

Wolf Craft- Appeal

**PLN23-0085; CUP23-0006;
MGT23-0021; MGT24-0004;
PFX24-0006; EIS23-0002**

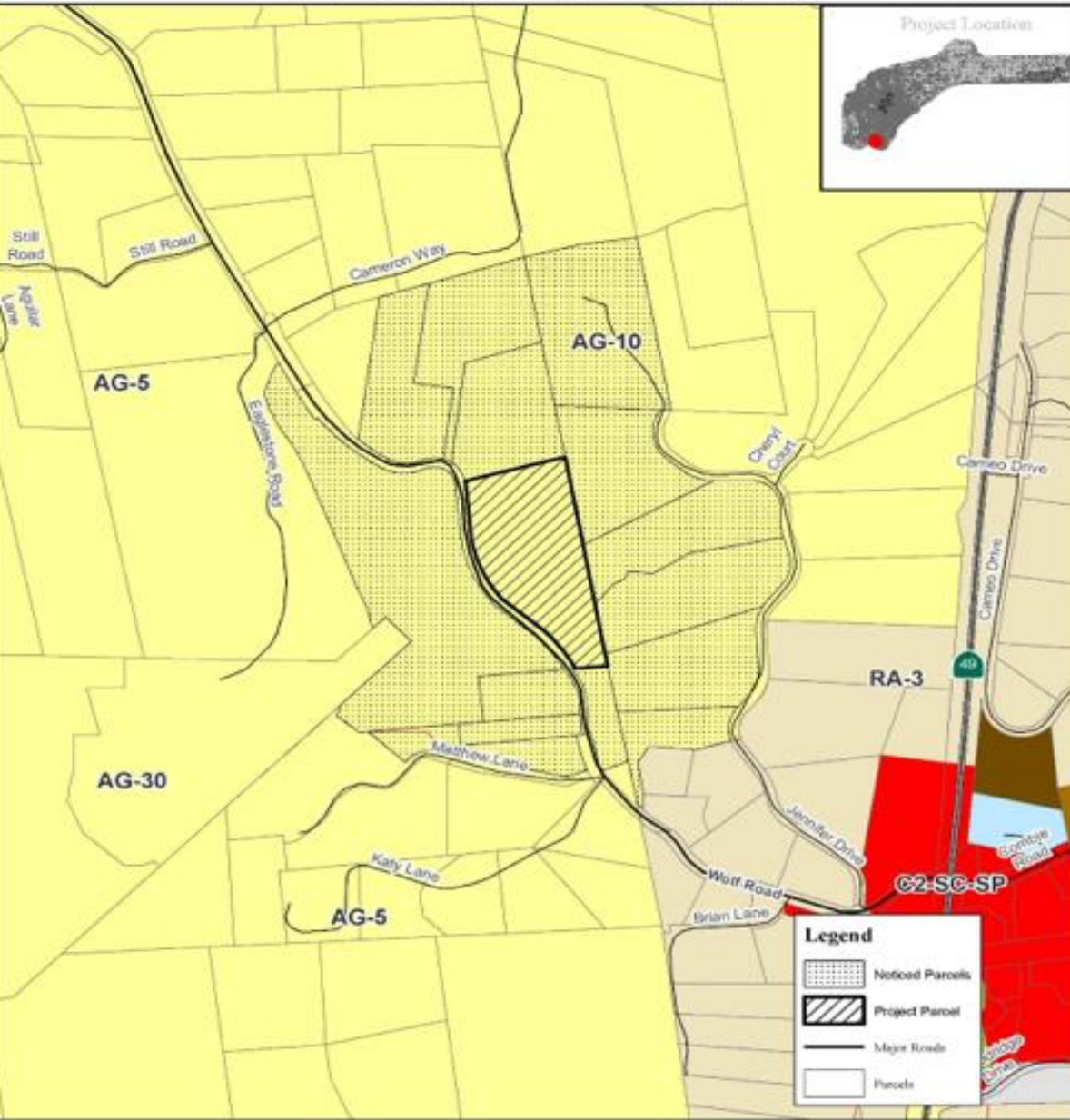
Leslie Barbazette

**Board of Supervisors
October 22, 2024**



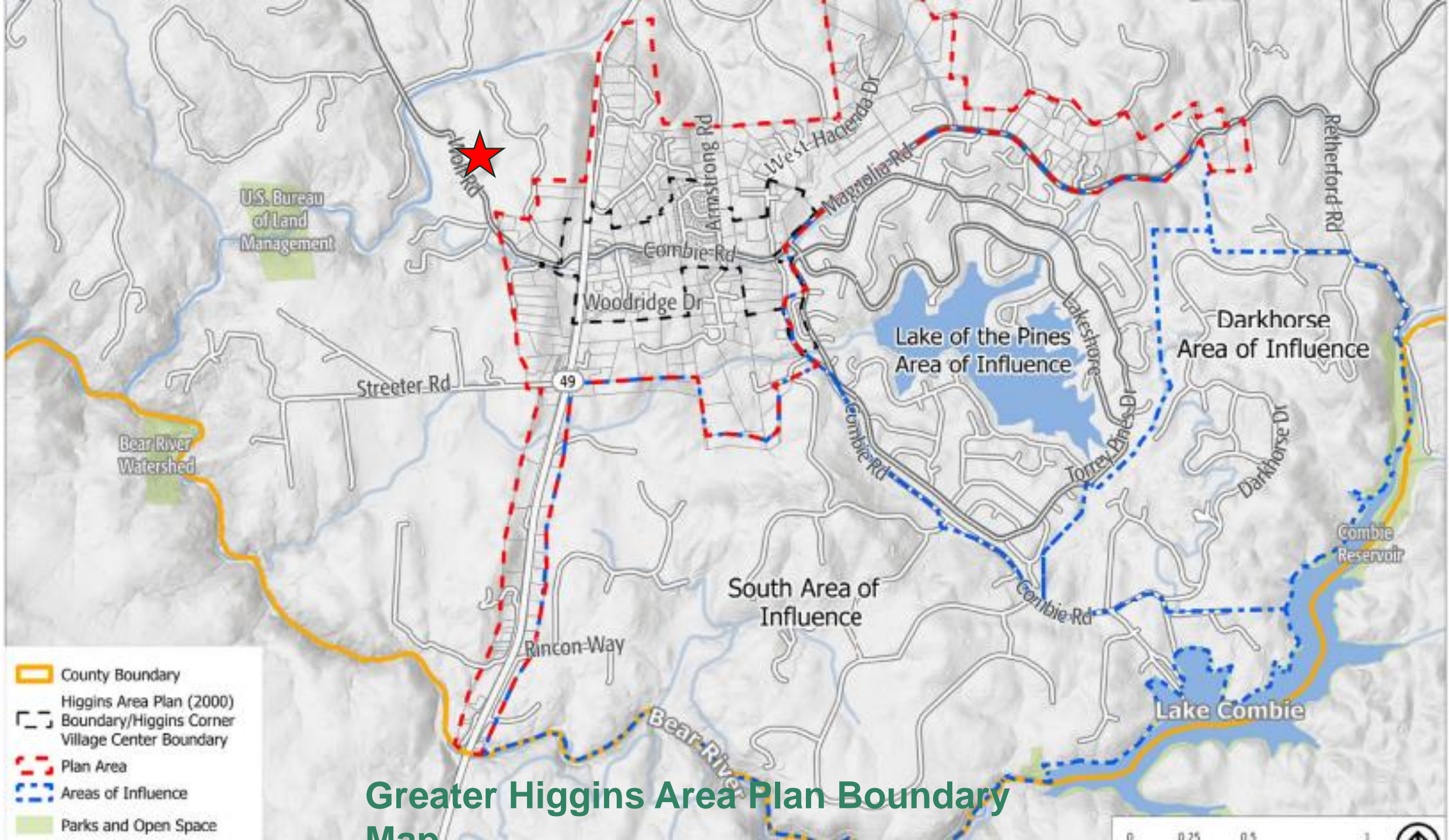
Background

- **Nevada County Planning Commission Public Hearing 7/25/24**
 - 2 for, 2 against, 1 absent vote
 - Motions to approve project entitlements failed resulting in project denial
- **Applicant's Appeal**
 - Filed August 2, 2024 by Leslie Barbazette (Rob Wood, Project Representative)
 - August 20, 2024, Board Accepted Appeal
 - Set Appeal hearing date 10/22/24 at 10:30am
 - Appeal is *de novo* – a new proceeding on which any issues can be raised, whether part of the appeal or not. It is within the power of the Board to modify the project, including the authority of change, delete or add to the conditions for approval. If the Board desires to overturn the Planning Commission's decision, action must be taken first on the environmental document, which is provide for in attached Resolution based on staff's recommendation.



Project Site

- **Address:** 10734 Wolf Road, South Nev. Co.
- **APN:** 057-030-011
- **Parcel Size:** 15.77-acres
- **General Plan Designation:** Rural-10
- **Zoning Designation:** General Agricultural-10
- **Surrounding Land Uses:** Rural Residential/Agricultural
- **Site Details:** Undeveloped/Ranch Roads
- **Onsite Resources:** Ponds, NID Canal, Riparian/Wetland Area and Scattered Oak Woodlands
- **Access:** Existing driveway onto Wolf Rd.
