

**File No. S15-0016**  
**Location Map**

Reverie Retreat  
 Conditional Use Permit

 Site

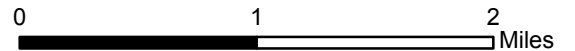


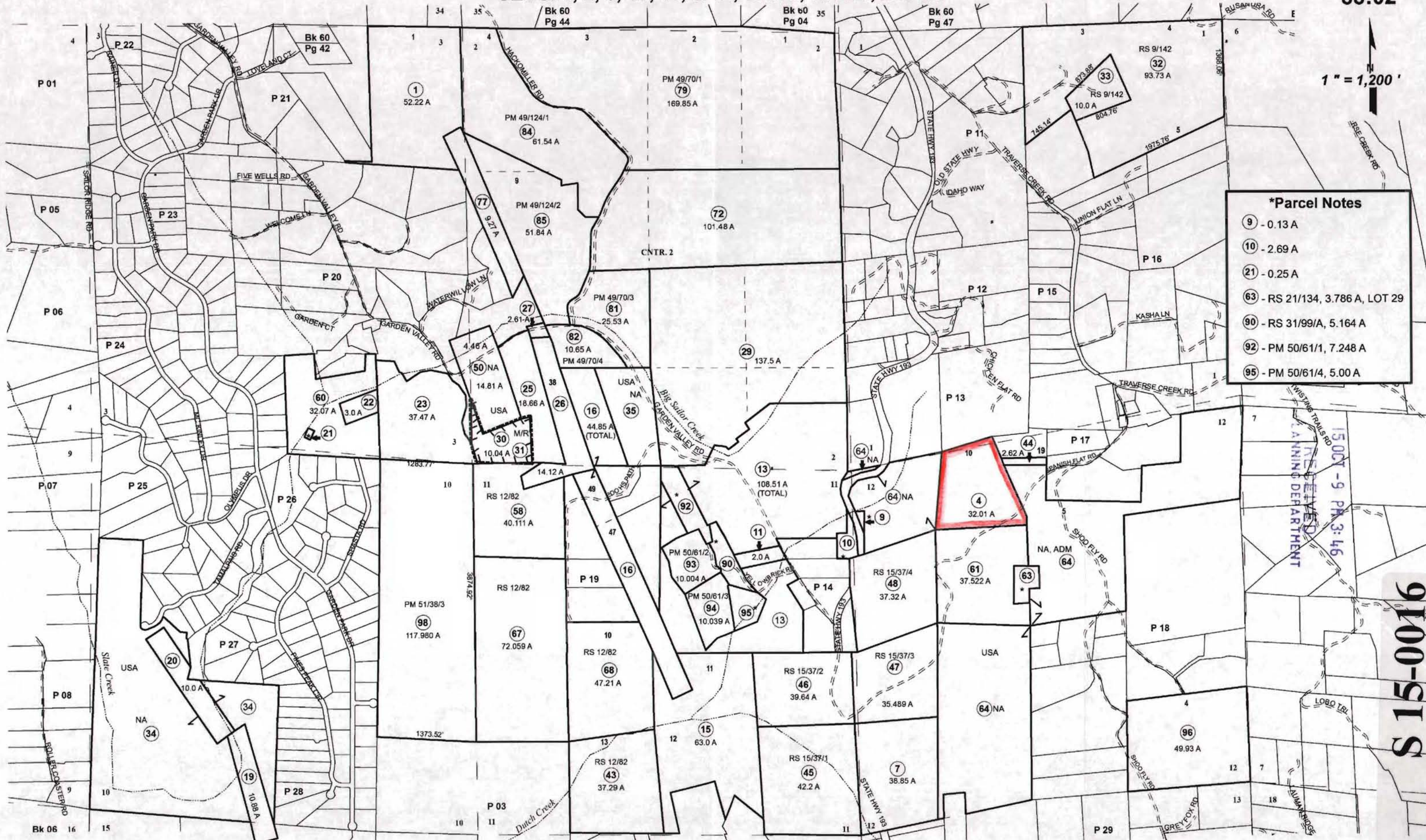
Exhibit A



SECS. 1, 2, 3, 10, 11, & 12, T.11N., R.10E., M.D.M.

88:02

1" = 1,200'



- \*Parcel Notes**
- ⑨ - 0.13 A
  - ⑩ - 2.69 A
  - ⑳ - 0.25 A
  - ㉓ - RS 21/134, 3.786 A, LOT 29
  - ⑨⑩ - RS 31/99/A, 5.164 A
  - ⑨② - PM 50/61/1, 7.248 A
  - ⑨⑤ - PM 50/61/4, 5.00 A

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Exhibit B

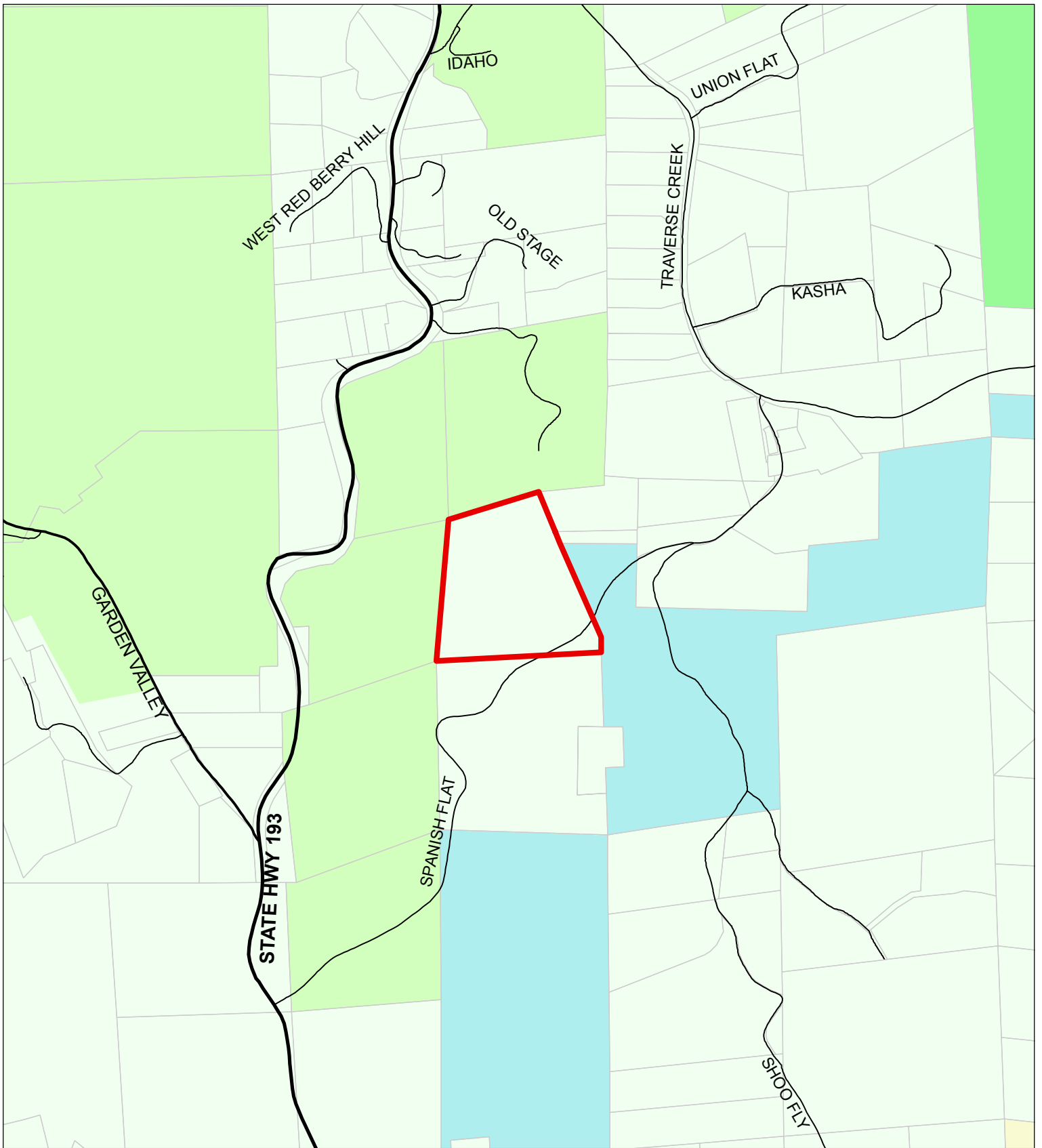
Rev. Apr 9, 2014

Assessor's Map Bk. 088, Pg. 02  
 County of El Dorado, CA  
 17-0119 D 2 of 21

S 15-0016

RECEIVED  
 PLANNING DEPARTMENT  
 15 OCT -9 PM 3:46





**File No. S15-0016**  
**Land Use Map**

Reverie Retreat  
 Conditional Use Permit

- Site
- Agricultural Lands
- Natural Resources
- Open Space
- Low Density Residential
- Rural Residential

