

## Tine Mathiasen

---

**From:** Ed Scofield  
**Sent:** Monday, October 21, 2024 8:16 AM  
**To:** Tine Mathiasen; Brian Foss  
**Cc:** Jeffrey Thorsby  
**Subject:** FW: Wolf Craft Collective Comments Part 1



**NEVADA COUNTY**  
CALIFORNIA  
**Edward Scofield**  
District 2 Supervisor  
Office: 530-265-1480  
[www.nevadacountyca.gov](http://www.nevadacountyca.gov)

---

**From:** Gary Baker [REDACTED]  
**Sent:** Friday, October 18, 2024 6:10 PM  
**To:** Ed Scofield <Ed.Scofield@nevadacountyca.gov>  
**Subject:** Fw: Wolf Craft Collective Comments Part 1

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments** unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Ed

Here are part 1 of the comments on the Wolf Craft Collective

Gary

**From:** [Gary Baker](#)  
**Sent:** Friday, August 23, 2024 12:12 PM  
**To:** [Ed Scofield](#)  
**Subject:** Wolf Craft Collective Comments

Ed

Here are some comments as requested on the Wolf Craft Collective. Let me know if you need anything further

Wolf Craft Collective

This 15.77 acre project has come before the MAC on two occasions with the most recent being in July of 2024, right before the Planning Commission hearing. The main problems associated with the project concerned the lodging aspect component proposed at the facility.

The project description shows 9 tent cabins and 4 camping decks in Phase 1 of the project with 2 additional tent cabins in Phase 2. Phase 3 describes using cabins to replace 9 tent cabins. The 4 camping decks in Phase 1 also include a shared restroom. However these decks and restroom are shown directly adjacent the existing pond without the minimum 100' setback as required by both the county, Water Board and Fish and Wildlife. It is not clear how this site plan has proceeded so far in the process with the structures being located in the position shown. The 2 structures proposed in Phase 2 near the existing residence also appear to be located less than 100' from the pond.

The cabins or initial tents (or perhaps Yurts) proposed would be considered lodging, maybe like a motel in a way, as they are supposed to offer short term accommodations. These are not camping sites in the sense that guests bring in their own tent or RV. There are campgrounds in the county which provide for these "Glamping" that are more permanent tents but they occur generally in RV parks and are zoned for that land use. The tent materials proposed at least in the beginning would need to meet full building and fire codes which may be a challenge for canvas material. ADA access may also be difficult on the 9 tent cabin sites where the parking is proposed under the units.

The bigger concern however, is placing lodging on a an AG lot. There appears to be no restriction and even if there were how it would be enforced, to prevent these units to rented as Air B and B or other short term rental websites. As a camp it is unlikely that the operators could charge \$175 per night as they mentioned at the MAC meeting. Also there is concern of the compatibility of short term lodging being placed in this location. As a comparison, the Wolf Mountain Camp, which has been operating since the 1970's houses most of their guests in dormitories. They have a capacity of 240 guests plus staff but they are located on 600 acres which is a density of about one guest per two and half acres. This project with 16 units and probably 2 people per site would total 32 guests on a 15.77 acre site. The density here would then be one guest per half an acre, which is five times the density for a camp compared to Wolf Mountain. So this project would be difficult to defend as a camp and would be more accurately described as short term lodging with craft activities.

Other issues were raised at the MAC and Planning Commission meetings relating to traffic, noise and security concerns in addition to how lodging would impact the neighborhood. There didn't appear to be much opposition to the crafts school part of the program, but with the lodging as part of the plan there will continue to be considerable opposition it appears, according to the comments made at the MAC and Planning Commission.

There are additional comments that can be provided on the lodging aspect of the project. However in an attempt to keep this brief I will hold off and await any additional comments that you may have.

Gary Baker

## Tine Mathiasen

---

**From:** Ed Scofield  
**Sent:** Monday, October 21, 2024 8:19 AM  
**To:** Tine Mathiasen; Brian Foss  
**Cc:** Jeffrey Thorsby  
**Subject:** FW: Additional Considerations for the Wold Craft Collective Part 2 of Comments



**NEVADA COUNTY**  
CALIFORNIA  
**Edward Scofield**  
District 2 Supervisor  
Office: 530-265-1480  
[www.nevadacountyca.gov](http://www.nevadacountyca.gov)

---

**From:** Gary Baker [REDACTED]  
**Sent:** Friday, October 18, 2024 6:12 PM  
**To:** Ed Scofield <Ed.Scofield@nevadacountyca.gov>  
**Subject:** Fw: Additional Considerations for the Wold Craft Collective Part 2 of Comments

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments** unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Ed

Here is part 2 of the Wolf Craft Collective comments.

Gary

**From:** [Gary Baker](#)  
**Sent:** Friday, August 23, 2024 5:37 PM  
**To:** [Ed Scofield](#)  
**Subject:** Additional Considerations for the Wold Craft Collective

Ed

Here are some additional considerations for the Wolf Craft Collective

### Lodging Considerations

These tent structures are more like a Yurt and would be governed by those standards. The requirements for a Yurt are discussed in the county text and must meet comply with the California Building Code, including structural, electrical, plumbing and insulation standards. However, the wall

materials and specifically the roofing material may not meet the fire requirements. The roof material would need meet or exceed Class A, B, or C fire rating and the doors and windows would need to be constructed of fire resistant materials for the doors and dual pane windows. Fire water storage will probably be required. It would also appear that meeting building insulation codes would be difficult with tent materials.

The placement of a Yurt must comply with the zoning district regulations for the specific property. A Yurt could also be considered an ADU or a secondary dwelling which limit the property to one unit, like other parcels in the county.

In the ADU requirements there are instances where fire sprinklers are required for the ADU even if not installed in the main residence. Fire sprinklers may be difficult to install on fabric roofs and walls.

Even short term lodging would or camps need to comply with building and fire codes so these structures would not be exempt just by calling the project a camp.

Since the parking is below 9 of the units, ADA access is required by various laws, and the current configuration would require a long ramps to reach the units. This could be a challenge in a wheelchair as there are no ADA parking spaces near the unit entries.

Building these tent or yurt units on top of the parking created by a platform would need to be constructed with a metal framework. Wooden decks with wooden posts have been regulated in recent changes which do not allow this type of construction material to be used for residential decks.

The project has to meet Environmental Health Standards and all fire safety regulations. Building permits and inspections are required to ensure that Yurts meet all applicable building codes and safety standards before they can be occupied.

The overall number of units is not consistent with other camps. This was addressed previously. Following is a comparison between camps and lodging. However the label placed on the project does not change the potential impact of having paying guests stay on the property. There are many strange offerings for accommodations on the online sites like Air B&B which offer short term and overnight rentals. A tent experience or a cabin may not matter to visitors and these types of rentals are almost impossible to control. So in many ways the project as designed looks more like lodging than camping. But if this became camping sites instead of structures, a new twist would be added if RV's were allowed which have very different requirements in the county than a camp and require different zoning.

## Differences Between Camps and Lodging

The terms "camp" and "lodging" refer to different types of accommodations, each with distinct characteristics, purposes, and regulatory considerations. Here's a breakdown of the differences:

### 1. Definition and Purpose:

- **Camp:**
  - **Definition:** A camp typically refers to a temporary or seasonal accommodation, often in a natural or outdoor setting, where individuals or groups stay in tents, cabins, RVs, or other temporary structures.
  - **Purpose:** Camps are generally used for recreational, educational, or retreat purposes. They might focus on outdoor activities, such as hiking, fishing, or team-building



exercises, and are often associated with youth camps, scout camps, spiritual retreats, or adventure experiences.

- **Duration:** Stays at a camp are usually short-term, ranging from a few days to a few weeks, and are often associated with a specific program or activity.

