUND WATER WELL LOCATED NEAR THE LODGE SITE OR IN THE SANEL VALLEY FLOOR IN THE VICINITY OF THE EXISTING PRODUCING AGRICULTURAL WELLS. A NEW SEALED PUBLIC DRINKING WATER APPROVED WELL WILL BE CONSTRUCTED FOR THE PROJECT. THE RAW WATER FROM THE WELL WILL BE PUMP TO A RAW WATER STORAGE TANK LOCATED WITHIN THE PROJECT AREA NEAR THE HIGHER TERRAIN OF THE PARCEL, AND ADJACENT TO A PROPOSED ACCESS ROAD. THE SIZING OF THE RAW WATER TANK WILL BE DETERMINED BY THE WATER DEMAND OF THE PROPOSED INDEPENDENT FIRE SUPPLY WATER PIPE RISERS AND THE FIRE SINKLER DEMAND FOR THE LODGE BUILDING, BUT NO LESS THAN A THREE DAY SUPPLY OF DRINKING WATER. THE CABINS ARE ASSUMED TO BE EXEMPT FROM FIRE SPRINKLERS, BUT A FIRE SUPPLY RISER WILL BE PLACED WITHIN 150 FEET OF ALL PROPOSED CABIN PADS.
10. A DRINKING WATER TREATMENT SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA PUBLIC DRINKING WATER STANDARDS. THE METHOD OF TREATMENT OR FILTRATION WILL BE DETERMINED UPON A REVIEW OF A WATER ANALYSIS BY A CERTIFIED LAB, TOGETHER WITH DISINFECTION USING CHLORINE, OZONE, OR UV. THE RAW WATER STORAGE TANK WILL SUPPLY THE WATER TREATMENT PLANT, AND THE TREATED WATER WILL BE STORAGE IN A 20,000 GALLON TANK ADJACENT TO THE TREATMENT PLANT.
11. BOTH THE FIRE WATER MAIN AND THE DRINKING WATER MAIN WILL BE PRESSURIZED WITH PRESSURE TANK OR TRANSFER PUMPS TO BE CONTAINED IN A BUILDING WHICH HOUSES THE TREATMENT SYSTEM.
12. PROJECT WILL BE SERVED BY A UNDERGROUND ELECTRICAL SYSTEM, WITH GROUND MOUNTED TRANSFORMERS. THE INITIAL POWER WILL FEED FROM EXISTING OVERHEAD PG&E POWER LINES THEN TRANSITION TO UNDERGROUND FEED TO THE METER LOCATION NEAR THE LODGE. FROM THE METER LOCATION THE ELECTRICAL SYSTEM WILL BECOME A PRIVATE SYSTEM BY REVERSE TRANSFORMER THE POWER TO HIGH VOLTAGE FEED TO SEVERAL ON-SITE TRANSFORMERS WITH WILL FEED SECONDARY POWER TO THE CABINS AND THE TREATMENT PLANTS. A BACKUP POWER GENERATOR MAY BE INSTALLED AT THE TREATMENT PLANT SITE WHICH WOULD SERVE THE WATER AND WASTE WATER TREATMENT SYSTEMS.
13. WASTE-WATER GENERATED AT EACH OF THE CABINS AND THE LODGE WILL BE PUMPED BY INDIVIDUAL PUMP BASINS AT THE LODGE AND CABINS, JOINT LIFT STATIONS, AND GRAVITY FEED WHERE POSSIBLE, TO A CENTRAL WASTE-WATER TREATMENT UNIT IN THE VICINITY OF THE WATER TREATMENT PLANT. THE TREATED EFFLUENT WILL BE DISPOSED ON USING A PRESSURIZED DRIP IRRIGATION SYSTEM TO BE PLACED IN THE BASIN ADJACENT TO OAK HOLLOW DRIVE WHERE THE MOST SUITABLE SOILS FOR SEPTIC SYSTEM TREATMENT AND PERCOLATION EXIST ON THE SITE.
14. THE LOCATION OF THE TREATMENT PLANTS ARE A COMBINATION OF CONVENIENT ACCESS, CENTRAL LOCATION FOR MAINTENANCE, AND VIEW SHED. SOILS CONDITIONS, AND OPTIMAL EXISTING TERRAIN.