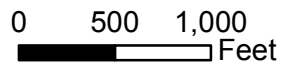
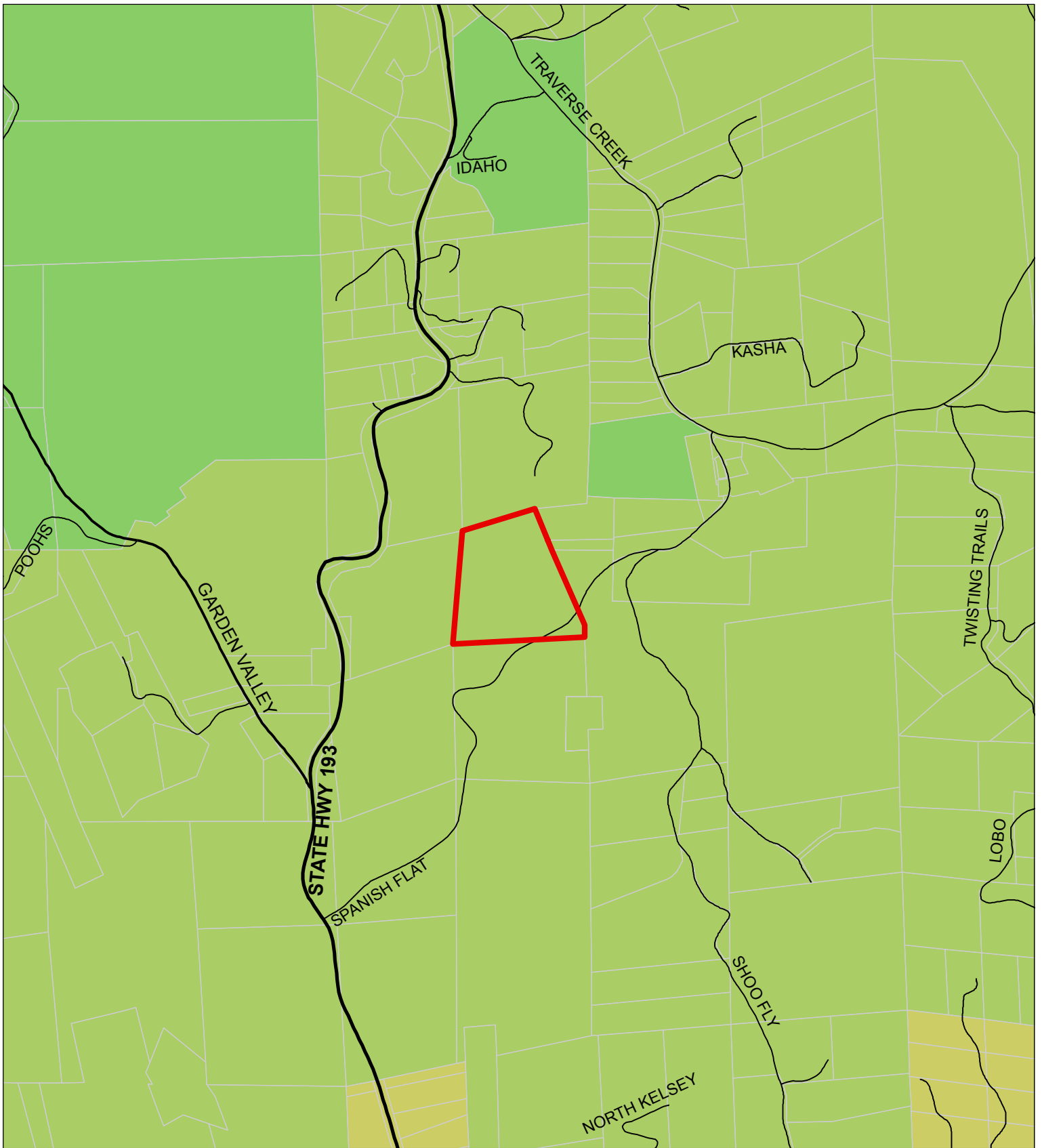


Exhibit C



**File No. S15-0016**  
**Zoning Map**

Reverie Retreat  
 Conditional Use Permit

- Site
- Planned Development Overlay
- Exclusive Agricultural
- Estate Residential Five-Acre
- Estate Residential Ten-Acre

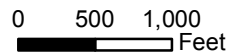
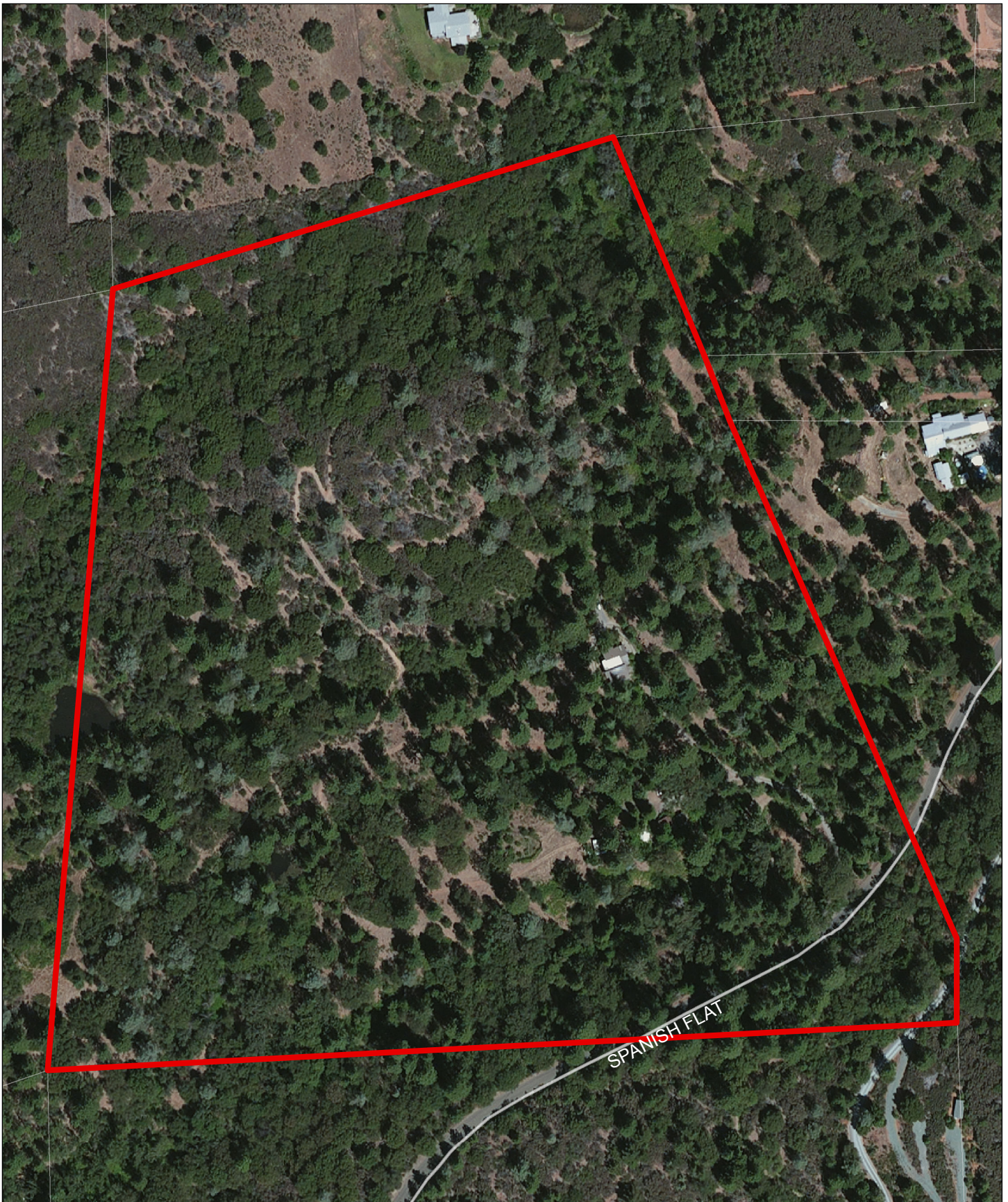