- **Lodging:**

- **Definition:** Lodging refers to a more permanent form of accommodation, typically in buildings designed for short or long-term stays. Lodging includes hotels, motels, inns, bed-and-breakfasts, and vacation rentals.
- **Purpose:** Lodging is generally intended for travelers or tourists seeking comfortable accommodations with amenities like beds, bathrooms, and sometimes dining facilities. It serves the needs of visitors looking for a place to stay while traveling, vacationing, or conducting business.
- **Duration:** Lodging can accommodate both short-term and extended stays, depending on the type of facility and the guest's needs.

## 2. Facilities and Amenities:

- **Camp:**

- **Facilities:** Camps might offer basic amenities such as communal restrooms, dining halls, fire pits, and outdoor activity areas. The accommodations themselves are often rustic, including tents, cabins, or other temporary shelters.
- **Amenities:** Camps often provide minimal amenities, focusing instead on the outdoor experience. Electricity, running water, and indoor plumbing might be limited or communal.
- **Setting:** Camps are usually located in natural settings like forests, mountains, or near bodies of water, and are designed to immerse participants in nature.

- **Lodging:**

- **Facilities:** Lodging typically includes more developed facilities like private rooms or suites with beds, private bathrooms, heating/air conditioning, and possibly kitchenettes. Larger lodging facilities may also include swimming pools, fitness centers, restaurants, and conference rooms.
- **Amenities:** Guests at lodging facilities generally expect a higher level of comfort and services, including housekeeping, room service, Wi-Fi, and entertainment options.
- **Setting:** Lodging can be located in various settings, from urban centers to rural areas, but the environment is usually more controlled and developed than a camp.

## 3. Regulatory and Zoning Considerations:

- **Camp:**

- **Zoning:** Camps are often permitted in areas zoned for recreation, open space, or public use. Establishing a camp may require specific zoning designations or conditional use permits.
- **Regulations:** Camps must comply with health and safety regulations appropriate for outdoor accommodations, including waste disposal, water supply, fire safety, and sometimes environmental impact assessments under CEQA (California Environmental Quality Act).
- **Licensing:** Depending on the type of camp (e.g., youth camp, recreational camp), specific licenses or permits may be required, particularly for camps providing food services or organized activities.

- **Lodging:**

- **Zoning:** Lodging facilities are typically allowed in commercial, tourist, or mixed-use zones. The establishment of a hotel or other lodging facility often requires compliance with more extensive zoning and building codes.
- **Regulations:** Lodging facilities are subject to building codes, health and safety regulations, ADA (Americans with Disabilities Act) compliance, and sometimes environmental review. They must also comply with regulations concerning hospitality services, such as food safety, fire safety, and sanitation.
- **Licensing:** Lodging establishments typically require business licenses, health permits, and possibly additional permits for food and alcohol service. They may also be subject to transient occupancy taxes (TOT).

#### 4. Guest Experience:

- **Camp:**
  - **Experience:** The guest experience at a camp is often more communal and focused on outdoor activities and social interaction. The environment is usually more rustic, and the emphasis is on nature and adventure rather than comfort.
  - **Target Audience:** Camps cater to groups or individuals seeking an outdoor experience, often including families, youth groups, or organizations running programs like retreats or team-building exercises.
- **Lodging:**
  - **Experience:** The guest experience at a lodging facility is typically more private and comfortable, focusing on relaxation, convenience, and access to amenities. Guests expect a certain level of service and privacy.
  - **Target Audience:** Lodging caters to travelers, tourists, business professionals, and anyone needing temporary accommodations while away from home.

#### 5. Economic Model:

- **Camp:**
  - **Revenue:** Camps often operate on a seasonal basis and may generate revenue through participant fees, program fees, or donations (if operated by non-profit organizations). The economic model might focus more on providing experiences rather than maximizing profit.
  - **Costs:** Operating costs for camps may include maintenance of outdoor facilities, staffing for programs, and permits for land use.
- **Lodging:**
  - **Revenue:** Lodging facilities typically generate revenue through room rates, additional services (like dining, spa treatments, etc.), and occupancy taxes. They often operate year-round and are geared towards profitability.
  - **Costs:** Operating costs for lodging include property maintenance, utilities, staffing, marketing, and compliance with hospitality industry standards.

#### Conclusion:

Based on the description and testimony from the applicant, the project appears to be more representative of lodging when all of the elements are considered. Camps typically are more nature oriented and seasonal, while lodging appears to be more focused on providing services to the guests. The project is anticipated to operate year round and site is fairly small which does not offer the outdoor experience that one would expect from a camp. Additionally, the nightly fee is more

consistent with a motel than a camp. Even though the structures themselves could be used either way, the economic model suggests lodging as the primary focus for these units.

## Tine Mathiasen

---

**From:** Karen LaBonte [REDACTED]  
**Sent:** Sunday, October 20, 2024 8:18 PM  
**To:** BOS Public Comment  
**Cc:** Ray Kinman; KL- Pers Email  
**Subject:** Public Comment

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Dear Commission and Council,

My husband and I recently traveled to your beautiful community for a wood carving workshop that I purchased for him as a Christmas gift. I grew up in Marysville/Yuba City, CA and my family spent a lot of time there when I was growing up so this gave me a reason to return. I now live in Cannon Beach a very small but extremely popular coastal town in Oregon state. We have so many similarities as your beautiful community minus the ocean. I'm writing in support of the request from the couple whose desire is to provide a place for the arts. In Cannon Beach it has brought wonderful visitor experiences beyond just the beauty of the environment of the surrounding area. It has brought revenue to our downtown shops who need the visitor traffic. After all, while my husband was carving away with Ray Kinman, I was spending LOTS of money around your downtown retailer shops and restaurants during the week we were there. It has also provided support to our young local artists who don't have a place to work on their craft. I encourage you to consider the value this request will bring to the community as well as your local artists. And at the same time, I respect the concerns you might have. However, you can always approve this request with conditions to ensure your concerns are protected. But a denial would deny an art that should be encouraged and nurtured!

Thank you for allowing me to weigh in. My husband has a sign shop in Cannon Beach and he appreciates the experience he had with Ray that furthered his skill of hand carving beautiful wooden signs for our community.

With gratitude from Cannon Beach, Oregon Karen La Bonte & Darwin Turner

Sent from my iPhone

## Tine Mathiasen

---

**From:** Steve Buck [REDACTED]  
**Sent:** Friday, October 4, 2024 9:00 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School and Collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

To whom it may concern, my name is Lilly Buck. My husband and I live at [REDACTED] in Grass Valley. We have lived here for 22 years and share a property line with Leslie Barbazette and Jay Morgan.

Leslie and Jay are responsible people who are making Grass Valley their forever home. They have become a positive part of our community, have been completely open to all nearby residents who want to view their land to ask any questions, and are more than willing to work with neighbors that have anxiety about the project.

Many of the crafts that will be offered are dying out with the older generations and will be lost. I believe this project will be an asset to our community as well as to our youth.

My husband and I are in full support of this project.

## Tine Mathiasen

---

**From:** Gigi Perez [REDACTED]  
**Sent:** Saturday, October 19, 2024 12:21 PM  
**To:** BOS Public Comment; [REDACTED] Jay Morgan  
**Subject:** Wolf Craft Collective, 10734 Wolf Rd, Grass Valley

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Dear Nevada County Board of Supervisors,

I hope this email finds you well! I am writing regarding the proposed **Wolf Craft Collective** on 10734 Wolf Rd. I know you must be very busy and this email comes just before the October 22nd hearing for comments, so I will be brief.

My property (10 acres at [REDACTED] Grass Valley 95949) **directly** borders the property of Leslie Barbazette and the proposed Wolf Craft Collective Project. I have met with Leslie several times and toured the property. I feel pretty informed on the details as given to me by Leslie, by reviewing the proposal and knowing the area landscape. I am in **SUPPORT** of the project. I would require a six foot fence on our adjoining property line to deter any trespassers.

I really think this is a farm with classes and believe the mission is very positive. Both Leslie and Jay have provided assurances and information to me that have enabled my full support of their Collective. The effort to help our next generation regain historic skills of weaving, pottery, metal work, etc is applaudable and I think fits into the Nevada County image of **historic art!**

I strongly believe that this could be a destination place for artists and 'back to nature' tourists and locals. It will help south county bring in business as a cool location for things to do. I would

not anticipate an increase in traffic, noise or crime from this venue and its prospective customers. If anything, it will increase the value of my property.