LACO

EUREKA • UKIAH • SANTA ROSA • CHICO

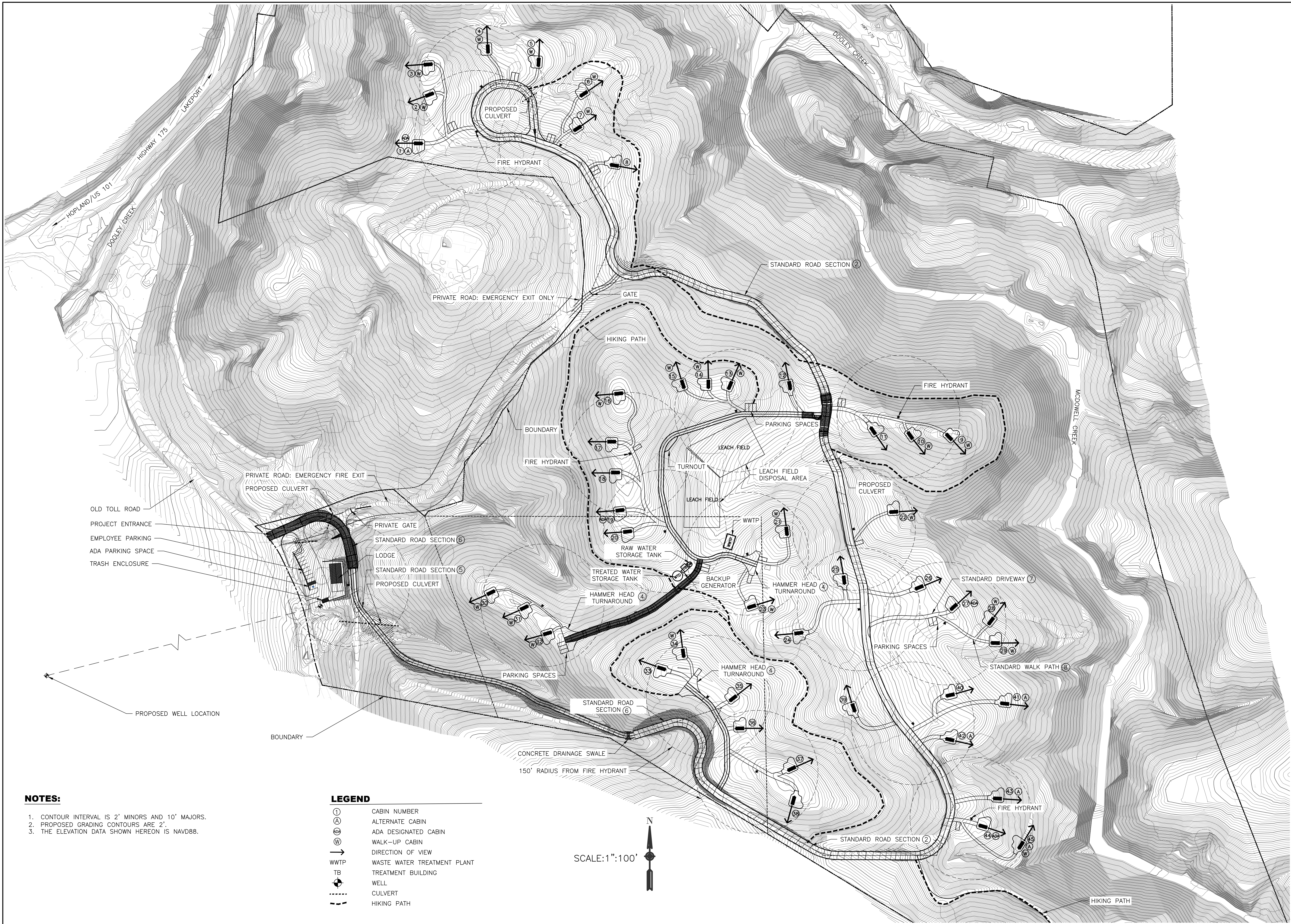
NO.	HISTORY / REVISION	BY	CHK.	DATE
0	INITIAL RELEASE	ZH	TAH	1/30/2020

GETAWAY HOUSE INC.
2401 HIGHWAY 175 HOPLAND, CA
147 PRINCE STREET,
BROOKLYN, NY 11201

COVER SHEET

DRAWN	AR
CHECK	
APPROVED	
DATE	OCTOBER 15,
JOB NUMBER	937
DRAWING	

C0.0



NOTES:

1. CONTOUR INTERVAL IS 2' MINORS AND 10' MAJORS.
2. PROPOSED GRADING CONTOURS ARE 2'.
3. THE ELEVATION DATA SHOWN HEREON IS NAVD88.

LEGEND

- | | |
|-------|-----------------------------|
| ① | CABIN NUMBER |
| Ⓐ | ALTERNATE CABIN |
| Ⓜ | ADA DESIGNATED CABIN |
| Ⓦ | WALK-UP CABIN |
| → | DIRECTION OF VIEW |
| WWTP | WASTE WATER TREATMENT PLANT |
| TB | TREATMENT BUILDING |
| ⊙ | WELL |
| — | CULVERT |
| - - - | HIKING PATH |

SCALE:1"=100'



NO.	HISTORY / REVISION	BY	CHK.	DATE
0	ISSUE	ZH	TAH	1/30/2020

GETAWAY HOUSE INC. 2401 HIGHWAY 175 HOPLAND, CA 147 PRINCE STREET, BROOKLYN, NY 11201	PRELIMINARY SITE PLAN - PLAN VIEW
--	-----------------------------------

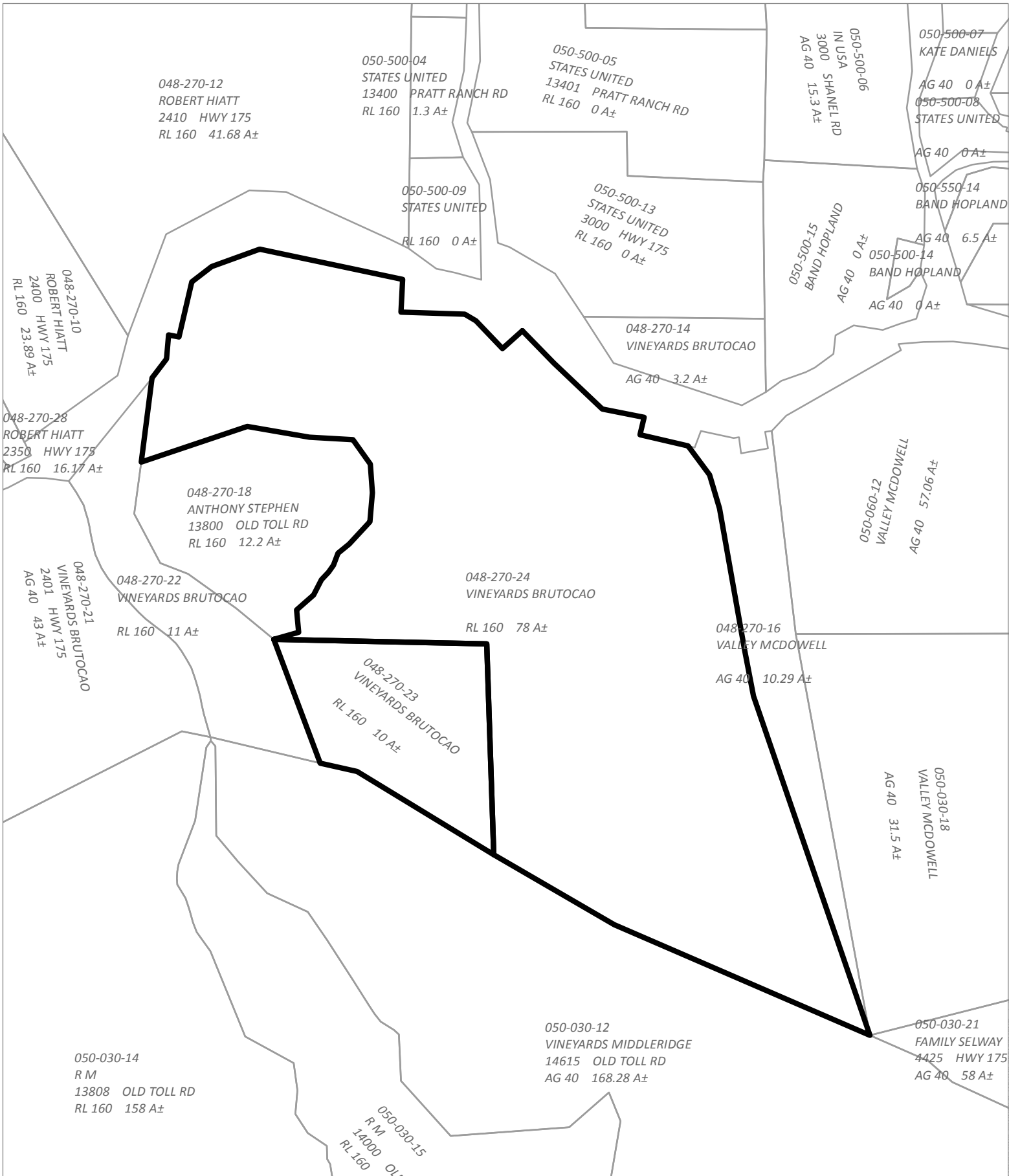
DRAWN	AR, ZH
CHECK	TAH
APPROVED	TAH
DATE	October 15, 2020
JOB NUMBER	9377.00
DRAWING	C1.0