- **Pre-Application:** PRE21-005
- **Submittal Dates:** 6/27/23, 12/8/23, 1/29/24 and 3/8/2024 ; 7/25/24 Planning Commission



Greater Higgins Area Plan Boundary Map

The Appeal

- Compliance with Zoning Ordinance and General Plan
- Staff's Recommendations and Findings
- Proper and Thorough Mitigation of Potential Impact
- Precedent and Consistency
- Public Support
- Economic and Community Benefits; and
- Due Process and Procedural Concerns

Requested Entitlements

- **Conditional Use Permit (CUP23-0006)**
 - Low Intensity Camp/Craft School
- **Management Plans**
 - Aquatic Resources (MGT23-0021)
 - Landmark Oak Grove (MGT24-0004)
- **Petition for Exceptions (PFX24-0006)**
 - Over 16% grade- less than 20%
- **Environmental Review (EIS23-0002)**
 - Proposed Mitigated Neg. Dec.



Conditional Use Permit

- County Code Section 12.03.060- Camps, Low Intensity:

“Facilities providing for a sustained experience through various social, recreational, educational, and/or religious opportunities in a group setting that do not exceed an overall density of four (4) campers per acre, for a period of less than thirty (30) consecutive days. They normally include trained leadership, organized programs, and the resources of the natural surroundings to provide forth this experience. Individual facilities include cabins, tent sites, sleeping platforms, group eating and meeting facilities, lodges and various indoor and outdoor recreational facilities, and similar facilities, but shall exclude recreational vehicles.”