The owners have gone above and beyond in their due diligence to meet and exceed the counties' requirements for a project of this nature. I cannot see any reason that this project would be denied approval.

Thank you so much for your time and attention to my email. Please feel free to reach out to me for further information.

Sincerely,

Gigi

Gabriela "Gigi" Perez Carpenter; [REDACTED]

[REDACTED]

Grass Valley, CA 95949



## Tine Mathiasen

---

**From:** Nancy Cech [REDACTED]  
**Sent:** Sunday, October 20, 2024 7:06 PM  
**To:** BOS Public Comment  
**Subject:** Support Wolf Craft

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Last year my ASD/Army Vet brother and I flew in from the East Coast to attended a local woodcarving retreat in Grass Valley. It was amazing. All of our classmates were retired or current professionals and really great people. While there we stayed at an Airbnb, shopped, toured, and ate at local places; we had amazing experience in a location that had never crossed my mind to visit.

Additionally, the retreat led me to decide that when I retire from military service this March I want to spend my first year diving into woodcarving and other arts. To have a place where I could immerse myself for a while and learn to hone my skills or explore other mediums would definitely something both my brother and I would sign up for in a heartbeat. We loved the area and want to visit again and this would give us reason to bump this to the top of the list.

The arts are so important yet it's so hard to find good talented instructors, and having Wolf Craft would enable people to come and learn while exploring the area. For me art is important because it is a part of myself that I feel like I lost during my service since it wasn't something I had a lot of time for.

Thank you for your time and I hope that you will highly consider supporting Wolf Craft.

Respectfully,

Nancy Cech



## Tine Mathiasen

---

**From:** Laura Christofk [REDACTED]  
**Sent:** Tuesday, September 24, 2024 9:51 PM  
**To:** BOS Public Comment  
**Subject:** Wolf craft collective -YES!

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

My name is Laura Christofk. I live at [REDACTED]. I support the Wolf Craft Collective project. I feel this project, if completed as proposed, would be an asset to our area for several reasons:  
Land beautification (much needed in that general vicinity!) potentially increasing property values - Yay!  
Could be a future gathering place for our Wolf Rd community (west of Grass Valley Highway specifically)  
- how wonderful!  
A place to learn - I can't wait!

It saddens me that many neighbors located close to the project have been opposing it on the grounds that it is a commercial project and not zoned for that. Ridiculous! There are many businesses that are already existing on both Wolf Rd and Duggins Rd right now. This craft school would be teaching old world, country crafts to adults more than likely and I believe both the subject and the potential attendees are exactly a fit for our area.

The proposal of adding several simple cabins seems reasonable as well, given there is absolutely NO lodging available in our area. This is so much better than someone renting their property as an Air BNB because in this case, the project owners are present at all times. Having an unlimited amount of strangers renting a property for undisclosed purposes would be a terrible alternative.

Again, I am in support of the Wolf Craft Collective project.

Laura Christofk

1. Trust yourself
2. Break some rules
3. Don't be afraid to fail
4. Ignore the naysayers
5. Work like hell
6. Give something back

## Tine Mathiasen

---

**From:** amy cole [REDACTED]  
**Sent:** Monday, September 16, 2024 9:38 AM  
**To:** Heidi Hall; Ed Scofield; Lisa Swarthout; Sue Hoek; Hardy Bullock;  
hello@wolfcraftcollective.com; BOS Public Comment; Leslie Barbazette  
**Subject:** Support for the Wolf Craft School and Collective Project

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Hello there,

I own property in Nevada County and I am very invested in the community here. While I am from San Francisco, I spend a lot of time in Grass Valley and I am excited to take classes at Wolf Craft. I would love to see more arts and crafts related education in the area. I think this will be a welcome addition to the community and could encourage visitors to enjoy the amazing restaurants and shops in our downtowns. I hope you will approve it.

Thank you,

Amy Cole  
[REDACTED] Grass Valley, CA  
[REDACTED]



## Tine Mathiasen

---

**From:** erin coppin [REDACTED]  
**Sent:** Monday, October 21, 2024 11:12 AM  
**To:** BOS Public Comment  
**Subject:** YES on Wolf Craft School

You don't often get email from [REDACTED] [why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Board of Supervisors-

I am writing to emphatically support the proposed Wolf Craft School on Wolf Road in Nevada County.

I am fifth generation Nevada County, and my family has been settled on our land in South County for over 100 years. I am a graduate of South Nevada County schools (K-12), and after some years away for higher education and work, I have returned home, investing significant resources to remodel our house, and to care for our agricultural land and forest in South County. I am deeply committed to this place, and to preserving and enhancing its character for future generations.

For what it's worth, I also have a Masters in City Planning from UC Berkeley, and spent much of my career working and volunteering on placemaking projects to improve the built environment and enhance the cultural fabric of communities.

This project is a dream for Nevada County, and specifically for South County. Many of us have watched suburban sprawl eat up Placer County, and fear that it will soon come for us in Nevada County. We fear the Board of Supervisors will relegate South County to be a continuation of Auburn and Roseville. Many of us want to preserve our rural way of life, and want to see Nevada County double down on its identity as both a rural agricultural county, as well as a destination for arts and culture. This project does both! And it also brings something wonderful to a part of the county that has been neglected for far too long.

Please don't let nimbyism sway you on this. Nothing could be a more perfect fit for Nevada County than a small rural, agricultural arts and crafts camp. I WISH they were our direct next door neighbors. I would have the peace of mind that the land is being cared for by people who want to preserve and enhance its character, and used by people who want to contribute to the arts and agriculture.

Thank you so much in advance for your long term thinking on this. Many future generations could be inspired to participate in land stewardship and the arts if we allow this project to establish roots here. I wish this project had been here when I was growing up-- we can give that gift to future generations by voting yes on the 22nd.

I trust you will make the right call.

Erin Coppin

## Tine Mathiasen

---

**From:** Jacquelyn Day [REDACTED]  
**Sent:** Thursday, October 17, 2024 10:18 AM  
**To:** BOS Public Comment  
**Subject:** Letter in Support of the Wolf Craft project  
**Attachments:** Wolf Craft Letter.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Please consider my support of the Wolf Craft School project.

Best,  
Jacque Day

Jacque Day

[REDACTED]

Nevada City, CA

95959

Dear Nevada County Board of Supervisors,

My name is Jacque Day and I live on [REDACTED] in District 1. I'm writing to let you know that I'm supporting the Wolf Craft School project, and so should you. As a 5th generation Nevada County resident and business owner, I believe the project would be an economic asset to our community. Anything that helps create jobs, bring tourists to our area and support the arts in our community benefits us all and should be a no-brainer. Projects like these employ local general contractors, electricians, surveyors, planners -- keeping the money in our community.

As a residential and commercial property owner, my family and I are invested in seeing the county follow its own rules when approving projects on property that are appropriately zoned. I hope you make the right decision and follow your staff's recommendations in approving a beautiful project that can only enhance the quality of life here.

Sincerely,

Jacque Day



## Tine Mathiasen

---

**From:** Kate dePaepe [REDACTED]  
**Sent:** Sunday, October 20, 2024 7:01 AM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

To whom it may concern,

I am writing in support of Jay and Leslie's vision to bring a craft school to Nevada County. As someone who has the privilege to call Nevada City home, this county would not be what it is without the community's commitment to and appreciation of the creative arts. I too have a great love and respect for the trades and am lucky enough to make my living working with my hands and interacting day-to-day with natural materials. In this experience, it is apparent that there is a general, shared value amongst community members to support local makers, slow processes, and an overall greater appreciation for and responsibility towards living in harmony and connection to our beautiful landscape. I especially value that Jay and Leslie share a belief in the responsibility to tend and integrate their land as a part of the greater ecosystem, and know that this philosophy extends to their approach as education facilitators for arts and craft. I believe it is vital that our connection to these skills and processes remain vibrant and cultivated, and trust that Wolf Craft School is in alignment with such foundational philosophies of community and sustainability.