[illegible]

GETAWAY HOUSE INC.
2401 HIGHWAY 175 HOPLAND, CA
147 PRINCE STREET,
BROOKLYN, NY 11201

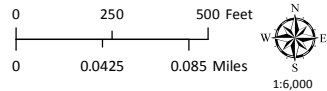
PAD AND STREET SECTION DETAILS

DRAWN	AR, ZH
CHECK	TAH
APPROVED	TAH
DATE	JANUARY 30, 2020
JOB NUMBER	9377.00
DRAWING	

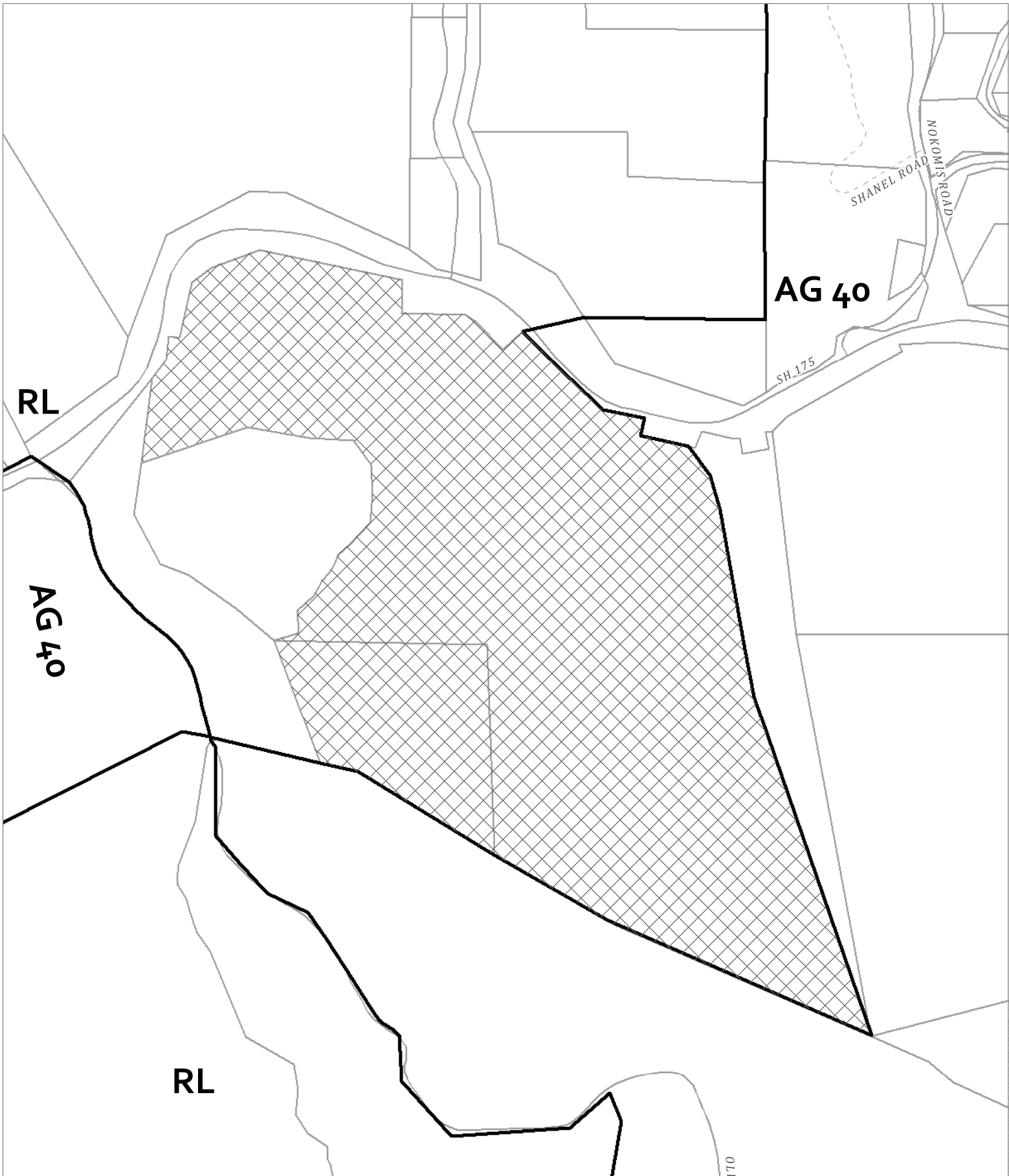


CASE: U 2020-0002
 OWNER: Brutocao Vineyards, Inc.
 APN: 048-270-24
 APLCT: Getaway House, Inc.
 AGENT: Rebecca Dalske
 ADDRESS: None Assigned, Hopland