- Allowed in AG District with CUP



Management Plans and Petition for Exceptions

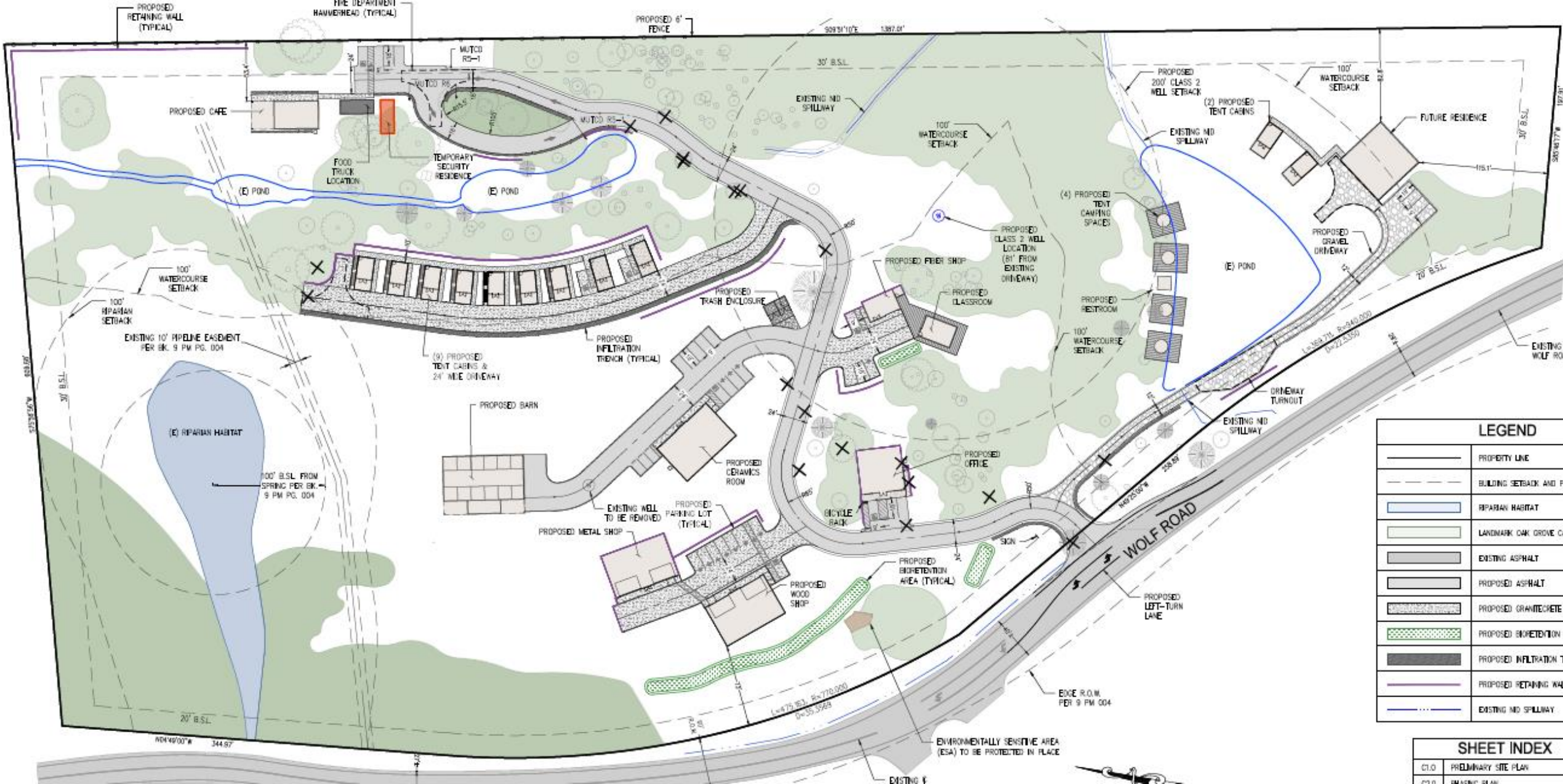
- **Nevada County Resource Protection Standards**

- **Watercourses, Wetlands and Riparian Areas**
 - Roads, Septic System, Campsites
 - BMPs (A.27)/Restorative Landscaping (A.28)
 - Pond Turtle (A.32)/CDFW (K.1-K.2)
- **Oak Woodlands**
 - 12 trees removed in grove
 - 24 trees replanted onsite (A.30)
 - Oak BMPs (A.31)

- **Nevada County Road Standards**

- Onsite Road in Excess of 10% (16-20%)
- DPW Conditions C.12, C.16, & Fire Condition D.11
- Supported by DPW and Office of the Fire Marshal





Project Components and Phasing

- Phase I (estimated construction 2024-2026)
 - Driveway with encroachment onto Wolf Road
 - Interior circulation roads - approximately 1,800 feet
 - Parking areas sufficient for buildings in this phase - 32 spaces
 - Ceramics shop with kiln and bathroom— 2,400 square feet, 30 feet tall
 - Barn for animal keeping and storage — 3,240 square feet, 27 feet tall
 - Classroom with a bathroom — 664 square feet, 17 feet tall
 - Classroom — 600 square feet, 15 feet tall
 - Office building with lobby, retail, bike and laundry room, bathroom — 1600 square feet, 12 feet tall



Phase I Continued

- 9 tent cabins each with a restroom – 450 square feet, 19 feet tall
- 4 tent camping decks – 750 square feet each
- Shared restroom for tent campers – 144 square feet
- Food truck and utilities for future café
- Trash enclosure – 200 square feet
- Septic system* Condition F.5 Revised Per EH Memo
- Stormwater treatment areas
- Fencing and retaining walls throughout
- Monument sign at entrance
- Wolf Road improvements including a new left turn lane
- Installation of landscaping, hardscaping, and lighting
- Security housing- recreational vehicle (Sec. 12.03.150)



Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Trash Enclosure

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

Barn
3,240 sq. ft.

Septic and Repair Area

Retention Area

WOLF ROAD

Left Hand Turn Lane
(Condition C.17/MM17E)

The site plan for the Wolf Road Community Center shows the following buildings and areas:

- Events Area:** Located in the top left, marked with a red 'X' and labeled "Events Area Removed".
- Food Truck and Security Housing Location:** Located near the top center.
- Tent Cabins (9):** A row of green rectangular buildings, each 450 sq. ft.
- Classroom:** A large yellow building, 671 sq. ft.
- Classroom:** A smaller yellow building, 600 sq. ft.
- Tent Platforms (4) & Restroom:** Four small yellow rectangular buildings.
- Trash Enclosure:** A small yellow building.
- Ceramics:** A large yellow building, 2,400 sq. ft.
- Office:** A yellow building, 1,600 sq. ft.
- Barn:** A large yellow building, 3,240 sq. ft.
- Septic and Repair Area:** A large yellow area on the left side.
- Watercourse:** A blue winding path on the right side.
- Wolf Road:** A road at the bottom right.
- Left Hand Turn Lane (Condition C.17/MM17E):** A lane branching off Wolf Road.

Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Trash Enclosure

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

Barn
3,240 sq. ft.

Septic and Repair Area

Wolf Road

Left Hand Turn Lane
(Condition C.17/MM17E)

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- Tent Cabins (9):** A row of green rectangular buildings, each 450 sq. ft.
- Classrooms:** Two rectangular buildings, one 671 sq. ft. and one 600 sq. ft.
- Tent Platforms (4) & Restroom:** A cluster of purple rectangular buildings.
- Office:** A rectangular building, 1,600 sq. ft.
- Ceramics:** A rectangular building, 2,400 sq. ft.
- Barn:** A large rectangular building, 3,240 sq. ft.
- Septic and Repair Area:** A large yellow-shaded area on the left side.
- Trash Enclosure:** A small rectangular building.
- Watercourse:** A winding path labeled "WOLF ROAD" at the bottom right.
- Left Hand Turn Lane:** A lane labeled "Left Hand Turn Lane (Condition C.17/MM17E)" at the bottom right.

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- Office:** A rectangular building, 1,600 sq. ft.
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Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Trash Enclosure

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

Barn
3,240 sq. ft.

Septic and Repair Area

Retention Area

Wolf Road

Left Hand Turn Lane (Condition C.17/MM17E)

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- Tent Cabins (9):** A row of green rectangular buildings, each 450 sq. ft.
- Classrooms:** Two classrooms, one 671 sq. ft. and one 600 sq. ft.
- Tent Platforms (4) & Restroom:** Four small brown rectangular buildings.
- Office:** A building measuring 1,600 sq. ft.
- Ceramics:** A building measuring 2,400 sq. ft.
- Barn:** A large building measuring 3,240 sq. ft.
- Septic and Repair Area:** A large yellow-shaded area on the left side.
- Trash Enclosure:** A small brown building near the center.
- Watercourse:** A winding path or stream running through the site.
- Wolf Road:** A road running along the bottom right edge of the site.
- Left Hand Turn Lane (Condition C.17/MM17E):** A lane branching off Wolf Road.

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- Events Area:** Located in the top left, marked with a red 'X' and labeled "Events Area Removed".
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- Tent Cabins (9):** A row of green rectangular buildings, each 450 sq. ft.
- Classrooms:** Two classrooms, one 671 sq. ft. and one 600 sq. ft.
- Tent Platforms (4) & Restroom:** Four small brown rectangular buildings.
- Office:** A building measuring 1,600 sq. ft.
- Ceramics:** A building measuring 2,400 sq. ft.
- Barn:** A large building measuring 3,240 sq. ft.
- Septic and Repair Area:** A large yellow-shaded area on the left side.
- Trash Enclosure:** A small brown building near the center.
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Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Septic and Repair Area

Barn
3,240 sq. ft.

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Trash Enclosure

Wolf Road

Left Hand Turn Lane
(Condition C.17/MM17E)

Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

Barn
3,240 sq. ft.

Septic and Repair Area

Wolf Road

Left Hand Turn Lane
(Condition C.17/MM17E)

Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

Barn
3,240 sq. ft.

Septic and Repair Area

Wolf Road

Left Hand Turn Lane
(Condition C.17/MM17E)

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- Classrooms:** Two classrooms, one 671 sq. ft. and one 600 sq. ft.
- Tent Platforms (4) & Restroom:** Four small brown rectangular buildings.
- Office:** A building measuring 1,600 sq. ft.
- Ceramics:** A building measuring 2,400 sq. ft.
- Barn:** A large building measuring 3,240 sq. ft.
- Septic and Repair Area:** A large yellow-shaded area on the left side.
- Trash Enclosure:** A small brown building near the center.
- Watercourse:** A winding path labeled "WATERCOURSE" runs through the site.
- Wolf Road:** A road at the bottom right with a "Left Hand Turn Lane (Condition C.17/MM17E)".

Events Area Removed

Food Truck and Security Housing Location

Tent Cabins (9)
450 sq. ft. each

Trash Enclosure

Classroom
671 sq. ft.

Classroom
600 sq. ft.

Tent Platforms (4) & Restroom

Ceramics
2,400 sq. ft.

Office
1,600 sq. ft.