In terms of benefit to the county, these classes are sure to attract like-minded and conscientious visitors, and I know that our community thrives on tourism. I am so looking forward to taking classes there myself and getting involved in the land stewardship aspect, and this excitement is shared amongst so many other locals as well.

Thank you for your time to consider my vote!

Best,  
Kate

## Tine Mathiasen

---

**From:** SacredTree42 [REDACTED]  
**Sent:** Sunday, October 20, 2024 5:11 PM  
**To:** BOS Public Comment  
**Subject:** Fw: Please Vote No on Wolf Craft Collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Please add the following email sent to the Board to the Public comments on PLN23-0085 PCSR the Wolf Craft Collective request and appeal.

Thank you,  
Patrick Fogarty  
Grass Valley, CA

----- Forwarded Message -----

**From:** SacredTree42 [REDACTED]  
**Date:** On Friday, August 2nd, 2024 at 3:09 PM  
**Subject:** Please Vote No on Wolf Craft Collective  
**To:** ed.scofield@nevadacountyca.gov <ed.scofield@nevadacountyca.gov>  
**CC:** sue.hoek@nevadacountyca.gov <sue.hoek@nevadacountyca.gov>,  
heidi.hall@nevadacountyca.gov <heidi.hall@nevadacountyca.gov>,  
lisa.swarthout@nevadacountyca.gov <lisa.swarthout@nevadacountyca.gov>,  
hardy.bullock@nevadacountyca.gov <hardy.bullock@nevadacountyca.gov>

Ed,

I live a few parcels from the proposed Wolf Craft Collective project, and have been a resident of Nevada County since 2012.

As you know, the motions before the Planning Commission for a special use permit failed, mostly due to concerns about the lodging aspect (which should not be necessary for holding craft classes), and the size and intensity of building on a parcel of limited size.

I oppose the requested use permit described by PLN23-0085 PCSR for a number of reasons, as detailed below, primarily due to the size and scope of the project relative to the parcel size, the intensity of land use for primarily commercial purposes in an agricultural/rural zone, the multi-faceted request to allow lodging, a cafe, a retail outlet and occupancy over ten times the estimated average occupancy for comparable properties in the area while minimizing the impact of such development.



- Size/Scope - Approximately 20 buildings instead of the 3-4 typical of AG; comparable Craft Schools are located on much larger parcels of land; Comparable parcels in the area support 2-4 persons, this project would attempt to support over 50.
- Primarily Commercial - Lodging, food service, classes and retail with agricultural activity as window dressing
- Minimized impact to local area water table from a commercial well serving over 50 people per day where local wells already struggle to produce adequate water, variances granted on septic, roads, encroachment on natural features such as waterways and woodlands with mitigations such as planting 30 acorns to replace a dozen or more heritage oaks that will be cut down (it will be decades before those acorns mature)
- Multi-purpose to maximize profit - by taking advantage of a loophole allowing "low-intensity camping", this project lays the groundwork for maximizing profits and increasing the applicants' property value while putting those of neighboring property owners at risk.

It should also be noted that Nevada County is already rich in offering arts-oriented activities and experiences ranging from classes to workshops to retail, so this project would not be filling a gap.

To some degree, the process of planning a project like this over a period of years and then notifying the neighborhood one month before the applicants have been led to believe they can expect approval by the Planning Commission sets up a situation where all parties are likely to feel blindsided or worse. If instead, through earlier and broader notification all stakeholders in the local community were included and had a chance to give input, the whole process might be less contentious.

In a similar vein, the Planning Commission Staff can easily come off appearing to have developed a close working relationship with the permit applicants and wind up being perceived as strongly advocating for and enabling the approval of the project, instead of maintaining their intended role as neutral experts making sure that county planning and zoning regulations are not broken or circumvented by developers with a vested interest.

I hope you can see where our concerns are coming from, why we oppose this project being forced into our community, and please let me know if I can clarify anything. Thanks for your time and attention.

Sincerely,  
Patrick Fogarty  
Grass Valley, CA 95949

## Tine Mathiasen

---

**From:** Srcarucci [REDACTED]  
**Sent:** Thursday, October 10, 2024 9:04 AM  
**To:** BOS Public Comment  
**Subject:** Wolf Creek collective - Oppose

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Supervisors,

This email is to register my opposition to the Wolf Craft Collective project. We live a few parcels away from the project.

My opposition is especially to the lodging/cafe/retail aspect of the plan. We are a non-commercial residential agriculture neighborhood and they have 13 full sized, 19 foot tall cabins, each with a bathroom, in the plan. Also a cafe and a retail shop. We are not a commercially zoned neighborhood.

There were a number of valid reasons that the planning commission didn't approve this plan. The lodging and commercial aspect was a large part of that. It's not a low intensity camp - it's a 24/7/365 full scale commercial cabin hotel.

They state that the cabins, etc are for the 'students' but there is nothing to stop them from running a full service hotel. The property owner already refers to it as a 'cabin hotel' They could easily teach their classes and have students stay, eat and shop in the local community. The definition of a low-density camp is that it must include an organizational component. This project does not include that organizational component. The lodging is not for the exclusive use of campers who are attending organized camps.

The Higgins plan states no commercial development past Jennifer Drive which this is. We already have a failed school across the street. It was given a permit for a Montessori school which failed and now there are old portables all over the property.


I love the arts but they often struggle for funding. If approved they could easily use the property as an Air bnb hotel with no restrictions. This is not a 'low intensity camp'. They are planning to use the housing etc, year round. The fact that an approved use permit would stay with the property is also a concern.

There is also the issue of drilling a commercial well for 50+ people in a neighborhood already struggling with wells and water issues.

Please protect our residential AG neighborhood and follow the the decision of the planning

commission, do not approve this commercial project.

Regards,  
Sheri Fogarty

  
Grass Valley, CA 95949

## Tine Mathiasen

---

**From:** BULMA SAN [REDACTED] >  
**Sent:** Monday, October 21, 2024 1:13 AM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School and Collective

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Good Morning,

I recently learned of the concerns surrounding the Wolf Craft School and Collective. Although I have not personally attended any of their classes, I have recently attended a similar retreat in Northern California (I am from Ohio). The skills and lessons I learned taught me that it's never too late to improve and rekindle a passion for art. In fact, upon my return I was inspired to pursue my craft as supplementary income; a dream I thought impossible before that retreat. You see, schools that teach art and crafts is not just about learning new techniques, but also about learning about ourselves. It brings out the best in us that may have once been lost. It's an opportunity to escape our work and focus on our inner peace and create something new. And in the meantime, our travel and presence helps the local economy and allows us to network with other professionals and hobbyists. There is everything to gain and nothing to lose by supporting local arts and those who wish to establish and host a center for artists to unite and create. I hope to visit Wolf Craft School and Collective myself someday.

Thank you,  
Roberta Franks

## Tine Mathiasen

---

**From:** JOHN FRUHBAUER [REDACTED] >  
**Sent:** Monday, October 21, 2024 3:22 PM  
**To:** BOS Public Comment  
**Subject:** Re: Automatic reply: Vote no on Proposed Wolf Craft Collective Craft School and Low Intensity Camp

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Please vote "NO" on the Wolf Creek Collective!

Hundreds of local community residents will be negatively affected if this commercial "For Profit" project is approved! No property West of Jennifer Drive is allowed to be zoned commercial per the Higgins mandate.

Please help us, the long time members of our quiet and peaceful community, deny this person's effort destroy our Paradise!

Thank you for your support ,

John P. Fruhbauer

[REDACTED]  
Grass Valley, CA 95949

[Sent from AT&T Yahoo Mail on Android](#)

On Mon, Oct 21, 2024 at 1:22 AM, BOS Public Comment  
<BOS.PublicComment@nevadacountyca.gov> wrote:

Thank you for contacting the Board of Supervisors.