Assessors Parcels

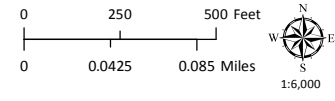


ADJACENT PARCELS

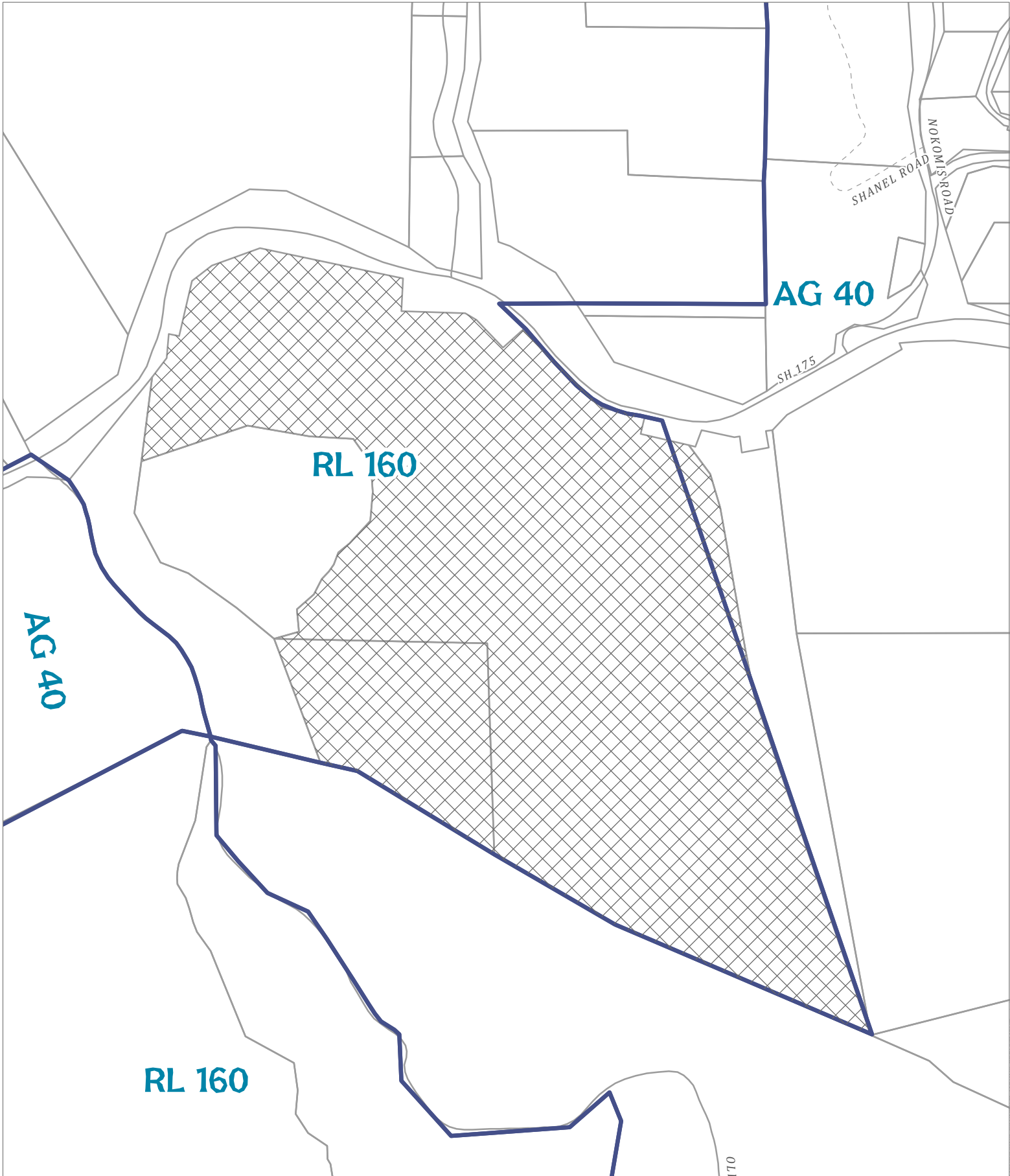


CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland




-  Zoning Districts
-  Public Roads
-  Assessors Parcels

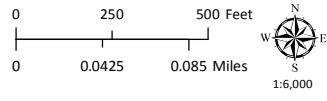


ZONING DISPLAY MAP



CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

-  General Plan Classes
-  Public Roads
-  Assessor's Parcels



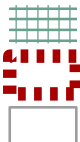
GENERAL PLAN CLASSIFICATIONS

HOPLAND (SANEL VALLEY) RURAL FIRE PROTECTION DIST

Fire Responsibility Areas (04-2018)