Exhibit D





**File No. S15-0016**  
**Aerial Map**

Reverie Retreat  
Special Use Permit

 Site

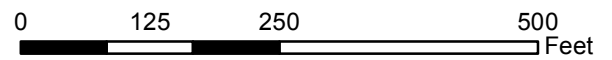


Exhibit E





# REVERIE RETREAT

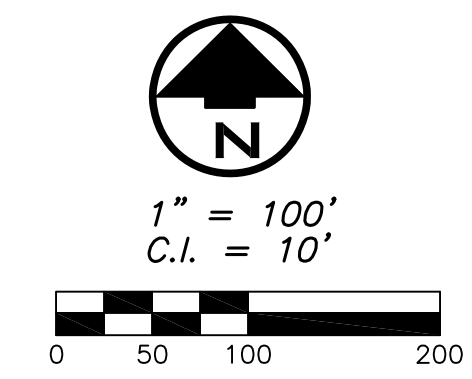
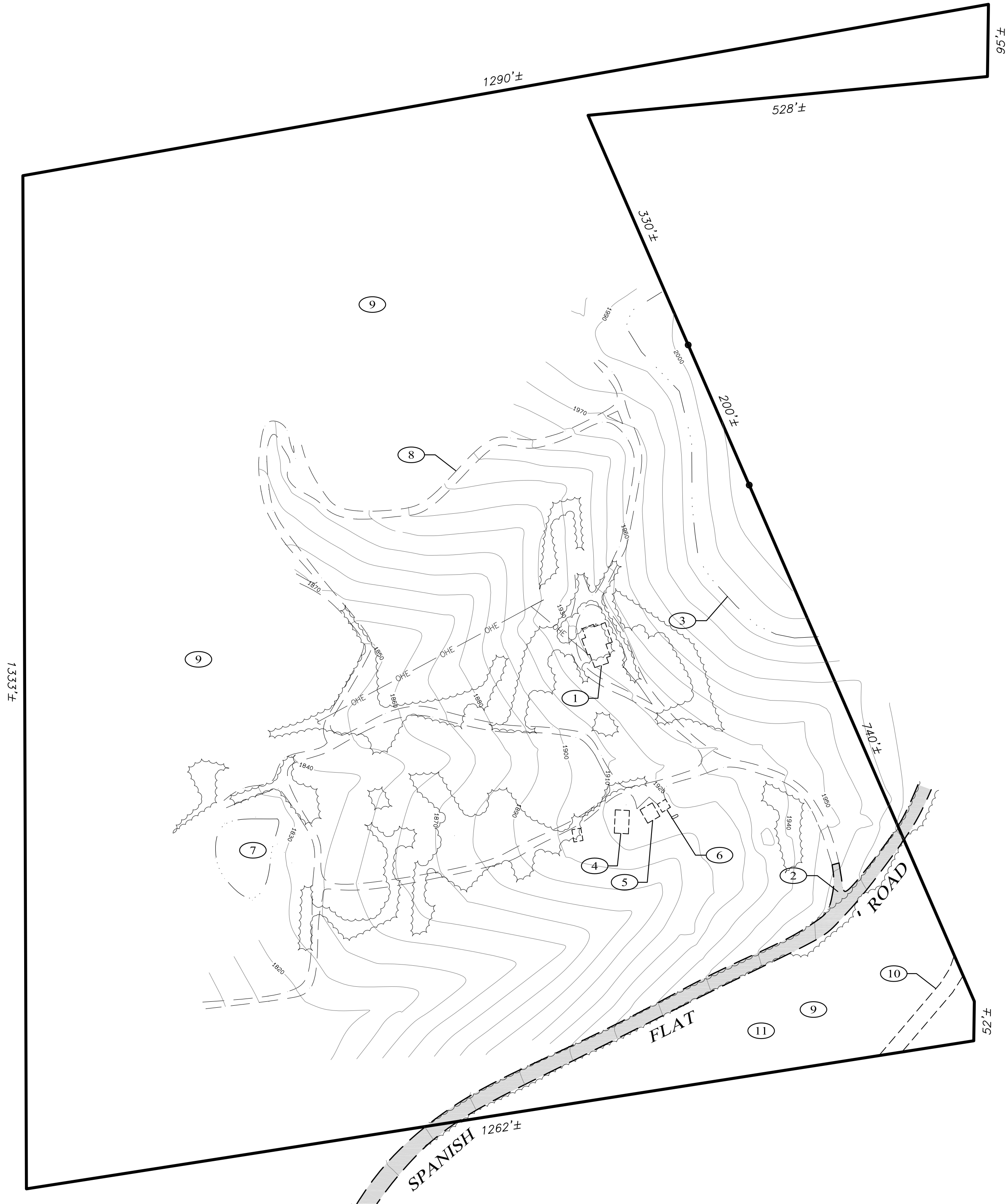
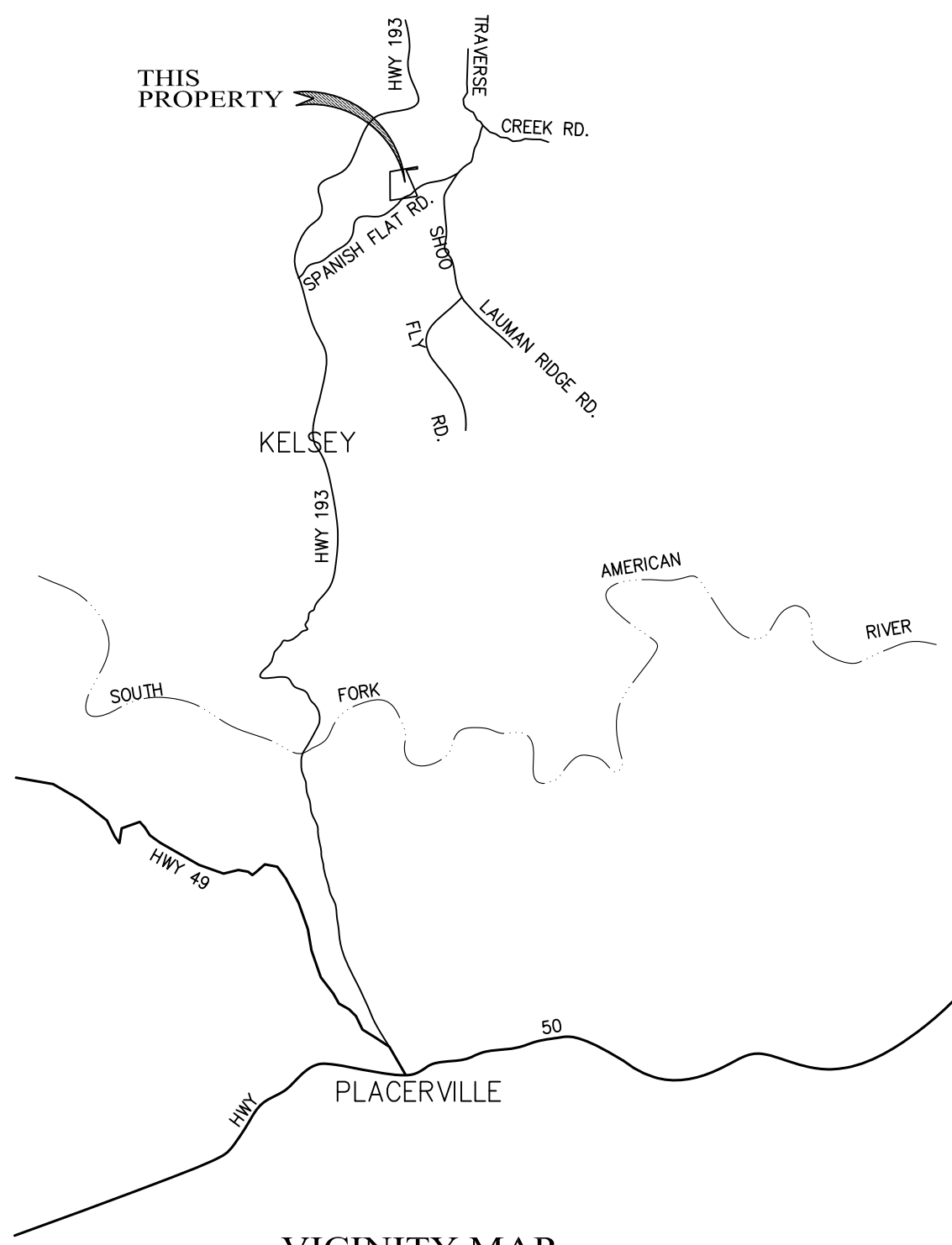
5760 SPANISH FLAT ROAD  
 APN: 088-020-04-100  
 EL DORADO COUNTY, CALIFORNIA