FYI – This email address is reserved for the public to comment on a current agenda or noticed public hearing. If your email is received during these time frames regarding an applicable topic, your email will be received by all Board members and will become part of the public record. Correspondence must be received by 4 p.m. the afternoon prior to the meeting in order for it to become part of the public record. Not all emails will be read aloud during the meeting.

If you want to reach out to the Board of Supervisors regarding topics that are not on a current agenda, please email [bdofsupervisors@nevadacountyca.gov](mailto:bdofsupervisors@nevadacountyca.gov) so that your email is received by the Board.



## Tine Mathiasen

---

**From:** Tamie Fruhbauer [REDACTED]  
**Sent:** Monday, October 21, 2024 1:43 AM  
**To:** BOS Public Comment  
**Subject:** Vote No on Proposed Wolf Craft Collective Craft School and Low Intensity Camp

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

October 20<sup>th</sup>, 2024

Nevada County Board of Supervisors

Proposed Wolf Craft Collective Craft School and Low Intensity Camp.

I have lived at [REDACTED] since 1985. My house is located at the back of my property which backs up to the parcel at 10734 Wolf Road. My bedroom window is approx. 100 feet from the property line

I am opposed to the use permit for the Proposed Wolf Craft Collective Low Intensity Camp and Craft School. I am opposed to putting a commercial business in the middle of a residential/ agriculture area. I am asking that you uphold the Nevada County Planning Commissions denial of a conditional use permit for this project.

The property is 15.77 acres but only about 8 acres is buildable. Buildings are being planned on every buildable spot. The project asks for a several variances in order to build as planned. A low intensity camp requires a 100 feet buffer around the entire parcel, however proposed variances allows the project to build within the 100 feet zone. A variance would allow the café with 53 feet of the property line and the wood shop to be built with 75 feet of Wolf Road and in full view of the road. Most importantly, I do not think that allowing 75 feet clearance from my property line for the 2 cabins near the residence is sufficient. I am also concerned about the noise these two cabins as well as the other tent hotels which are planned to be built on and around the current lower pond.

The watercourses management plan allows for buildings, roads, parking lots, tent hotels, rest rooms, residence, and sewage disposal within the 100 feet setback from the riparian habitat and watercourses located on the property. If approved the project will allow for tent hotels to be built out over the existing lower pond. I am opposed to the watercourses management plan and I disagree that this has been properly mitigated because of lack of due proses.

There had been no study about the impact this project will have on the ground water in the area. The existing wells in the area produce a minimal amount of water for the current residences. My well produces just enough for my household needs. We must supplement with NID for the garden and landscaping. I am concerned about the impact a commercial well would have on my well.

I am concerned about increase crime in the area and at my home in particular, if this project is approved. Instead of a homeowner living on the property, the occupants would be transient, who come up to the property from other areas. Renters who do not understand the fire danger. Leslie stated at the planning hearing that she plans to allow alcohol on the property. It's one thing to have neighbors that you know living close by compared to strangers that change every day/week.

I am concern about the extra traffic on Wolf Road this business would create. Wolf road is busy now, it would become increasingly difficult to get off Jennifer Drive and onto Wolf Road in an emergency. Fire is a constant danger in this area.

At the planning hearing, a question came up about the funding for the project. The owner said that she took out a second mortgage her home but plans to do a lot of fundraising, ask for donations, obtain grants and hold corporate retreats (corporate retreats are not allowed by under a low impact camp) in order to fund the project. What happens if the funding is not obtain? The property is planned in stages. Does everything stop after phase 1?

A few days before the planning hearing, I took Leslie up on her offer to view the property and hear about her dream. One thing that Leslie mentioned was that she was building the project in phases. That she hopes if she opened the craft school, people would come. But she had no way of knowing if would people would really come. Once I heard that, I realized that this was not about a Craft School. This was about increasing her current Air B&B business with the 9 Tent Hotels included in Phase 1. It is my understanding that once Phase 1 is completed there is no requirement to continue to Build Phase 2 and 3. If the school fails, the use permit stays in place. If the property sells, the use permit goes with the property.

I see little benefit to the citizens of Nevada County for this business. We already have community meeting and social event facilities in Nevada County as well as opportunities for learning crafts. I only see this as a money-making commercial business for the owner at the expense of the neighbors who moved to this rural area for the peace and quiet this area currently provides. I have concerns about noise, traffic, increased crime, water, sewage and decreased property values along with the quality of life, living in this area; should you approve this project.

I strongly recommend that the project is not approved.

Tamie Fruhbauer

[REDACTED]

Grass Valley, CA 95949

[REDACTED]



## Tine Mathiasen

---

**From:** JOHN FRUHBAUER [REDACTED]  
**Sent:** Monday, October 21, 2024 1:22 AM  
**To:** BOS Public Comment  
**Subject:** Vote no on Proposed Wolf Craft Collective Craft School and Low Intensity Camp

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

October 21, 2024

Nevada County Board of Supervisors

1985! 39 years ago my wife and I bought this 10 acre parcel on [REDACTED] with the wishful hope of starting a family. We had lived in an apartment in a rough part of South Sacramento but wanted to raise our children in a more safe and secure environment. We fell in love with the rural beauty of Grass Valley.

The school district was fantastic. The kids went to Cottage Hill, Magnolia, and graduated from Bear River. My wife and I participated in their activities. I was a Boy Scout leader and 5 of my 7 boys achieved the rank of Eagle Scout. My wife served as Committee Chair for Boy Scout Troop 783. She was also a Girl Scout Troop Leader.

Our kids participated in the athletic programs of the Bear River Recreation District. I coached baseball, basketball, and soccer. We enjoyed participating in what the community had to offer. I am also a past president of the Nevada County Camera Club. I have also entered exhibits at the Nevada County Fair. We feel that is our responsibility to participate and give to the community to help it grow and remain a desirable place to live.

My wife and I have both worked in Nevada County. I retired several years ago. I've been enjoying the peaceful serenity that this community has to offer.

All of a sudden we were informed by Nevada County that a big commercial project is scheduled to be plopped down in the middle of this tranquil rural community. Most of my neighbors and I are shocked by this project that has been very quietly in the works for over 3 years. Finally at the eleventh hour we neighbors were notified.

We have numerous concerns. For instance the increased traffic that would be put on Wolf Road. This road is very dangerous already. The school district refuses to have the school busses make certain stops because they feel it "unsafe". The "mitigated" left turn lane does nothing to resolve the problem. Exiting Jennifer Drive and turning left toward Highway 49 is very risky already. Cars in both directions simply barrel around that curve making it hazardous to exit Jennifer Drive.

Add to the already existing traffic the additional persons living or working at the project and the students. The project is scheduled to take 7 years to complete. So add to the traffic all those construction workers coming to work daily for 7 years. You might as well rename Wolf Road "Blood Alley".



I feel the Board of Supervisors should protect and maintain the integrity of our community. Please vote "NO" on this project.

Sincerely,

John P. Fruhbauer

A solid black rectangular box used to redact the signature of John P. Fruhbauer.

## Tine Mathiasen

---

**From:** Gottschalk, Matthew [REDACTED]  
**Sent:** Monday, October 21, 2024 11:59 AM  
**To:** BOS Public Comment  
**Subject:** My Support for the Wolf Craft Collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Hello,

I wanted to write a quick note to show my support for the Wolf Craft Collective. I am a long-time resident of Nevada County (since 1989), I went to elementary and high school here. I attended Sierra College before moving out of the area for 10 years to study and develop a professional art practice. I moved back to area 10 years ago to raise our family. I was formerly an adjunct faculty member at Sierra College and currently work full-time supporting the Art/Design/Photo departments at the Nevada County Campus. The reason my wife and I chose to raise a family here, move our art careers here, pay taxes here is because we believe that this is a place that fosters creativity; in education and as a models for healthy living. I had the opportunity to tour the site over the summer and hear the details/plans that they have, I think that The Wolf Craft Collective/School will greatly benefit our area. Not just specifically the art community but the greater community on the whole.