SRA

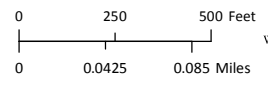
- FRA
- LRA
- SRA



Moderate Fire Hazard

County Fire Districts

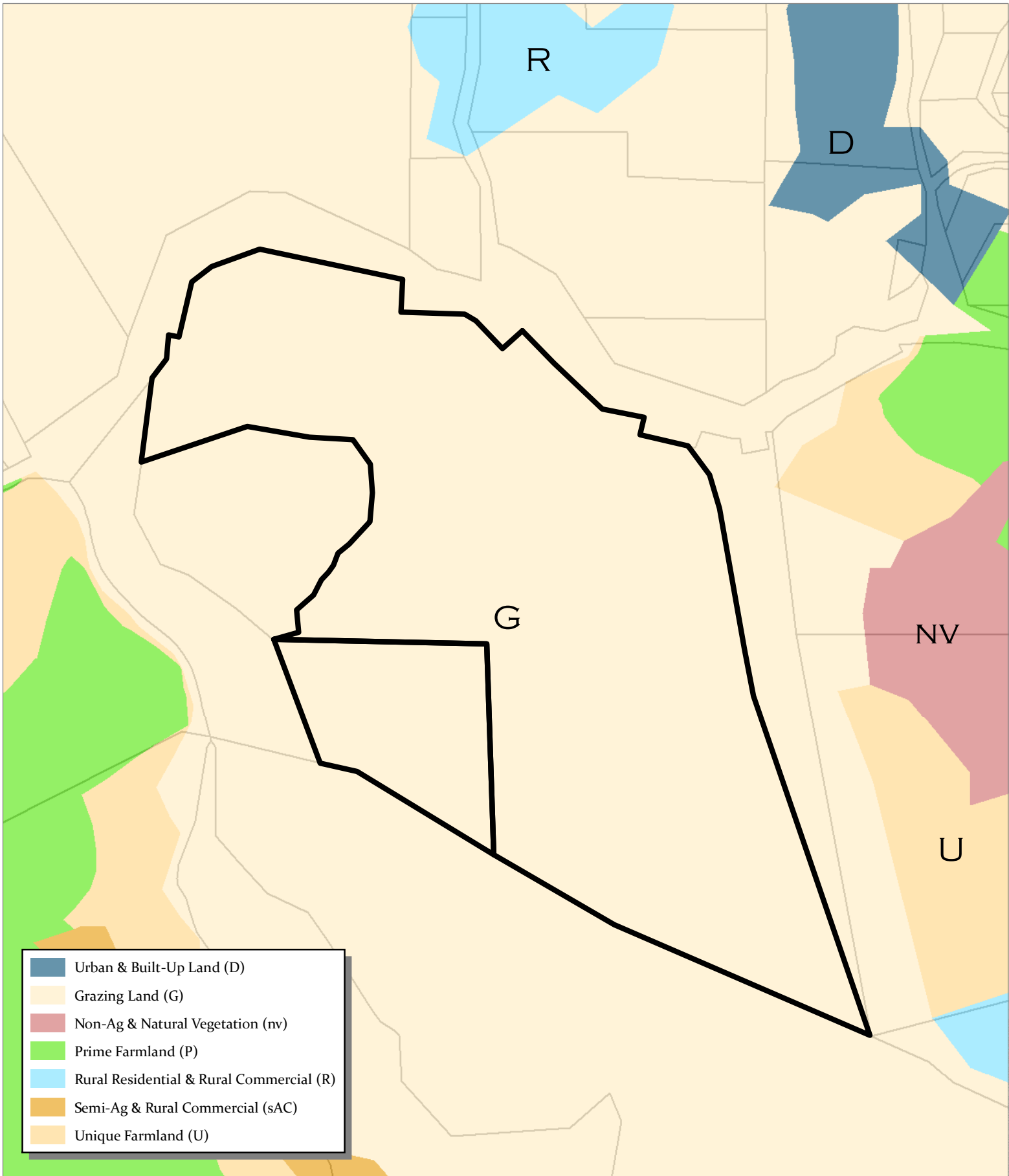
Assessors Parcels



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

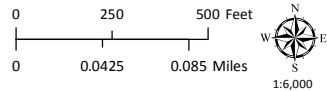
PLANNING DEPARTMENT - 2/17/2020



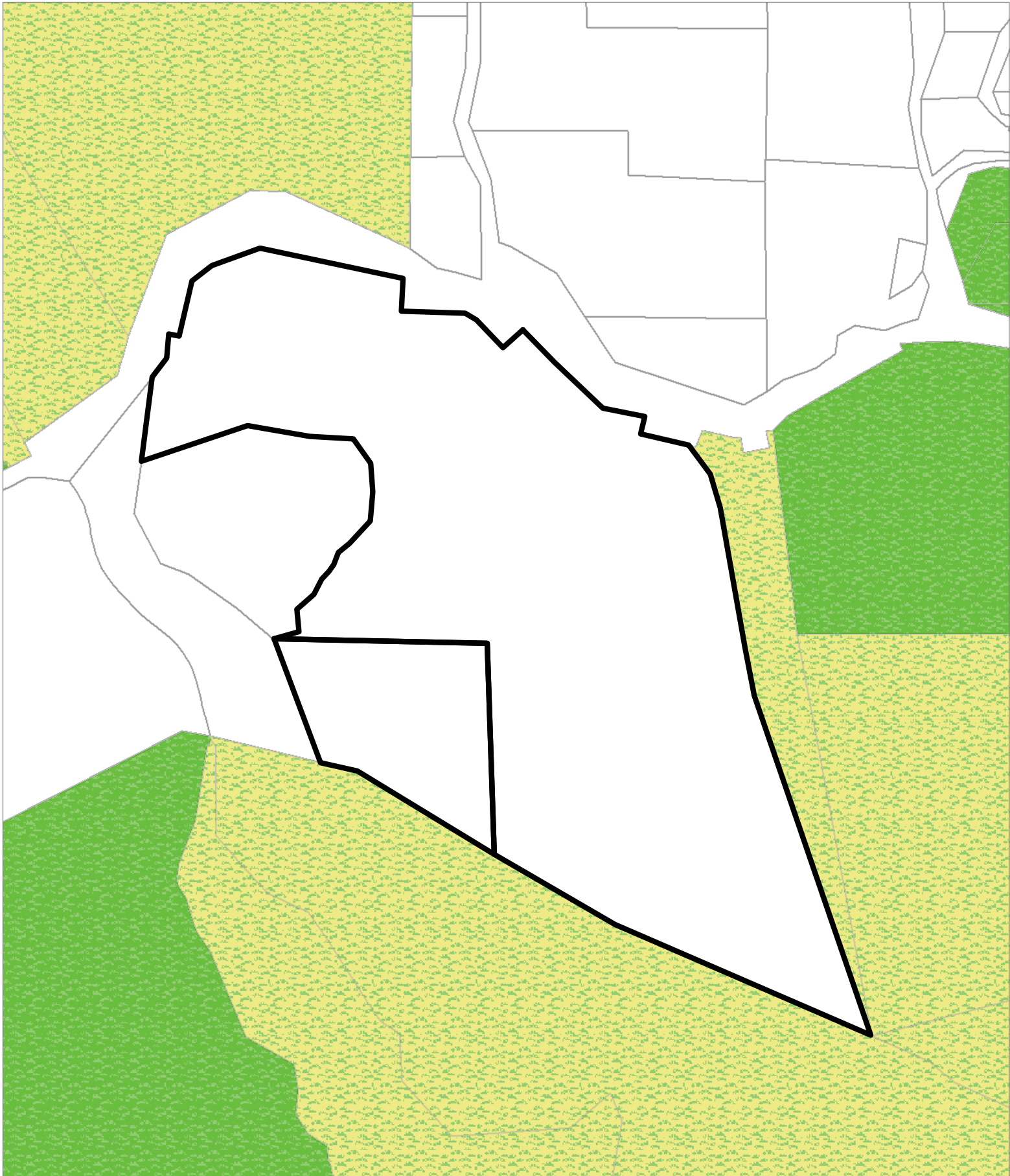
- Urban & Built-Up Land (D)
- Grazing Land (G)
- Non-Ag & Natural Vegetation (nv)
- Prime Farmland (P)
- Rural Residential & Rural Commercial (R)
- Semi-Ag & Rural Commercial (sAC)
- Unique Farmland (U)

CASE: U 2020-0002
 OWNER: Brutocao Vineyards, Inc.
 APN: 048-270-24
 APLCT: Getaway House, Inc.
 AGENT: Rebecca Dalske
 ADDRESS: None Assigned, Hopland