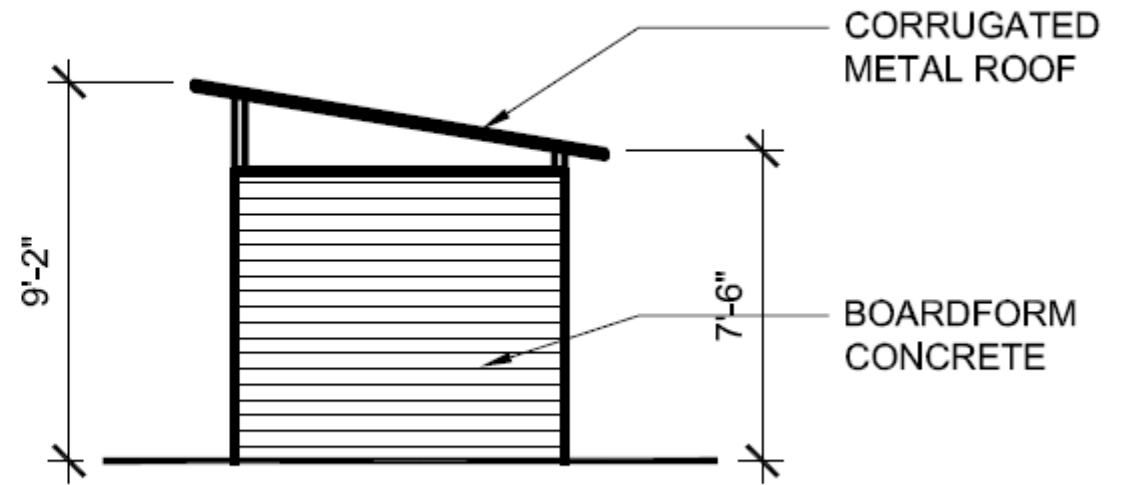
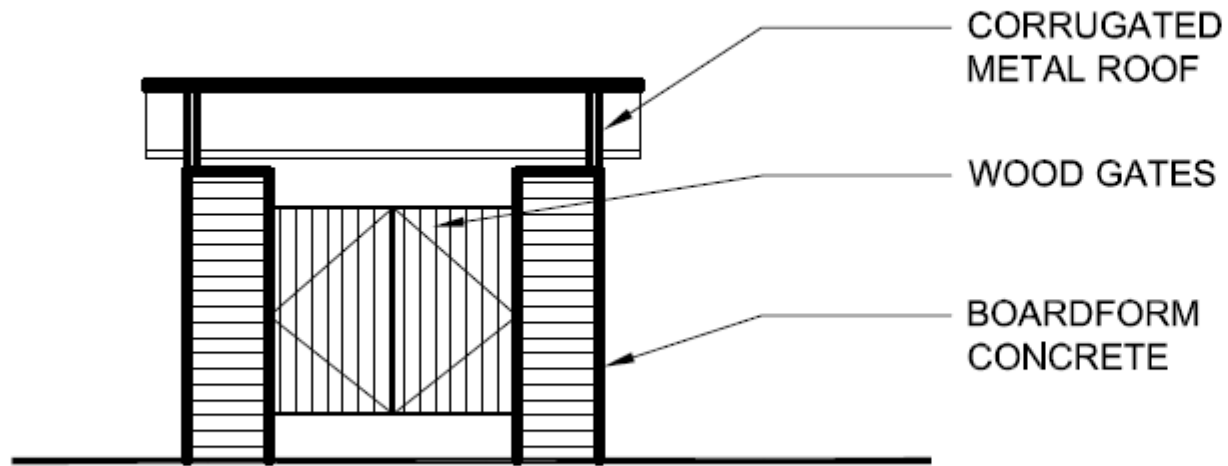
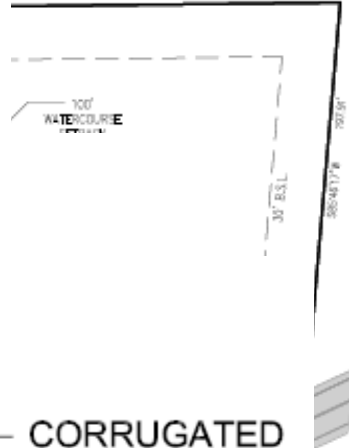
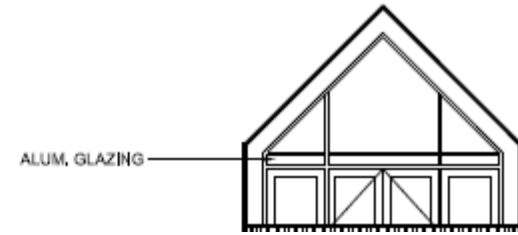
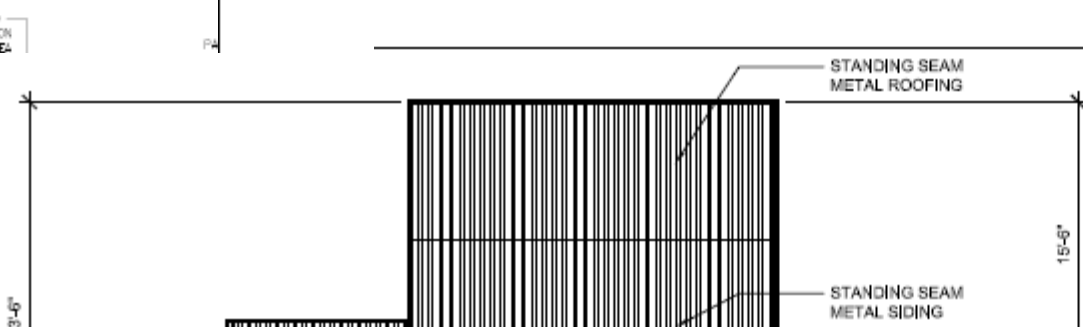
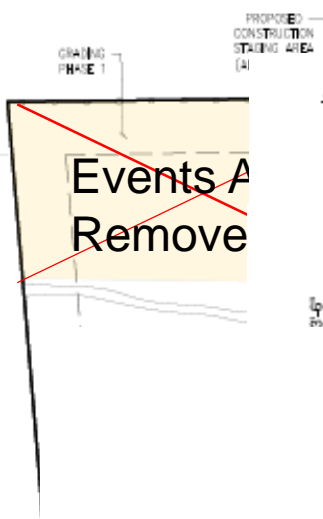
Barn
3,240 sq. ft.

Septic and Repair Area

Retention Area

WOLF ROAD

Left Hand Turn Lane
(Condition C.17/MM17E)



TRASH ENCLOSURE.



TENT CABIN ELEVATIONS



REAR ELEVATION

Phase II

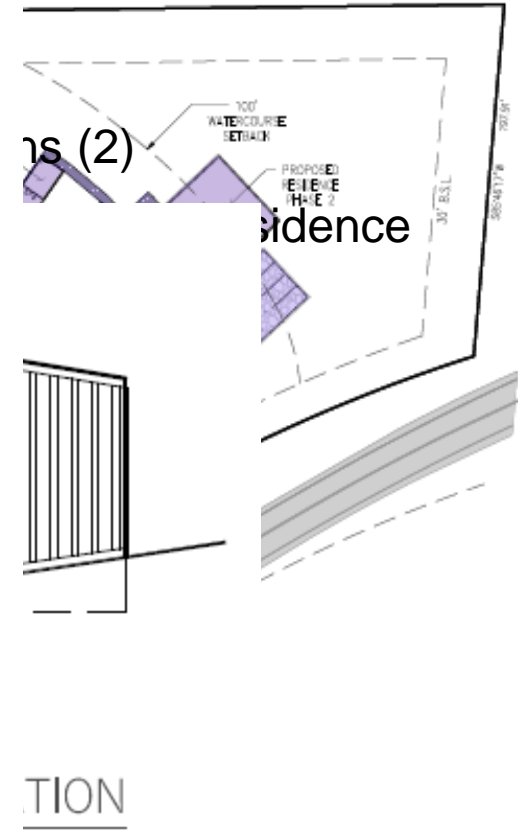
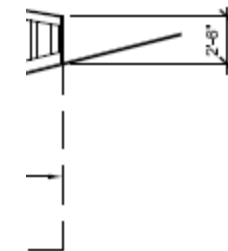
- Phase II (estimated construction 2027-2028)
 - Conversion classroom to fiber studio
 - Metal shop with machinery and bathroom – 2400 square feet, 20 feet tall
 - Wood shop with machinery and bathroom – 2400 square feet, 20 feet tall
 - 2 additional tent cabins – 450 square feet each, 19 feet tall
 - Residence* and driveway
 - Parking areas and driveways to serve structures in this phase – 12 parking spaces
 - Installation of landscaping, hardscaping, and lighting at developed areas