Thanks for your time reading this and please do not hesitate to contact me if you have any questions.  
Matt

**Matthew Gottschalk**  
(He/Him/His)

ART/APPLIED ART & DESIGN/ PHOTO  
Sierra College - Nevada County Campus



## Tine Mathiasen

---

**From:** George and Jean Gregory [REDACTED] >  
**Sent:** Thursday, October 17, 2024 11:32 AM  
**To:** BOS Public Comment  
**Subject:** Please vote no on Wolf Craft Collective. Sorry if duplicate

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

My Supervisors,

I humbly ask that you listen to my letter. This whole process of establishing the "mitigated" Craft Collective project in the middle of our neighborhood is, in my opinion, an unmitigated disaster; a "pipedream", if you will, for one individual, Leslie Barbazette, and a nightmare for the majority of her neighbors. The majority of us oppose and the Union has since corrected their error of stating otherwise. The correct numbers at the hearing were 24 against and 8 for her project. Last week 38 of her neighbors on Wolf Rd gathered in order to plan how to proceed with this fight we were subjected to. There are at least 7 to 8 more that were not in attendance. Our numbers just continue to grow daily the more that people are informed of the truth of this "BIG" project. (Leslie's words on her first website were "Big Plans".)

The first thing I want to address is the "system" the planning department has been following. How does it happen that this department can develop and mitigate a plan for over 3 years without the people most affected by it not knowing anything about it? We were not even considered. Then, we have only a 3 week period of time to address Mr. Barrington by letter, scrambling to understand things like water, environment, road safety, noise and light pollution, etc then submit our concerns to Tyler. The only way we got our group together (besides the small number 500 feet away that got letters), was from a post on Nextdoor by my wife. Only then were we able to assemble to fight this injustice. It appears to be a "system's problem" and I feel it should be addressed by our supervisors as a priority. So much of this then could have been mitigated. Things like lack of trust, anger and bitterness towards an unjust "system". Leslie then could have had a realistic view of her neighbors' opposition to her dream and our fears could have been somewhat allayed. She might have looked to other more "suitable" property earlier on and not just accepted Mr. Barrington's opinion of a "good" place to carry out her dreams.

Well, what should I say about this "dream" of Leslie Barbazette? Let me begin by telling you she owns 2 b&bs right now that I can find. There may be more. I believe her to be a "shrewd" character, yet easily likable. She even lectures us all on how she is a "good neighbor." She then tries to prove this by dropping the "events and festivals" portion which was to include up to 150 people 2x per month for unlimited days. This maneuver, I believe, was to show just how 'reasonable' she can be and just what a "good" neighbor she can be. Afterall, she's working with us. To me, it just shows how cunning she can be; a proof of



reasonableness; an acquiescence to her neighbors. Maybe, but maybe not! Maybe she put it in the plan so she could play her hand at reasonable negotiations? Surely she heard from Tyler that a similar proposal was nixed in Penn Valley that sent John Conger running. It was a dead-in-the-water proposal that she saw would kill her dreams. However, even with the dropping of this event venue, there will still be increased light pollution, (even if the lights are downward facing, I am downhill from her property). The lights are on top of the big hill. It is not hard for me to reason that if the lights are uphill from us it does not matter which way you turn the light, it will still be seen. Her dream will also bring in much more noise. This project will not only be heard by all with just the day to day goings-on(canyon effect of noise), but she openly talked at the hearing about having outdoor movie nights for entertainment because there will not be enough for these people to do on essentially 8 usable acres. I am not making this stuff up. I wonder how all her neighbors are going to enjoy the outdoor movie night, with the volume up high enough so the whole group can hear. But forget all that...there will be noise created by just the construction of this nightmare for potentially 7 years or longer. Building her house, barn, eventually 13 permanent cabins, 5 large classrooms, office for retail and laundry, grading for roads, cafe with outdoor seating, well-drilling, etc. There are a dozen seniors encircling her project (some of us elderly) that will have to bear this noise for her "dream." Is this neighborly?" I don't think so.

But even with all of the above objections, I haven't even touched on the biggest reason I adamantly oppose this project. For me, safety is my biggest concern. For their commercial endeavor to be profitable they need the money made by the people staying overnight. She stated to us they would charge \$175-\$250 per night depending on the cabin. This would be up to 26 people. Aha, here is the money maker. For the county also. Wait a minute! 26 strangers near me every night! Who will vet them? You're going to allow 26 strangers, unvetted, less than a football field away from my property? She states these people are vetted already due to the fact they will pay so much money to stay overnight. I am assuming she is saying a higher class of people will be visiting this craft experience because they spend so much money. This just does not put my mind at ease. Now, add BYOB alcohol and possibly other stuff to the mix. This group of adults and young adults may want to party after class. This brings me to the intrusive nightmare of young adults looking for Wolf Creek to swim in, whose better senses have been affected by alcohol. When Leslie was asked "how will you provide security" she said something like "Jay and I have decided to build our house at the top of the hill so we can supervise and keep people off neighboring properties. I think this is laughable and might possibly open up lawsuits against her or the county for allowing this substandard security to be in the plan.

Further problems I can foresee with this "pipedream" is Leslie's ability to finance the whole thing. When a commissioner at the hearing addressed the financial need and Leslie's budget for just phase 1, Leslie stated the budget was about 3 million dollars! When asked how she planned to pay for this she answered that she had taken out a 2nd mortgage on her house just for the property and planning. Now through a change from profit to non-profit 501c3 she hopes to obtain her dream. What!?? If she were on the show "Shark Tank" she would have been laughed off the set in 30 seconds. I can hear them all saying "I'M OUT!!" It is my opinion that all of you, our supervisors, should be out too! It seems clear to me, the precedent has been set. Just look to the failed Montessori school directly across my driveway. The Montessori School failed. But wait! The "use permit" went with the failure! Now you have several yerts right next to the creek(unlawful), old trailers and modulares which remain inhabited by unknown individuals, renting the structures. All benefiting the people who inherited the failed project, tax free, with no benefit to the county or the neighbors. It's just an eyesore. They are clearly saying the county has no teeth. Leslie is saying she really wants this craft collective in this county and I believe she does. But how much does she? She wants you to pay for it! Or is she really saying, "give me the "use permit"and even if my dream fails I can still proceed with an airbnb by renting out 3 to 13 cabins, depending on the demand,

just like her neighbors in the Montessori school. It could potentially be a "win-win" for Leslie whether the craft collective thrives or fails but a big loss for us her neighbors. A loss of our safety, peace and the ambiance of tranquility. These are the main reasons we all moved out here. Now, just who is the "good neighbor?" Please do not reverse the commissioners decision who rejected this proposal. They heard us. Will you?

Thank-you for your time and attention,  
George Gregory

## Tine Mathiasen

---

**From:** George and Jean Gregory [REDACTED] >  
**Sent:** Thursday, October 17, 2024 11:26 AM  
**To:** BOS Public Comment  
**Subject:** Fwd: please vote no on "Wolf Craft Collective" project

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

----- Forwarded message -----

**From:** George and Jean Gregory [REDACTED] >  
**Date:** Mon, Aug 5, 2024, 11:32 AM  
**Subject:** Re: please vote no on "Wolf Craft Collective" project  
**To:** <[ed.scofield@nevadacountyca.gov](mailto:ed.scofield@nevadacountyca.gov)>

Hi Ed,

For some reason my email is getting blocked to Lisa Swartout. Could you try forwarding to her?

Let me know.

Ty,

Jeanie

On Fri, Aug 2, 2024, 2:52 PM George and Jean Gregory [REDACTED] wrote:

Dear Supervisors,

My name is Jeanie Gregory. I live the next driveway down from the proposed project of Leslie Barbazette. My address is [REDACTED]. When my husband and I moved out here in 1992 we sought escape from the busy city life of Sacramento. We love the outdoors, nature and wildlife. We worked for Kaiser as Home Health/Hospice nurses and it was the perfect escape from work and an incredible place to raise our children on 10 wooded acres. We were sure we would never move again with 10 acres on Wolf Creek and even a swimming hole. We had then and continue to have now a reasonable expectation that our area will remain uninvaded by any commercial enterprise. I understand that the failed Montessori School directly across the street from me set a precedent. But, I think you should note, a FAILED precedent. Now we have who knows what down there. Buildings on the creek (unlawful), inhabited trailers, etc. Different cars daily. That property was once very beautiful.