Assessors Parcels




FARMLAND CLASSIFICATIONS




CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

 Williamson Act 2018
 Prime Ag 2018
 Non-Prime Ag 2018

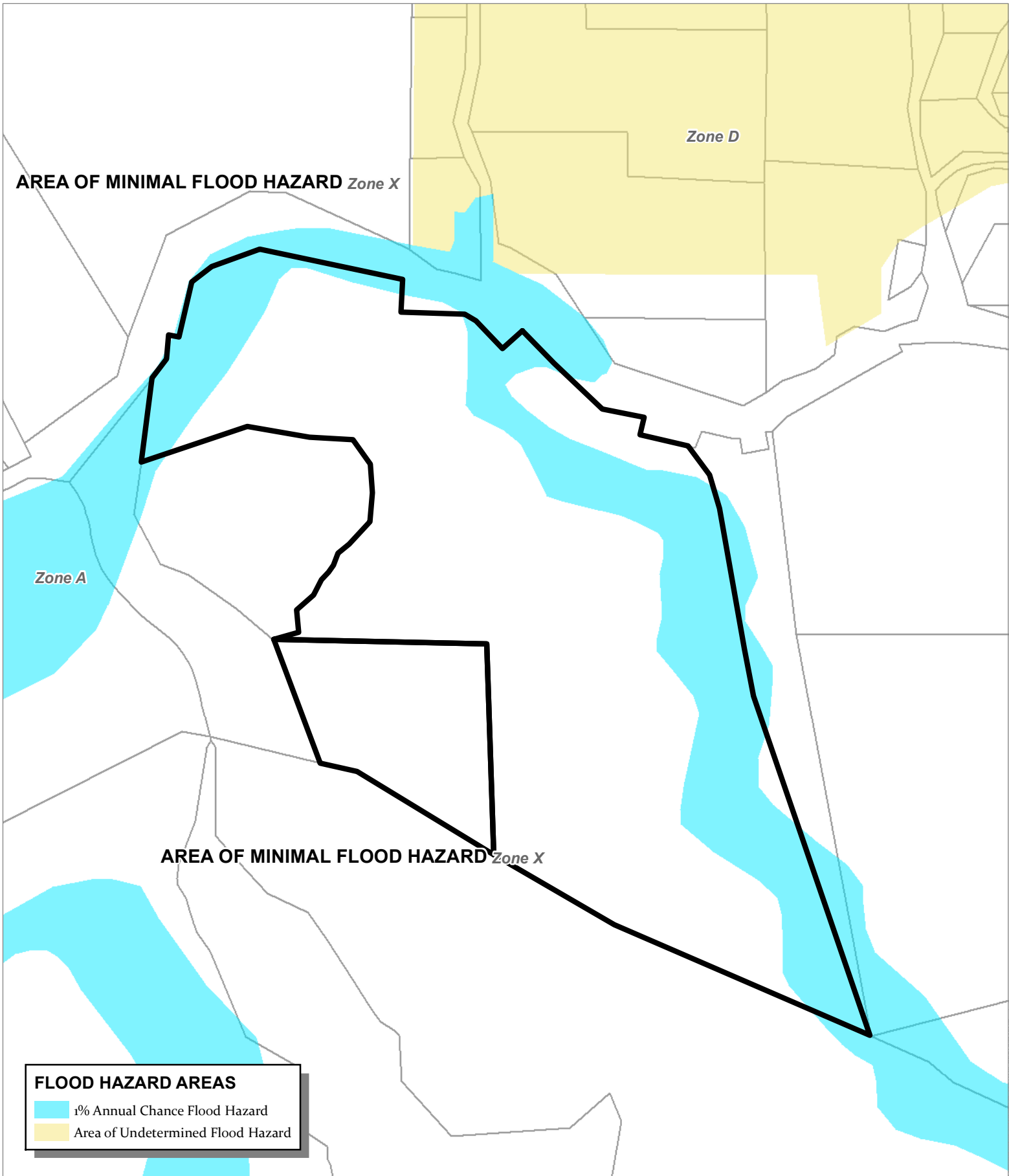
 Assessors Parcels

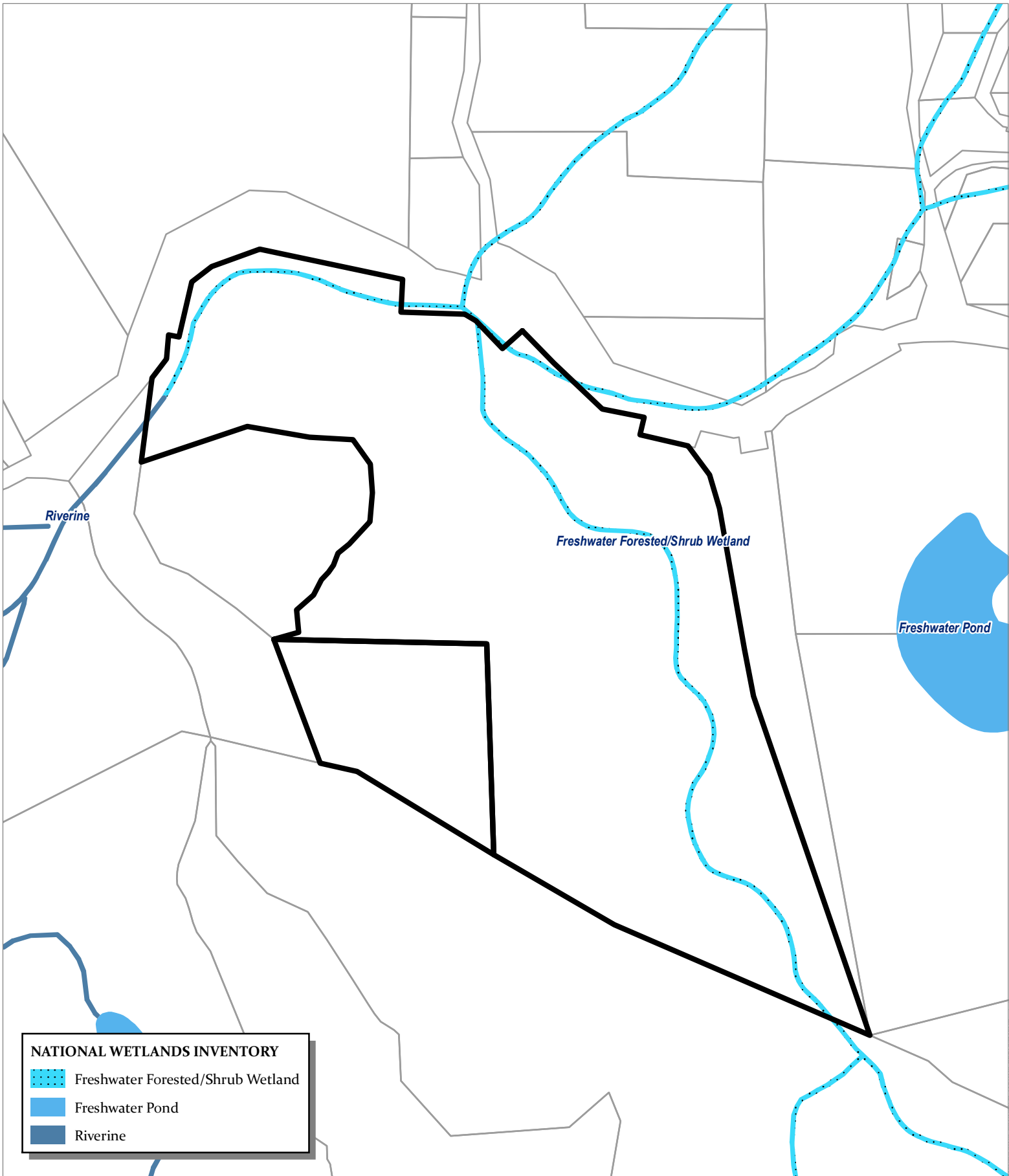
0 250 500 Feet
0 0.0425 0.085 Miles


1:6,000




LANDS IN WILLIAMSON ACT CONTRACTS