**Residence is an allowed use not contingent upon Use Permit approval. Can be relocated as determined by property owner*





WOOD SHOP .



Phase III

- Phase III (estimated construction 2029-2030)
 - Commercial café with bathroom – 1000 square feet indoor and 500 square feet outdoor dining area
 - Café stormwater treatment area
 - Cabins to replace 9 tent cabins
- Condition A.20- Allows for flexibility in phasing, but requires critical infrastructure to be in place



Building Materials



LIGHT FIXTURE



GLASS ROLL UP DOORS



TENT CABIN



CABIN CARPORT SCREENING

SIDING



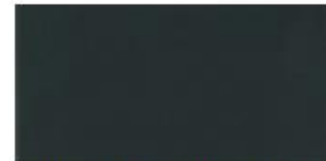
STANDING SEAM METAL SIDING



CORTEN SIDING/BOARD FORMED CONCRETE



CORTEN CORRUGATED SIDING

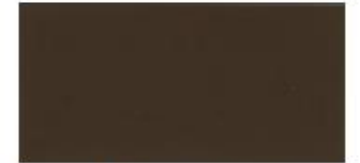


ALT. COLOR: DARK GREEN

ROOFING



STANDING SEAM METAL ROOFING



COLOR: DARK BRONZE



ALT. COLOR: BLACK

BASE/ EXPOSED CONCRETE



BOARD FORMED CONCRETE

Consistency with Development Standards

- Height- 45-feet allowed
 - Tallest building 30-feet
- Design
 - Western Nevada County Design Guidelines
- Open Space and Screening
 - 85 percent open space
- Lighting
 - All lighting contained onsite/downward facing
- Solid Waste Enclosures
 - Compliant with Design
- Parking- 4 spaces per camper/ Max 40 + 10 employees
 - 44 (with 7 ADA) spaces provided



Consistency with Development Standards

- **Landscaping**

- Existing trees and native vegetation retained
- Added additional screening along pond
- Adequate screening of roads and neighboring properties
- Aquatic plant restoration
- Extensive landscaping and decorative paths and features throughout site
- Above and beyond minimum landscaping requirements/ Enhance onsite water features
- Landscaping installed with phases
- Standard Landscape Conditions of Approval



Site Features- Hardscapes and Paths

SITE FEATURES

A-101 SITE BOULDERS



A-102 RAISED EDIBLE GARDEN BED



A-103 STREAM/POND CROSSING WITH CANE DETECTION RAIL



A-104 BOULDER STREAM CROSSING



PAVING

P-101 CONCRETE PAVING



P-102 PERMEABLE CONCRETE UNIT PAVERS



P-103 DRIVEWAY PAVING



P-104 STABILIZED DECOMPOSED GRANITE



P-105 TRUNCATED DOME PAVERS



FENCE/WALLS

F-101 WOOD FENCE



W-101 CONCRETE BOARDFORM RETAINING WALL



Vertical Extruded Joint (Light)

W-102 BOARD FORMED CONCRETE SEAT WALL



Articulated Extruded Joints

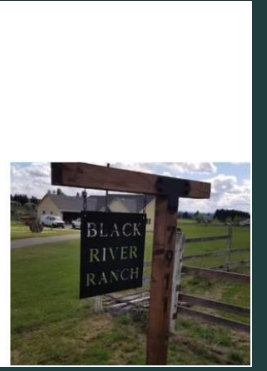
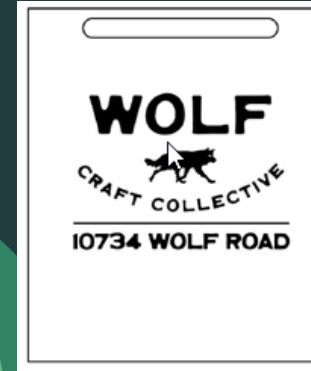
W-103 RECLAIMED LOG BENCH



Consistency with Development Standards

• Signage

- One two-sided monument sign with top mounted lighting
 - Near driveway entrance
 - Patinated metal sign, with knock out lettering and logo
 - 40 square feet and 8-feet tall allowed
 - 4 feet tall, 3-feet wide (12 sq. ft)
 - Compliant with sign code
- Onsite building signage and wayfinding
 - Wood or patinated metal (wayfinding)
 - Patinated metal (buildings)
 - Exempt from standards
 - Prohibit internal lighting or backlight lettering (Condition A.13)



Environmental Review

- **Studies Performed**
 - Traffic Impact Analysis
 - Biological Inventory and Management Plans
 - Cultural Resources
 - Preliminary Drainage Report
 - Lighting Photometric Plan
 - Noise Study
 - Preliminary Septic Design Report
 - Well Log
- **Draft Mitigated Negative Declaration**
 - Public Review Period (May 31 to July 1)
 - Less than Significant Impacts with Mitigation