Leslie's plan says the "noise" was mitigated. Even with the events taken out of her proposed plan there will still be what's called "temporary" construction of 5 classrooms (3 over 2000 sf!!), 13 permanent tent cabins, a cafe with outdoor seating, a barn over 3000 sf, a 1600 sf office for selling commercial wares, laundry, bicycle parking, parking spaces, new road construction, and not to mention their primary

residence. Wow! "That's a "big ask" as one former supervisor told me. As you probably are aware, the "canyon effect" on the noise study was not taken into consideration. It's hard to believe I can hear my neighbors' conversations at times, 10 acres away. Heck, we hear peacocks, construction, music much further away than that. Construction work is to take place from 7am-5pm Mon-Fri for 7 years throughout the phases. (And we all know contractors almost never finish on time.) That does not sound "temporary" to me as mentioned in the report. I walk my property almost daily, getting in a 4 mile walk around my place and my neighbors, going down to the creek then up along the canal with my dog. It's a beautiful meditative time for me. This would all be disrupted for 7 years or more....

Safety is another big issue for me. My husband and I are now retired. We know our neighbors. We know them intentionally to be safe, but to also be "neighborly. With the proposed number of people (up to 26 overnight campers for up to a week, 18 and older), then up to 14 "daytime" students 16 and older, not to mention the 10 teachers, and then Leslie and her partner. This is alot of people crammed into 15.77 acres, not to mention the alpacas, sheep and goats. Where will they put all these animals? The usable property with all the "setbacks" etc comes down to about 8 usable acres I learned. What will the people do after hours? There are no accessible hiking trails, or movies close by. These will probably be younger adults. Some from as Leslie said "corporate retreats." It will be no problem for them to wander onto my property along the canal and go for a dip into Wolf Creek. I do not think it's appropriate that you would okay this right next door to me or my neighbors. We don't know these people. They said they would build "walls" to keep people out. That never stopped me in my youth. That's alot of rotating strangers. How will they vett these people? Leslie and Jay have said they will build their primary residence at the top of the hill. It is not reasonable that these 2 individuals can provide security for her surrounding neighbors. She has also said that they desire to get a liquor license for wine and beer. That will be very difficult I think and of course they will be bringing in their own alcohol and whatever else.

Leslie, at the hearing, compared her project to the "Penland School of Craft." Do you realize this school is on 440 acres? Now that sounds appropriate. The other school she compared her project to was "Haystack Mountain School of Crafts." This school is adjacent to state park land(where after school students can hike and bike and it overlooks the Atlantic Ocean). The woman who answered the phone stated "you can walk 2 miles on the property that is next to the State Park. Both of these examples in no way impinge upon their neighbors. Then Mr. Barrington brought up the fact there are other camps in AG zoning. His examples were Wolf Mountain Camp and Christian Encounter Ministries. Wolf Mtn Camp sits on 640 acres. Christian Encounter Ministries sits on 86. Yes! These are their examples! These ministries are appropriate because the setting is appropriate. Hers too, could be appropriate and enjoyed in the proper setting. (It is interesting to note that the 2 commissioners who voted against this project actually came out to see it for themselves. If you choose to come out here you too will witness for yourself just how much is crammed into 15.77 acres (8 usable).

Wolf Rd safety is another important issue to me. When I first moved here I tried jogging down Wolf Rd. Needless to say that never happened again. Do you realize just in the last 10 years there have been 2 deaths right next to the proposed project. One was 38yo Ronnie Beam. There have been several lifeflights on my corner and I don't know if they survived. I do know there have been a total of 3 deaths (38, 57, and 88 years old), 6 injuries listed as severe (a 17, 19, 20, 26, 37 and 90 year old) then 51 "other" injuries, 12 of those listed as minor. There have been a total of 79 towed vehicles. And this is JUST THE LAST 10 YEARS. I have witnessed many more lifeflights, cars off the ravine,(my own son) etc in the last 32 years. What just baffles my mind is they are putting in a left hand turn lane coming from the west. The traffic going to her place will be from Wolf Rd. I would guess 99% of it! A right hand turn lane would have been more appropriate in my opinion. Look, we need more road safety on Wolf, not more

risk. Bike lanes would be wonderful someday. Walking paths or anything but the addition of MORE risk. These residents will be so bored (on essentially 8 acres) they will be coming and going after crafts class adding more traffic. There just won't be enough restaurants, activities etc for them to do. I ask you to come out and see for yourself. Come talk to us. Look at the schools, she herself, compared herself to.

Another concern, big concern really, is that, if this fails (and we have precedent for that) then the "use permit" goes with the property. When a commissioner asked her about finances she said just the first phase would cost 3 million dollars. She has stated on her instagram account that "construction is underway" and then directly below that comment is the donation button. She said she had to mortgage her house for this. It just doesn't seem that she really has the funds. She changed her mind recently to make it a 501c3. I heard this when she was a guest on a podcast. My opinion is that there is a high likelihood of failure. It's "just a dream."

My letter is long. I haven't even talked about the concerns of the animals on the property. Where will her alpacas, sheep and goats roam? The barn is multi-use as a classroom and for animals. Will the animals be shut inside the barn? If she builds "high walls" to keep strangers from coming onto my property, how will the wildlife, turkeys, geese, fox, and deer, raccoon, mountain lions, bears, (yes bears) skunks, squirrels, snakes, rabbits etc. get through? This is agricultural land. The University of California Agricultural and Natural Resources Website explicitly states under "Permits and Regulations" then "Zoning, land-use Permits and other regulations and I quote "California's 58 counties bear the primary responsibility for permitting and regulating agritourism operations on agricultural land within their boundaries. The counties often struggle with creating allowances and ease of permitting for agritourism businesses while ensuring that agritourism is a SUPPLEMENTAL(my emphasis) (rather than primary) activity on a commercial farm or ranch and that agricultural land is preserved for agricultural uses. Regulations also must ensure that agricultural production and local residents are not adversely affected by tourism."

[https://ucanr.edu/sites/agritourism/Topics/Permits/?embedded\\_webview=true](https://ucanr.edu/sites/agritourism/Topics/Permits/?embedded_webview=true)

Thank you for listening (reading) my pretty long letter. I am quite passionate about this. Please do not reverse the planning commissioners' rejection of this project.

Best regards,  
Jeanie Gregory



## Tine Mathiasen

---

**From:** Kathe Gresham [REDACTED]  
**Sent:** Sunday, October 13, 2024 2:44 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective Project  
**Attachments:** Wolf Craft Project 09.jpg

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Board of Supervisors, County of Nevada, CA Public Comments

RE: Wolf Craft Collective

10/13/2024

I am appealing to you Board Members to vote "no" at the upcoming October 22, 2024, applicant's appeal to the Planning Commission's vote to deny the Wolf Craft Collective project.

I have multiple areas of concern that I will try to make succinctly and clearly. My address is [REDACTED], and we have lived here for 49 years, since 1975. My husband and I have worked locally both as professionals and employees, as well as self-employed business owners.