MENDOCINO COUNTY PLANNING DEPARTMENT - 2/10/2023




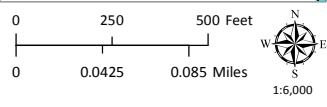


NATIONAL WETLANDS INVENTORY

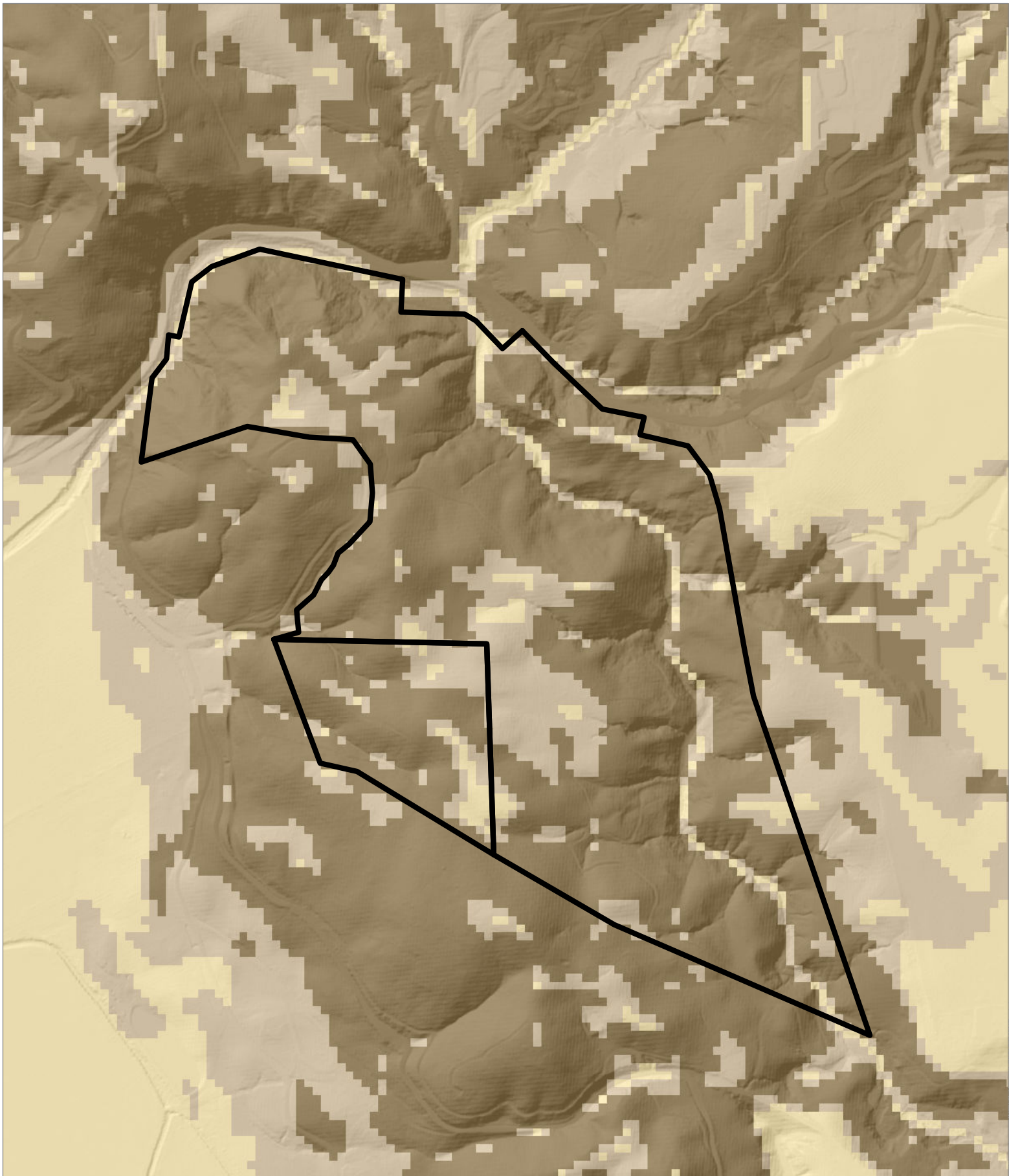
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Riverine

CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

 Assessors Parcels

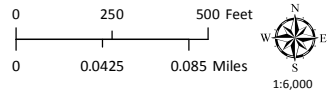
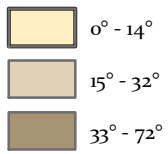