Key Mitigation and Conditions of Approval

- 100-foot setback to interior and rear property lines for overnight camping facilities
- Hours of operation 8am-6pm
- Caps capacity at 40-campers and 10-employees
- Left hand turn lane/Road signage/Maintain site distance/traffic impact mitigation fee
- Evacuation plan
- Complete drainage plan/SWPPP
- Protection of cultural and environmental resources/ESA
- Dust control plan
- No parking in Right of Way/onsite roads/undeveloped areas
- Events are not authorized by this permit
- Construction staging area relocation
- Class 2 Well/EH oversight of food facilities

Attachment 1:

Wolf Craft Collective

Approval & Mitigation Monitoring & Reporting
CUP23-0006; MGT23-0021; MGT24-0004; PFX2

MENT

Permit, known as the Wolf Craft Collective, is a public use permit for a camping and social event facility located at 10734 W. Nevada County Road, the southern part of Nevada County, approximately 10 miles south of the Use Permit (CUP23-0006) for a public use permit for a social event facility, Management Plan (MGT23-0021) and trees (MGT24-0004), and a road improvement project required for road grades greater than 10%.

provide worksh

Staff Memo

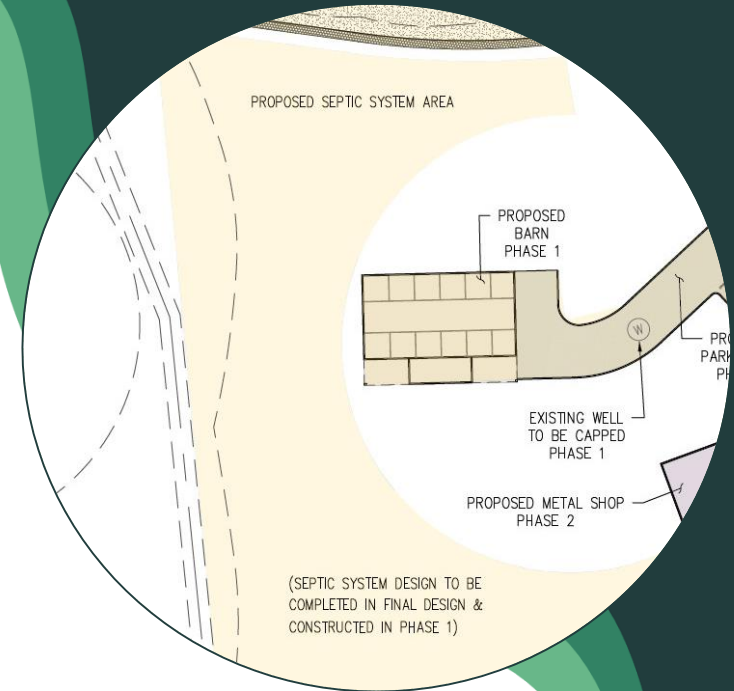
Revised EH Septic Condition of Approval

Existing Environmental Health Condition of Approval:

- F.5: Centralized Septic System will require a variance as the soils do not meet standard centralized system requirements.

Revised Environmental Health Condition of Approval:

- *F.5: Centralized Septic System pressure-dosed disposal trenches will include 5' of effective soil below the bottom of the trench for proper operation at installation. A consultant's report verifying the 5' of effective soil below the bottom of the trench will be required prior to final.*