Revised  
 March 2016

**OWNER:**  
 Tamara K. Johnston & Ramon Flielik  
 5760 Spanish Flat Road  
 Garden Valley, CA 95633  
 (415) 867-9530

**APPLICANT:**  
 Reverie Ventures, LLC  
 5760 Spanish Flat Road  
 Garden Valley, CA 95633  
 (415) 867-9530

**PREPARED BY:**  
 CAL STATE ENGINEERING, INC.  
 Robin D. Peters, P.E. RCE No. 58604  
 427 Broadway  
 Jackson, CA 95642  
 (209) 223-1441



## EXISTING FEATURES

- ① EXISTING SINGLE FAMILY DWELLING
- ② EXISTING PAVED ENCROACHMENT
- ③ GPUD DITCH LINE
- ④ EXISTING CABIN
- ⑤ EXISTING GUEST HOUSE
- ⑥ EXISTING SHED
- ⑦ EXISTING POND
- ⑧ EXISTING ON-SITE ROADWAY, TYP.
- ⑨ AREA OF PROPERTY NOT ASSOCIATED WITH RETREAT ACTIVITIES
- ⑩ 20' ROAD & PUE PER 1995-47852
- ⑪ 25' WATER PIPELINE EASEMENT PER 1991-24658 (UNABLE TO PLOT LOCATION)

TOPOGRAPHY BASED ON AN ON-SITE SURVEY CONDUCTED JULY, 2013 BY TERRA FIRMA LAND SURVEYING.  
 ARTIFICIAL DATUM ASSUMED.

## PROPERTY INFORMATION

EL DORADO COUNTY APN 088-020-01-100  
 LOT 10, NW 1/4 SECTION 12, T.11 N., R.10 E., M.D.M.  
 5760 SPANISH FLAT ROAD, GARDEN VALLEY  
 DEED REFERENCE: 2012-68631  
 MAP REFERENCE: NONE  
 ACREAGE: 32± Ac.  
 EXISTING GENERAL PLAN: RR (RURAL RESIDENTIAL)  
 EXISTING ZONING: RL-10 (RURAL LANDS, 10 ACRES)

**CAL STATE ENGINEERING**  
 INCORPORATED

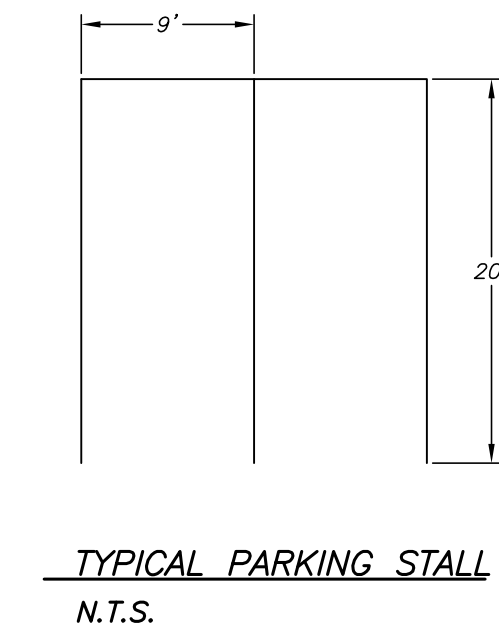
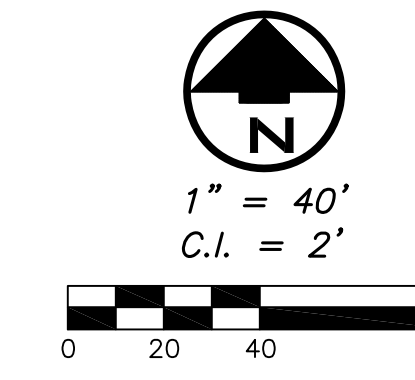
427 BROADWAY JACKSON, CA. 95642  
 PHONE: (209) 223-1441 FAX: (209)-223-5044

REVERIE RETREAT - 5760 SPANISH FLAT ROAD - EL DORADO COUNTY - #12091



**PARKING DEMAND  
PHASE I**

SINGLE FAMILY DWELLING:	2 SPACES
CAMPGROUND / THEATRE:	14 SPACES (1 SPACE / 3 USERS)
EMPLOYEES:	4 SPACES
<b>PHASE I TOTAL:</b>	<b>20 SPACES</b>



**PHASE I  
PROJECT FEATURES**

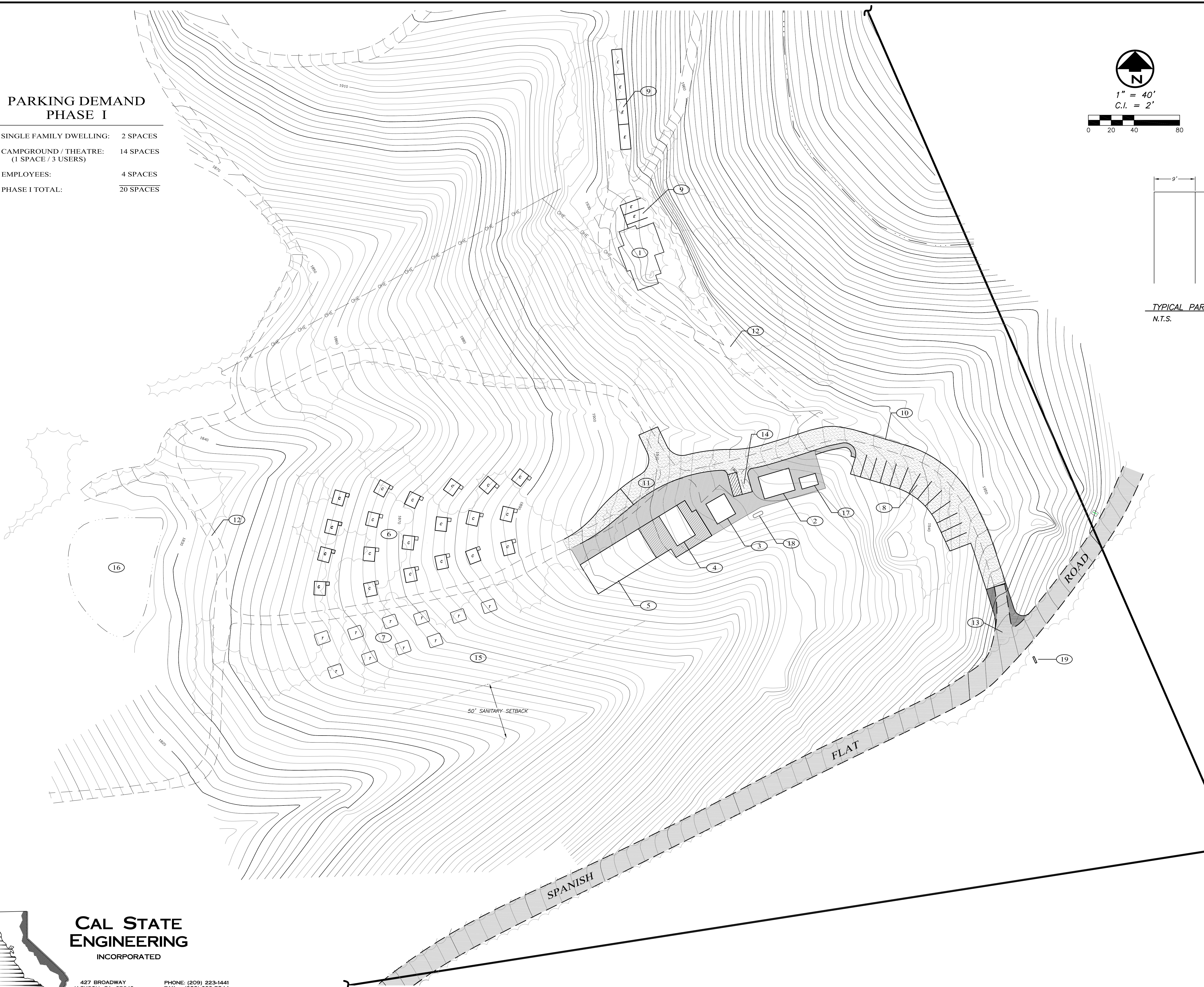
- 1 SINGLE FAMILY DWELLING TO REMAIN (1,500± S.F.)
- 2 NEW RESTROOM / SHOWER BUILDING (600± S.F.)
- 3 SPA & MASSAGE FACILITY (FORMER GUEST HOUSE - 400± S.F.)
- 4 FOOD SERVICE & TEACHING KITCHEN FACILITY WITH OUTDOOR DINING DECK (600± S.F.)
- 5 YOGA & CONFERENCE FACILITY (1,800± S.F.)
- 6 CAMPSITES - 20 CABINS SHOWN 20,000 S.F. CAMPSITE AREA
- 7 CAMPSITES - 10 TENT SITES SHOWN 10,000 S.F. CAMPSITE AREA
- 8 GUEST PARKING - 14 SPACES SHOWN
- 9 EMPLOYEE & SFD PARKING - 6 SPACES SHOWN
- 10 GUEST VEHICLE CIRCULATION ROUTE - 18' WIDE ROLLED & COMPACTED AGGREGATE BASE
- 11 EMERGENCY VEHICLE TURNAROUND
- 12 EXISTING PATHWAY TO REMAIN
- 13 IMPROVED SPANISH FLAT ROAD ENCROACHMENT
- 14 ACCESSIBLE PARKING AREA
- 15 NEW ON-SITE WASTEWATER SYSTEM AREA
- 16 EXISTING POND TO REMAIN UNDISTURBED
- 17 TRASH ENCLOSURE
- 18 PROPANE TANK
- 19 MONUMENT SIGN - 12 S.F. (OR LESS)