WETLANDS

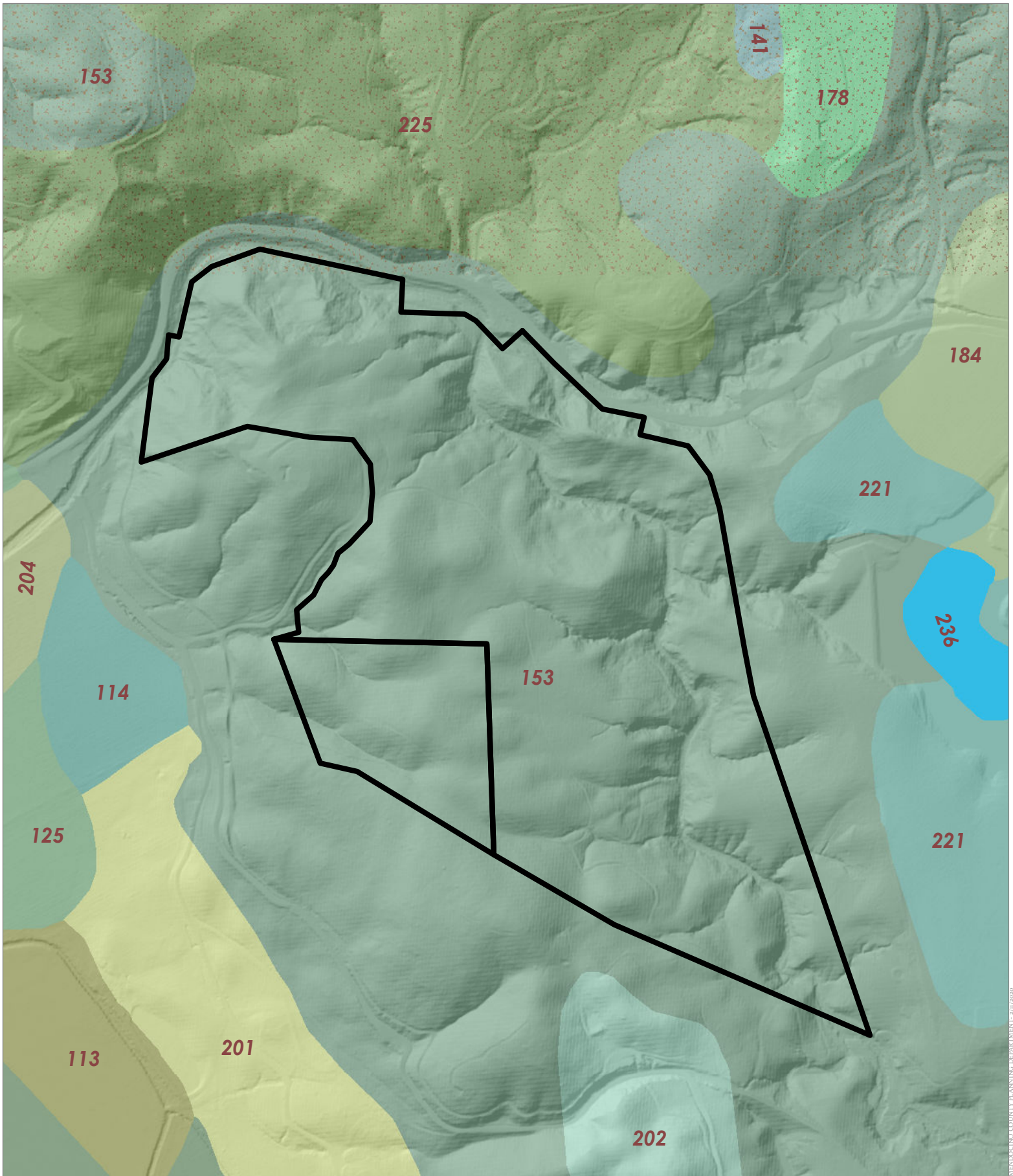


MENDOCINO COUNTY PLANNING DEPARTMENT - 2/17/2023

CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

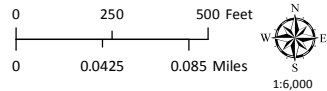


ESTIMATED SLOPE

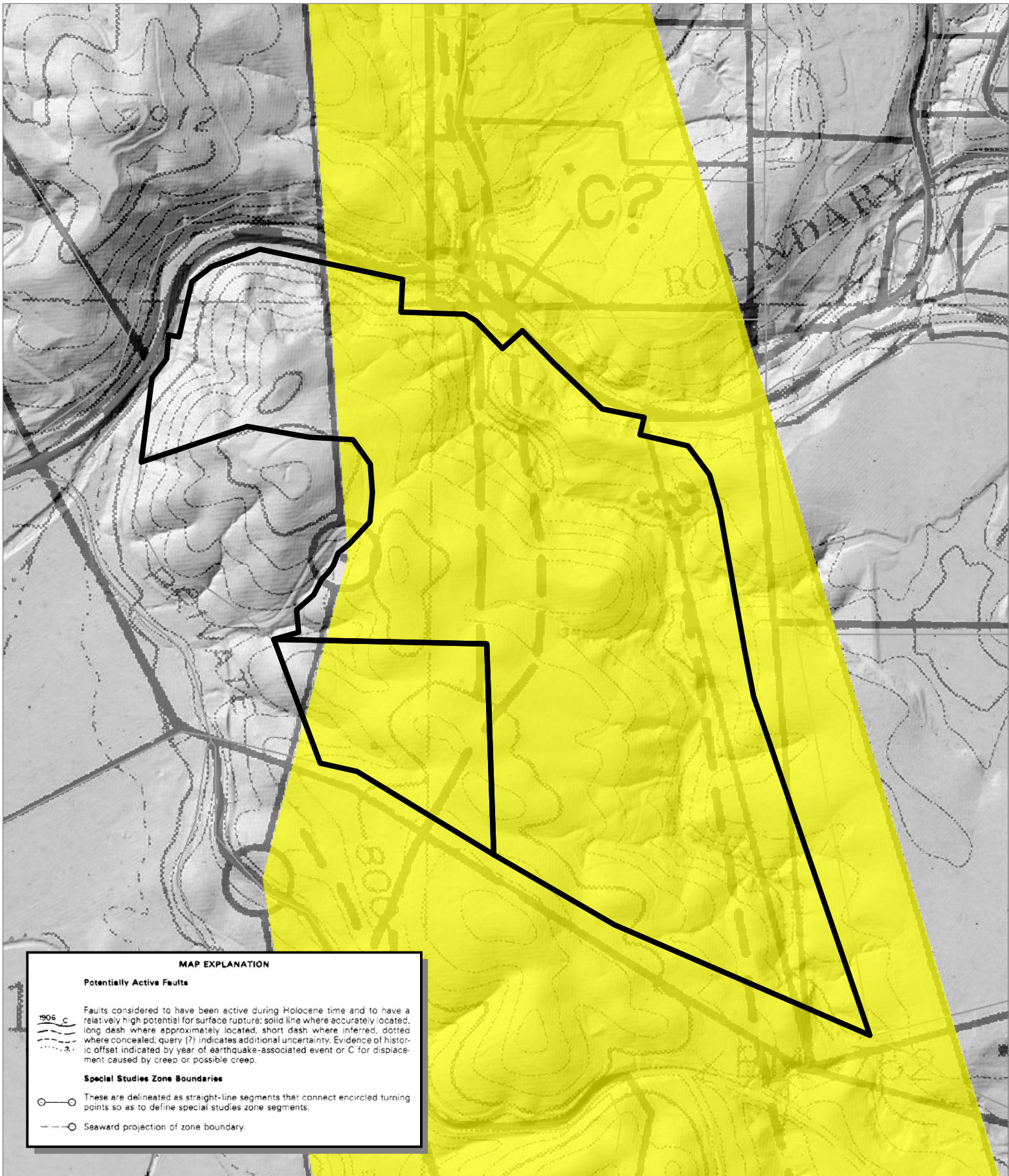


CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

 Naturally Occurring Asbestos



WESTERN SOIL CLASSES



MAP EXPLANATION

Potentially Active Faults

Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture: solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed, query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.

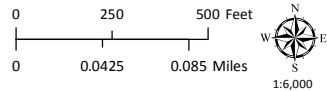
Special Studies Zone Boundaries

These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.

Seaward projection of zone boundary.

CASE: U 2020-0002
OWNER: Brutocao Vineyards, Inc.
APN: 048-270-24
APLCT: Getaway House, Inc.
AGENT: Rebecca Dalske
ADDRESS: None Assigned, Hopland

Maacama Fault Zone
Assessors Parcels



EARTHQUAKE FAULT ZONES

REDACTED COUNTY PLANNING DEPARTMENT 8/17/2023