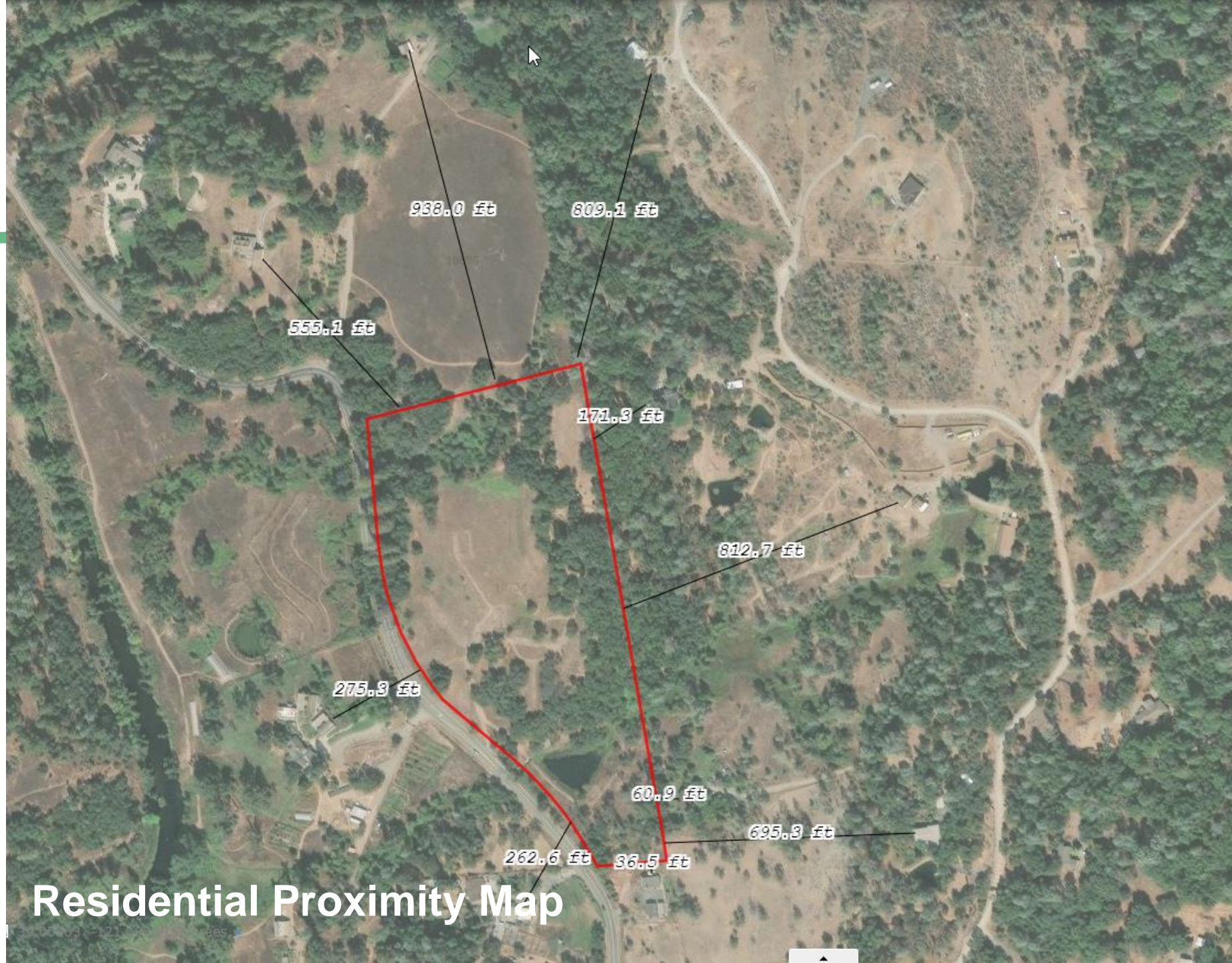
Zoning and General Plan Consistency

- **Camping Regulations**
 - Low Intensity Camp/Craft School
- **Management Plans**
 - Aquatic Resources (MGT23-0021)
 - Landmark Oak Grove (MGT24-0004)
- **Petition for Exceptions (PFX24-0006)**
 - Over 10% grade
- **General Plan Policies:**
 - Pages 32-34 (PC Staff Report)



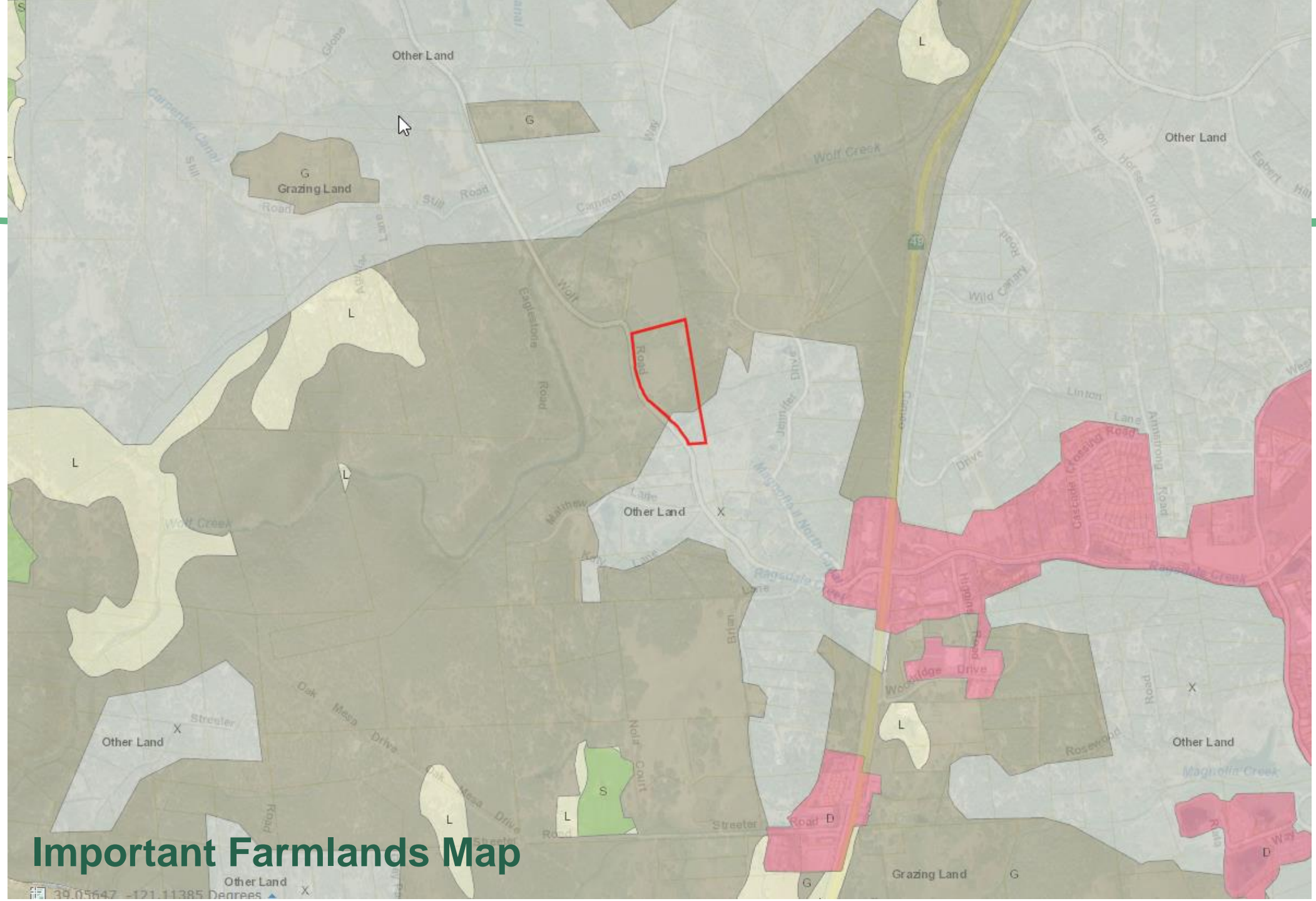
Recommended Actions

- **Adopt the Attached Resolution**
 - Uphold Appeal/Overtake PC 2-2, 1 Absent Denial
 - Approve Project Making Findings provided in Attached Resolution
 - Environmental Review (EIS23-0002) (Findings A-D)
 - Management Plans (Findings A-B)
 - *Aquatic Resources (MGT23-0021)*
 - *Landmark Oak Grove (MGT24-0004)*
 - Petition for Exceptions (PFX24-0006) (Findings A-E)
 - Conditional Use Permit (CUP23-0006), *As modified (Findings A-K)
 - *Low Intensity Camp/Craft School*



Residential Proximity Map





Important Farmlands Map