**LEGEND**

- CONCRETE OR A.C. PEDESTRIAN PATHWAY
- COMPACTED A.B. WALKING PATH
- A.C. ROADWAY
- COMPACTED AGGREGATE BASE ROADWAY
- OHP OVERHEAD POWER
- EDGE OF EXISTING UNIMPROVED ROADWAY
- CAMPGROUND TENT SPACE
- CAMPGROUND CABIN

**NOTES**

1. Building and project feature locations (except for existing buildings) are general and are intended to illustrate their approximate. The final location and configuration of project features and buildings will be determined at the time of detailed site design.
2. Project features may be implemented in phases as demand and resources dictate.



REVISIONS: 01/2016 - 3780 SPANISH FLAT ROAD - EL DORADO COUNTY - #120091

**CAL STATE  
ENGINEERING**  
INCORPORATED

427 BROADWAY JACKSON, CA. 95642 PHONE: (209) 223-1441 FAX: (209)-223-5044

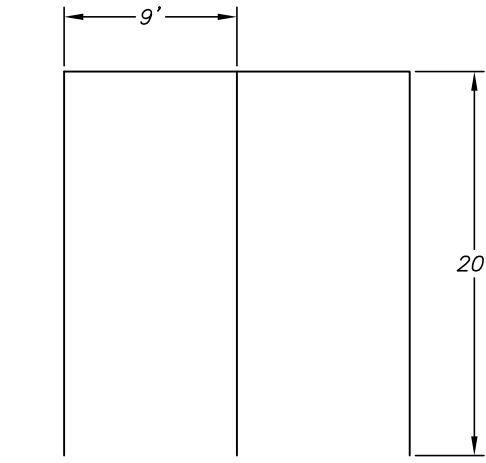
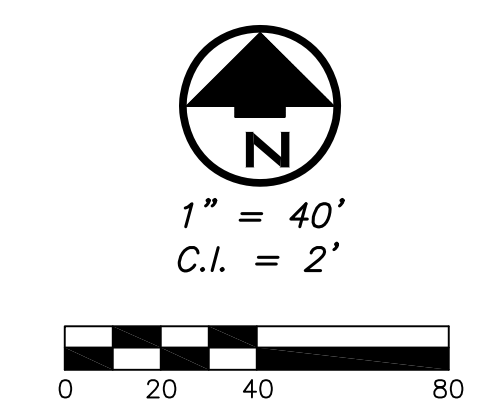
REVISED MARCH, 2016

SHEET 2 OF 4



**PARKING DEMAND  
PHASE II**

SINGLE FAMILY DWELLING:	2 SPACES
CAMPGROUND / THEATRE:	25 SPACES (1 SPACE / 3 USERS)
EMPLOYEES:	6 SPACES
<b>PHASE II TOTAL:</b>	<b>33 SPACES</b>



TYPICAL PARKING STALL  
N.T.S.

**PHASE II  
PROJECT FEATURES**

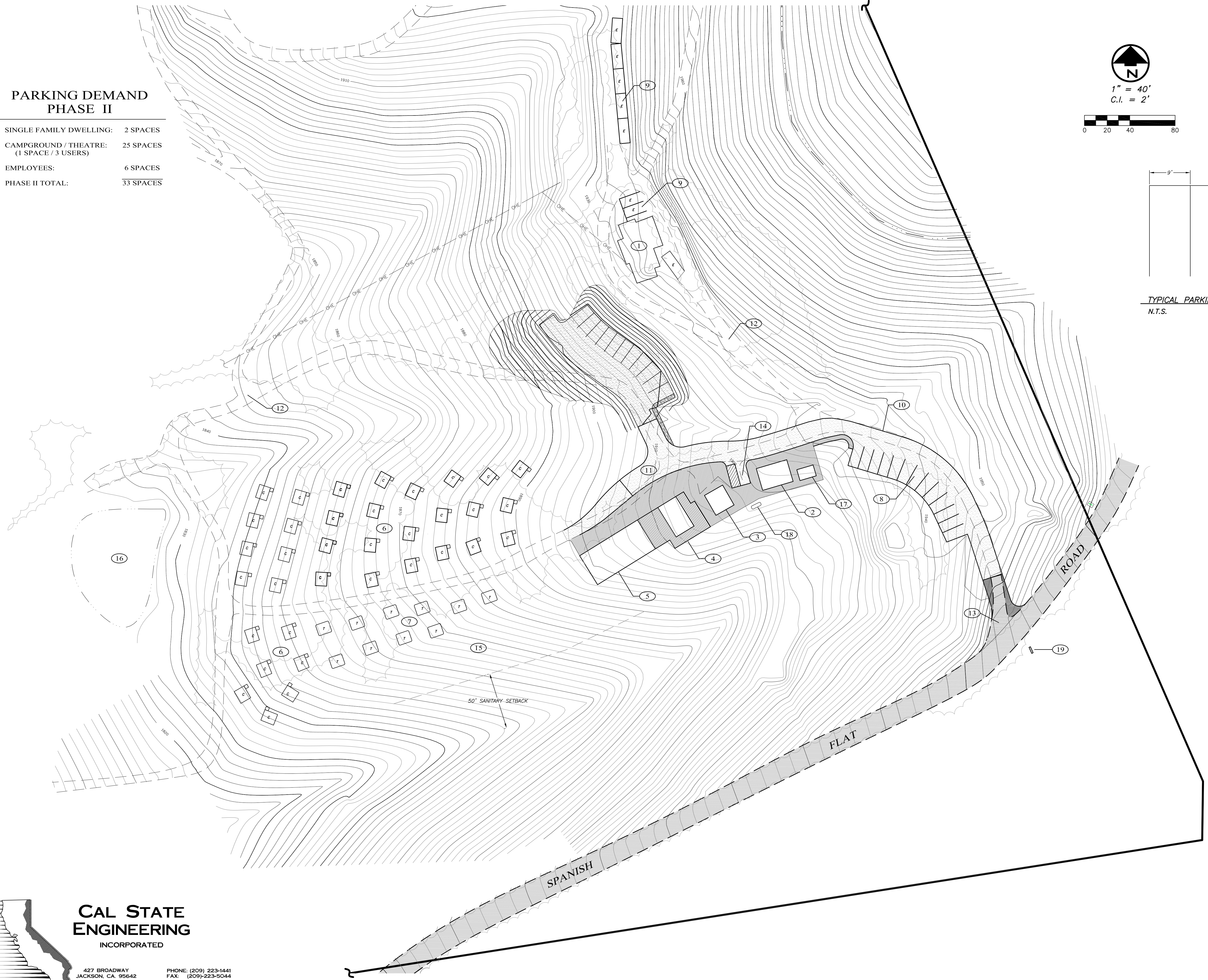
- ① SINGLE FAMILY DWELLING TO REMAIN (1,500± S.F.)
- ② NEW RESTROOM / SHOWER BUILDING (600± S.F.)
- ③ SPA & MASSAGE FACILITY (FORMER GUEST HOUSE - 400± S.F.)
- ④ FOOD SERVICE & TEACHING KITCHEN FACILITY WITH OUTDOOR DINING DECK (600± S.F.)
- ⑤ YOGA & CONFERENCE FACILITY (1,800± S.F.)
- ⑥ CAMPSITES - 35 CABINS SHOWN 35,000 S.F. CAMPSITE AREA
- ⑦ CAMPSITES - 10 TENT SITES SHOWN 10,000 S.F. CAMPSITE AREA
- ⑧ GUEST PARKING - 25 SPACES SHOWN - PH II
- ⑨ EMPLOYEE & SFD PARKING - 8 SPACES SHOWN - PH II
- ⑩ GUEST VEHICLE CIRCULATION ROUTE - 18' WIDE ROLLED & COMPACTED AGGREGATE BASE
- ⑪ EMERGENCY VEHICLE TURNAROUND
- ⑫ EXISTING PATHWAY TO REMAIN
- ⑬ IMPROVED SPANISH FLAT ROAD ENCROACHMENT
- ⑭ ACCESSIBLE PARKING AREA
- ⑮ NEW ON-SITE WASTEWATER SYSTEM AREA
- ⑯ EXISTING POND TO REMAIN UNDISTURBED
- ⑰ TRASH ENCLOSURE
- ⑱ PROPANE TANK
- ⑲ MONUMENT SIGN - 12 S.F. (OR LESS)

**LEGEND**

- CONCRETE OR A.C. PEDESTRIAN PATHWAY
- COMPACTED A.B. WALKING PATH
- A.C. ROADWAY
- COMPACTED AGGREGATE BASE ROADWAY
- OVERHEAD POWER
- EDGE OF EXISTING UNIMPROVED ROADWAY
- CAMPGROUND TENT SPACE
- CAMPGROUND CABIN

**NOTES**

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REVERSE RETURN - 3780 SPANISH FLAT ROAD - EL DORADO COUNTY - #120091

**CAL STATE ENGINEERING**  
INCORPORATED

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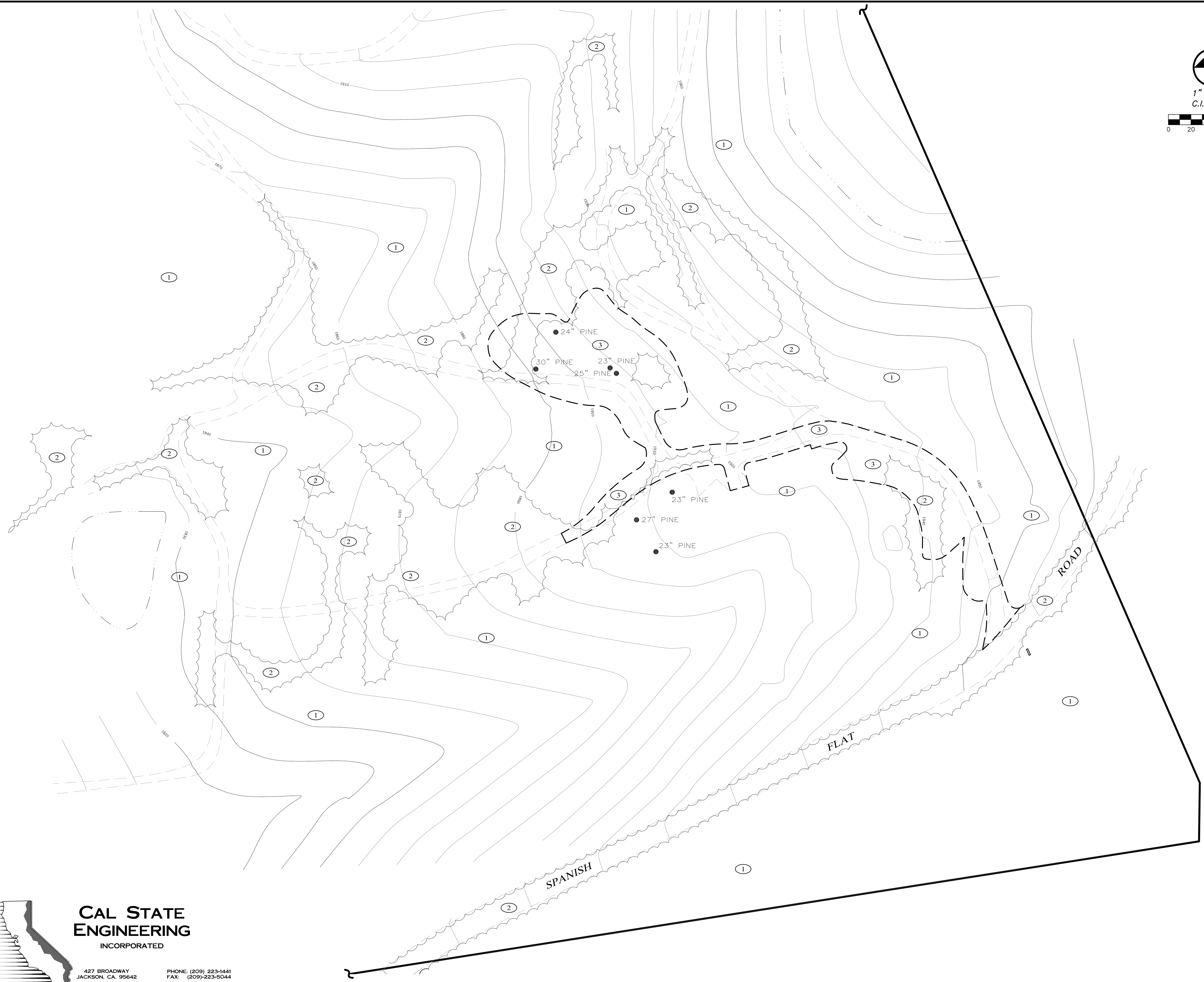
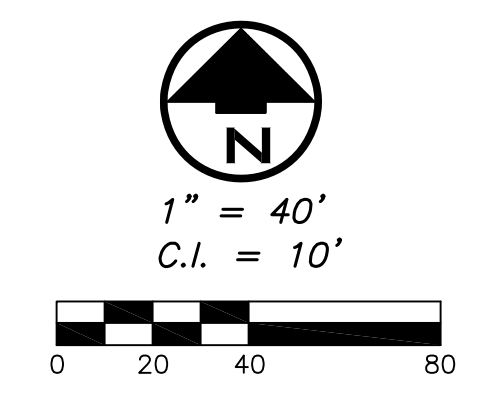
REVISED MARCH, 2016

SHEET 3 OF 4



**TREE AND GRADING EXHIBIT  
PROJECT FEATURES**

- ① TREE CANOPY AREA - MIXED OAK-CONIFER WOODLAND
- ② CLEARED AREA GENERALLY FREE OF TREE CANOPY
- ③ AREA PROPOSED FOR GRADING



**LEGEND**

- TREE CANOPY BOUNDARY (APPROX.)
- LIMIT OF GRADING (APPROX.)
- 24" PINE TREE >20" DBH TO BE REMOVED, WITH TYPE (7 TOTAL)

NOTE THAT 16 TREES BETWEEN 8" DBH AND 20" DBH ARE PROPOSED FOR REMOVAL

**NOTES**

1. Building and project feature locations (except for existing buildings) are general and are intended to illustrate their approximate. The final location and configuration of project features and buildings will be determined at the time of detailed site design.
2. Project features may be implemented in phases as demand and resources dictate.

**CAL STATE  
ENGINEERING**  
INCORPORATED

427 BROADWAY JACKSON, CA. 95642 PHONE: (209) 223-1441 FAX: (209)-223-5044

REVISED MARCH, 2016

SHEET 4 OF 4

REVISION: RETIRED - 5780 SPANISH FLAT ROAD - EL DORADO COUNTY - #120261



# CAL STATE ENGINEERING, INC.

427 BROADWAY JACKSON, CA 95642

209.223.1441 OR 223-5055

FAX 209.223.5044

## Reverie Retreat

### Project Description

Revised March, 2016

#### Landowner

Tamara K. Johnston & Ramon Fliek  
5760 Spanish Flat Road  
Garden Valley, CA 95633  
(415) 867-9530

#### Applicant

Reverie Ventures, LLC  
5760 Spanish Flat Road  
Garden Valley, CA 95633  
(415) 867-9530

#### Agent

Robin D. Peters, P.E.  
Cal State Engineering, Inc.  
427 Broadway  
Jackson, CA 95642  
(209) 223-1441

#### Property information

El Dorado County APN 088-020-04-100

Lot 10 of the NW ¼ of Section 12, T11N, R10 E, MDM

5760 Spanish Flat Road, Garden Valley CA

32.01± acres

Location: From US Highway 50 at Placerville north approximately 5.5 miles on State Route 193; then approximately 0.8 miles east on Spanish Flat Road.

#### General Plan & Zoning

GP existing: RR (Rural Residential)

GP proposed: no change

Zoning existing: RL-10 (Rural Lands 10 acres; per TPGA-ZOU)

Zoning proposed: no change



### **Existing and historic uses of the property**

The subject property is located on Spanish Flat Road approximately 0.8 miles east of State Route 193 north of Placerville. Spanish Flat Road passes through the southeasterly corner of the property, and a single driveway extends northerly into the property providing access to the interior. The property slopes moderately toward the west and is partly vegetated. A Georgetown Divide Public Utility District water conveyance ditch enters the property near the northeasterly corner, meanders across the easterly boundary of the property and exits near the southeasterly corner. The property is traversed by several seasonal drainage courses; a small pond is located in the southwesterly quadrant of the property, and a somewhat larger pond straddles the west-central property boundary.

The property currently supports a single-family dwelling, a small guest house, a cabin, and several sheds and other outbuildings. Historic uses of the site have created numerous unimproved roadways and pathways which provide good access to most interior portions of the property.

### **Proposed use of the property and general project description**

The Reverie Retreat project is an affordable, accessible and aesthetically inviting agriculture-based retreat where guests restore their equilibrium through the experience of visiting a natural setting. Fundamental elements of the project include agricultural production and animal husbandry, educational workshops and classes, garden-to-table education and food services, and a small campground providing overnight accommodations for guests attending multi-day events. The retreat and campground will be operated year-round with peak seasonal usage expected between May and September. Programs will be conducted up to seven days per week with peak daily usage expected on weekends.

Specifically, Reverie Retreat will include the following (note that guest and staff figures are listed at maximum anticipated guest attendance levels):

- Agricultural production including vegetables and fruit, poultry (for eggs), goats and/or sheep (for dairy), etc.
- Theme-based retreats to include wine- and food-focused classes, cheese-making classes, cooking classes, workshops focused on agriculture education, art- and/or craft-making, yoga workshops, health and wellness retreats, family camps, literary weekends, and other topics of general agricultural interest.
- All-inclusive food service, supported by on-site agricultural production, to include breakfast, lunch and dinner for up to 75 overnight guests. Alcohol to include beer and wine only.



- A small campground containing up to 35 small cabins or tent cabins and approximately 10 tent campsites with shared/communal restrooms and showers, with a total overnight maximum capacity of 75 guests and 6 staff. Flexible lodging options will be tailored to meet the needs of various guest groups (some might desire the more affordable tent campsites while others will prefer the more comfortable cabins), but combined occupancy will not exceed 75 guests plus 6 staff at any one time.
- Special events several times per year to include motivational speakers, reunions and similar gatherings, with a day-time capacity of up to 75 people per event plus 6 staff.
- A conference facility, spa, full-service kitchen with outdoor dining areas, and teaching kitchen facilities.

Required permits will include: a) an on-site wastewater permit for new on-site wastewater (septic system) facilities; b) an encroachment permit for access improvements at Spanish Flat Road; and c) miscellaneous building permits for the restroom, kitchen, guest cottage, conference facility and electrical permits for the cabins.

**Phasing of the project**

Construction of infrastructure in anticipation of maximum retreat attendance can be environmentally wasteful and unnecessary in the event expected demand does not materialize. For this reason, the Reverie Retreat project will be implemented in phases in an effort to accurately assess and service market demand, and to properly align improvements and improvement costs with the demand for services. The project will be phased as follows:

<b>Reverie Retreat Project Phasing</b>		
	<b>Number of guests</b>	<b>Number of staff</b>
Phase 1	40	4 (including owners)
Phase 2	75	6 (including owners)

The infrastructure improvements most closely tied to phasing are those related to parking demand. For this reason, the site plan has been constructed so as to depict parking improvements by phase. Most other site and infrastructure improvements are comparatively unaffected by phasing.



## **Operational characteristics of the project**

Reverie Retreat will offer a variety of one-day educational programs, classes and conferences, multi-day theme-based retreats, classes and workshops, and week-long family camps. Typical program schedules are discussed in this section, however minor variations to program schedules may occur from time to time in an effort to accommodate the needs of specific programs. Note that attendance figures for Phase 1 and Phase 2 are shown as (xx|yy).

### One-day programs

Reverie Retreat will offer a series of one-day educational programs, classes and conferences Mondays through Saturdays. One-day program guests will arrive for the day-long event between 8:00 and 8:30 am, and will leave between about 3:30 and 4:30 pm. Lunches will be served at the site so guests will stay on-site for the duration of the day-long program. One-day program guests will be limited to (40|75) per day.

### Weekend (two- and three-day) programs

In addition to one-day programs, Reverie Retreat will offer a series of weekend programs which will include theme-based retreats, classes, workshops, etc. The focus of most weekend programs will be on micro-scale agricultural production, animal husbandry, garden-to-table food service, and other natural and sustainable agriculture-based themes, although other themes may be considered over time. Weekend program guests will arrive Thursday or Friday afternoon through early evening, generally between 3:30 and 6:00 pm. Guests will enjoy on-site dining and campground sleeping accommodations Thursday, Friday and Saturday evenings, and the program will be conducted all day Friday, Saturday and Sunday. Guests will leave at the program's conclusion on Sunday between about 3:30 and 4:30 pm. All meals will be served at the site so guests will stay on-site for the duration of the weekend-long program. Weekend program guests will be limited to (40|75) per program.

### Week-long programs

In addition to one-day and weekend programs, Reverie Retreat will offer a limited number of week-long family programs. The agriculture-based theme of the week-long programs will be similar to that of weekend programs, however the focus will be on family-oriented educational activities. Embedded classes and workshops will include such themes as small-scale agricultural production, animal husbandry, garden-to-table food service, environmental stewardship, and the incorporation of these themes into family values and traditions. Week-long family camp guests will arrive Friday afternoon through early evening, generally between 3:30 and 6:00 pm. Guests will enjoy on-site dining and campground sleeping accommodations beginning Friday evening, and the multi-day program will begin Saturday morning and end the following Friday morning. Guests will leave at the program's conclusion after breakfast on Friday, generally between 10:00 and 11:00 am. All meals will be served at



the site so guests will stay on-site for the duration of the week-long program. Week-long family camp guests will be limited to (40|75) per program.

Special events

Special events will be hosted at the site up to 12 times per year. Special events will include class reunions, family reunions, guest lecturers, motivational speakers, and other similar short-duration (i.e. less than one day) events. Due to the varied nature of these events, arrival and departure times will vary with each event. Special event attendance will be limited to (40|75) guests per event and only one special event per day will be offered.

Staff

The project is expected to require a staff of 4 for Phase 1 and 6 for Phase 2, including at least two resident owners. The actual number of staff will vary with season, event type and weather.

Parking demand

Retreat uses are not specifically listed in the County’s schedule of off-street vehicle parking requirements (Municipal Code Chapter 130.35.030). When parking requirements for a use are not specifically listed in the Municipal Code (i.e. because the specific use is not listed in the Code), parking requirements are determined by applying demand factors for the most similar use or activity listed in the Code. The Reverie Retreat project’s uses include one-day events, multi-day retreats & workshops during which guests stay at the site, and short-duration special events. In all cases attendance is limited to 75 guests (40 guests for Phase 1), and in all cases guests are expected to stay at the site for the duration of the event (i.e. one inbound trip and one outbound trip). The owners’ experience with similar events suggests that very few guests arrive alone, most arrive either two or three to a vehicle, and some arrive four to a vehicle.

Parking demand factors published in the County Municipal Code for uses similar in nature to the project’s uses – i.e. uses that expect a pre-determined number of (frequently pre-registered) guests to arrive within a narrow window of time and then stay at the site for the duration of an event - include the following:

<u>Use</u>	<u>Parking demand factor</u>
Campground, RV park	1 space per campsite (with up to four persons per campsite)
Ski area	1 space per every 2.5 users
Movie theater (indoor)	1 space per 3 fixed seats
Church	
Community assembly, auditorium, Meeting hall	1 space per 3 seats



“Church”, “community assembly” and “meeting hall” are the listed uses most similar to the project’s proposed uses. The project’s campground uses are subordinate to the retreat center use, so parking demand is driven solely by retreat center operations. Finally, based upon past experience with the use, the owner predicts that a parking demand factor of 1 space per 3 guests will conservatively accommodate guests for all planned uses and activities.

With the foregoing in mind, parking demand for the project has been calculated as follows:

<b>Phase 1 Parking Demand</b>			
<b>Use</b>	<b>Demand Factor</b>	<b>Project Quantity</b>	<b>On-site Parking Required</b>
Residential single-family	2 spaces per unit	1	2
Campground, theatre, restaurant, etc.	1 space per 3 persons	40	14
Staff (including owners)	1 space per person	4	4
Total on-site parking spaces required – Phase 1			20

<b>Phase 2 Parking Demand</b>			
<b>Use</b>	<b>Demand Factor</b>	<b>Project Quantity</b>	<b>On-site Parking Required</b>
Residential single-family	2 spaces per unit	1	2
Campground, theatre, restaurant, etc.	1 space per 3 persons	75	25
Staff (including owners)	1 space per person	6	6
Total on-site parking spaces required – Phase 2			33

New parking areas are proposed to accommodate passenger vehicles for guests and staff. Accessible parking areas and accessible pathways will be provided as required by law. In keeping with the agriculture-based theme of the project, parking areas will be graded to drain and surfaced with rolled aggregate base.

Chapter 130.33 of the El Dorado County Municipal Code specifies required landscaping for new parking areas. However, as the project does not include a permanent parking area adjacent to a public road, the project is exempt from the landscaping requirements of Chapter 130.33. It is worth noting that the project site is located in an area of dense conifer-dominant timberland where conventional landscape plantings do not typically thrive due to



heavy shading and animal predation. In addition, Reverie Retreat desires to minimize the impact of its operation on the land, and wishes to avoid introducing non-native landscape plantings to the site. The site has been carefully designed to avoid as many trees and as much existing vegetation as is possible.

Vehicular traffic generation

Vehicular traffic generation rates are directly related to parking demand (see parking demand calculations, above). The project’s parking demand calculations predict a need for a maximum of 25 guest parking spaces plus 6 spaces for staff and 2 spaces for residents. It is expected that staff will arrive roughly one hour before guests to set up events, therefore staff will arrive during the non-peak AM period. All guests will then arrive within a relatively narrow window of time during the peak AM period. Maximum AM project traffic generation will therefore include 6 non-peak trip ends and 25 peak hour trip ends per day in addition to normal traffic generation expected from the residents. PM project traffic generation will be similar; most guests will leave within a narrow window of time, and staff will leave later after the peak passes. Maximum PM project traffic generation will therefore include 6 non-peak trip ends and 25 peak hour trip ends per day in addition to normal traffic generation expected from the residents.

It should be noted that the analysis presented above represents the worst-case scenario, i.e. a one-day event at full operation (Phase 2) where guests both arrive and depart in the same day. Multiple-day events will generate less traffic. For example, a two-day event will generate inbound guest AM traffic but no PM guest traffic on the first day, and on the second day only outbound guest traffic will be generated (although staff will both arrive and depart on each day of multi-day events). For multi-day events longer than two days in duration, no guest traffic will be expected except for the first and last days of the event.

The project’s maximum (i.e. Phase 2) predicted vehicular traffic generation (in addition to normal residential traffic generation) is summarized as follows:

Project Use or Activity	AM				PM			
	Non-peak		Peak		Non-peak		Peak	
	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Special event	6	0	25	0	0	6	0	25
One-day program	6	0	25	0	0	6	0	25
Two-day program	6	0	25	0	0	6	0	0
Three (+) day program-first day	6	0	25	0	0	6	0	0
last day	6	0	0	0	0	6	0	25
other days	6	0	0	0	0	6	0	0

## **On-site accommodations & facilities**

### Existing single-family dwelling:

The existing 1,500± single-family dwelling will remain, to be occupied year-round by caretaker residents responsible for security and maintenance of the facilities and infrastructure.

### Existing guest house:

The existing 400± s.f. guest house will be converted to a spa and massage facility for use by guests. A new guest cottage will be constructed to provide housing for senior staff and owners. The location for the new guest house will be determined after a thorough evaluation and vetting of the facility's operational characteristics and site circulation patterns.

### Existing cabin:

The existing 600± s.f. cabin will be re-purposed as a full-service kitchen designed to accommodate routine food service needs and food-based education. The kitchen facility will include an outdoor teaching kitchen and an outdoor dining deck.

### Overnight accommodations:

Sleeping accommodations for overnight guests will be provided in a small campground containing up to 35 small cabins (115± s.f.) and 10 tent campsites. A typical cabin will contain a bed and one or two nightstands, but will not have plumbing or cooking facilities. Power will be extended to each cabin for lighting, power receptacles, space heating, etc. Exterior finishes will focus on either natural wood finishes or muted earth-tone wood stains. Several representative cabin examples are presented at the end of this project description.

The campground will be slightly greater than five acres in overall area. Each campsite will occupy at least 1,000 s.f. of area within the overall campground area. Campsite density at full operation will average nine campsites per developable acre or less, and overnight population density will be 1.8 persons per campsite or less.

### Restroom and shower facilities:

A new 600± s.f. shared bathroom & shower facility will be constructed near the center of guest-based activities. Additional (optional) satellite restroom facilities will be considered at or near the campground areas to provide for more convenient access during evening hours. The need for additional restroom facilities will be evaluated during the first few years of operation.



### Conference facility:

A new conference facility will be constructed immediately west of the existing cabin. The new structure will support special events, motivational speakers, conferences, etc. Initially the conference facility will be a small structure, geared toward smaller events, but eventually a facility of approximately 1,800± s.f. is envisioned.

## **On-site utilities**

### Water

Domestic water is supplied by an on-site domestic water system and by the Georgetown Divide Public Utility District via its existing distribution main in Spanish Flat Road.

### Wastewater

The single-family dwelling and guest house are served by an existing on-site wastewater (septic) system. The existing leach field has been recently replaced and is operating properly. The existing septic system will continue to serve the wastewater disposal needs of these structures.

The new shared restroom & shower facility will accommodate the sanitary needs of overnight guests and staff. To accommodate wastewater from the new facility, a new on-site wastewater system will be developed. Wastewater from the kitchen facilities will be directed first to a grease interceptor, and then to the new on-site wastewater system.

The new guest cottage, when constructed, will either tie into the new on-site wastewater system or will utilize its own septic system (depending on the final location of the cottage).

### Gas:

The site currently has no gas service. If desired in the future, propane will be delivered to the site as necessary by a local vendor and conventional propane storage tanks will be situated near facilities requiring gas service.

### Power & communications

The site is served by existing power and communications infrastructure. The project as proposed is not anticipated to create significant additional demand on these utilities, therefore existing power and communications facilities will remain in place.

## **Changes to the physical environment**

### Grading & drainage:

Relatively little grading will be necessary to implement the project because much of the site has already been altered or improved. New grading will be necessary for parking area development, on-site roadway enhancements, and wastewater system construction. In addition, minor grading will be periodically necessary to facilitate construction of individual site features. Overall, earthwork quantities are preliminarily estimated at approximately 3,500 cubic yards.

Minor incremental increases in storm water runoff will occur as a result of project development. Factors contributing to increased storm water runoff include increased roof area and several graded parking areas. However, at the time of detailed site and grading design, sufficient storm water detention and/or retention features will be incorporated into the design to ensure that post-project storm water discharges do not exceed pre-project storm water discharges, resulting in no negative effect to downgradient properties or facilities.

### Tree and vegetation removal:

An over-arching goal of the Reverie Retreat project is to restore native plant communities and build habitat for a diversity of wildlife and beneficial insects in a manner that is consistent with the project's agriculture and animal husbandry objectives. The property already contains a number of non-contiguous areas of open space which will support focused agricultural production, so tree removal for these areas is anticipated to be limited. Several trees will need to be removed to accommodate on-site roadway enhancements, parking facilities, building construction, etc. It is estimated that as many as 16 trees over 8" DBH and 7 trees greater than 20" DBH may be removed. There is also a need to clear away significant accumulation of brush and dead trees to help with fire management.



### Representative Cabin Examples



**Representative Cabin Examples, cont'd.**