These are my areas of serious concerns:

- **Water:** The county is requiring commercial standards for amounts of water available for this project (a Class 2 "commercial" well). Water is a highly prized commodity in our area. Water wells do not have "water tables," but rather, water available through fractures in the rocks. I am unaware of how to measure available water held in fractures, but I do know that several of our adjacent neighbors have 3 gallons-per-minute or less wells. In addition, houses adjacent to or near the development site also have low well water flows of 3 to 8 gpm and most are 200' to 400' deep (some have required deeper, additional drilling, during the big drought years.)
- The amount of water required for each cabin to supply a full bathroom that flushes a toilet, provides a shower and drinking water, just in Phase I, is for 9 initial tent cabins, has yet to be defined. The 4 Phase II cabins and a Phase III commercial kitchen with a bathroom will have even more additional water, also yet to be defined. How much potable water will be required to provide these cabins. This is a very big "loose end."
- **Septic:** Although there are "mitigations" and "requirements" for "bathrooms," the number of actual toilets is not listed. That does raise questions about gallons of water required with no distinction of gpm per "toilet" vs. gpm per "bathroom."
- **Fire:** Much of Nevada County is at risk of major fires, as evidenced by our history. South county has had its fair share of fire damage. Fortunately, we have both CDF and Higgins Fire District personnel who have managed suppression of those fires, but what will the next one look like. The developer has indicated a desire to draw in bay area folks to her project. There are legitimate concerns that out-of-area folks may not appreciate the tinder box of our grasses during fire season. One tiny cigarette ash can do much damage. Can the applicant really regulate smokers? One hot muffler or errant spark from the food truck might be catastrophic, even though wholly unintentional. There are excellent local dining options just across highway 49. Why not support them?

- **Hazardous emissions or substances near a school:** PC Staff Report, Attachment 2, p. 109, incorrectly states that “There are no existing or proposed schools within a quarter mile of the ...project,” when, in fact, there is a site almost across the street that is a school, with all of the attendant permissions and requirements. Schools are considered “*sensitive receptors*” and that location could easily become a re-opened school, since all of the requirements have previously been met. How would that be handled?
- **Traffic:** In the 49 years that we have lived in this house, we have witnessed many, many car and motorcycle accidents. Our driveway exits onto a curve and that curve, along with the other curves on Wolf Road, have witnessed many poor driving decisions resulting in crashing into trees, rolling over the shoulder, colliding with animals, all because of excessive speed and simply not paying attention. It is already challenging to exit (and sometimes enter) our driveway. Traffic is already extensive and heaven help you if you want to just walk on Wolf Road. When we first arrived here, neighbors could safely ride their horses on our road. The center turn lane is not going to actually solve the accident problem. Ironically, on September 19, 2024, someone driving recklessly, ran into our Waste Management recycle barrel, landing it in the open NID ditch and leaving behind broken front-lense plastic pieces; and in early October, yet another nighttime incident nearby us, on Wolf Road, required a large tow truck.
- **Lastly, Who has the final influence on stopping or approving this development?** Is it the people who live in Nevada County? Or, more specifically, is it the people who live on Wolf Road nearest the development? Or is it the multitude of emails and letters arriving from out-of-county people, people who don’t live here, but want to impose their wishes on our life style, regardless of the potential harm to be done to our properties. I would like to think that our and our neighbors’ opinions are what matter most.

Kathe Gresham

## Tine Mathiasen

---

**From:** Edie Heller [REDACTED]  
**Sent:** Wednesday, October 16, 2024 5:22 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective-Schools in Area  
**Attachments:** Schools.pdf

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

## CERAMICS

1. The Curious Forge, 13024 Britney Springs, N. C. Bldg 9. 530-460-2101
2. Sincere Ceramics Sac., Express Yourself Ceramics Roseville, 199 Kirby Way Suite. 16, Roseville, 916- 216-0982
3. The Artist Workshop 760 S Auburn St. Suite C2, Grass Valley. 530-362-0990
4. Ceramics Britney Springs Rd., Penn Valley

## WOOD

1. The Curious Forge, 13024 Britney Springs, N. C. See above.
2. Essick Woodworking School, 15087 Lost Lane, Grass Valley 530-264-6062

## BLACKSMITHING

1. The Curious Forge, N. C. See above
2. Mc Lellan Blacksmithing, 6961 Horseshoe Bar Rd, Loomis 916-652-5790. 4200 sq.ft. bldg.
3. Empire Mine State Park, 10791 East Empire St, Grass Valley. 530-273-8522

## SPINNING

1. Info @foothillfibersguild. Has many different schools to choose from.
2. Th Curious Forge, G. V. See Above, N.C. Offers many types of classes.

These are some of the established schools in the area. Looks like she wants cabin-hotel for long-distance people to stay in for her classes.

WOLF CRAFT COLLECTIVE    SCHOOLS IN OUR AREA

Please look at some of these schools. Do we need another failure on Wolf Rd.

Edith Heller 11212 Wolf Rd, Grass Valley. Against Wolf Craft Collective

## Tine Mathiasen

---

**From:** Vidya Henderson [REDACTED] >  
**Sent:** Tuesday, October 15, 2024 8:51 AM  
**To:** BOS Public Comment  
**Subject:** wolf craft school

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

My name is Vidya Henderson and I live at [REDACTED] in Alta Sierra in District 2. I would like to express my support for the proposed Wolf Craft School on Wolf Road. I recently learned about this project and I'm excited at the possibility of having a school of this kind in our community, especially close to where I live.

It is well thought out and designed, and also would bring lots of benefit to our community. It's the kind of project that will enrich and uplevel our county. I am a supporter of the arts and understand the benefits the arts can have in communities like ours.

I encourage you to approve the project and begin looking at the arts as an important economic engine in Nevada County. This is the kind of project we want to welcome into our community with open arms.

Best regards,

Vidya Henderson



## Tine Mathiasen

---

**From:** Nick Herman [REDACTED]  
**Sent:** Monday, October 21, 2024 3:56 PM  
**To:** BOS Public Comment  
**Subject:** Fwd: Wolf Creek School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Members of the Board of Supervisors,

My name is Nick Herman, and I am a general contractor and property owner on [REDACTED] in District 4 here in Nevada County. I live on a 10-acre rural parcel, and I am writing to express my concern about how misleading information can negatively impact property rights. As a property owner myself, I value the right to use my land within the framework of the law responsibly. The opposition to the Wolf Craft School, driven by misinformation, raises serious questions about how easily community pressure can infringe upon those rights.

I followed the July PLanning Commission vote and read the staff recommendations. The founders of the school have complied with all legal requirements and zoning ordinances, yet they are facing obstacles based on false claims and personal bias. I believe this sets a dangerous precedent—one that could affect other property owners, including myself. The legal ramifications of denying someone the right to develop their property in a lawfully allowed way should be of great concern to everyone in this county.

As a general contractor, I also welcome smart, thoughtful growth that aligns with the rural character of Nevada County. Wolf Craft School is exactly the type of project that can achieve this balance. It fosters community engagement, respects the rural environment, and supports economic development in a way that benefits everyone.

I urge the Board of Supervisors to consider the long-term implications of allowing unfounded opposition to dictate what property owners can do with their land. This project deserves support, not just for its cultural and economic benefits, but also for the fairness it represents in upholding the rights of property owners in Nevada County.

Sincerely,  
Nick Herman



## Tine Mathiasen

---

**From:** Robyn Horn [REDACTED]  
**Sent:** Friday, October 18, 2024 5:10 PM  
**To:** BOS Public Comment  
**Subject:** October 22, 2024 hearing - Appeal by Leslie Barbazette  
**Attachments:** Oppose the Wolf Craft Collective Commercial Development Petition.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Good afternoon – Attached please find the Oppose the Wolf Craft Collective Commercial Development petition circulated by the Preserve Wolf Road Neighborhood Association. Attached to the petition are the signatures of those who signed the petition (excluding international signatures) and signers' comments. As you can see, the preservation of rural-agricultural zoned property is of great concern to local residents and those in many other areas of the United States. Ms. Barbazette circulated her own petition to garner support for her commercial development. Preserve Wolf Road Neighborhood Association circulated a petition for the preservation of rural-agricultural zoned land. The 223 signatures attached to this petition do not include over 60 international signatures. It is quite apparent that preservation of rural-agricultural zoned properties is of great concern. At last count, Barbazette's petition had 288 signatures, many from out of the area, while the Preserve Wolf Road petition as of the sending of this email has 291.

Please include this email and the attached petition with signatures and comments in the public record. A current signatures list will be brought to the hearing on October 22, 2024.

Thank you -

*Robyn Horn*

## Oppose the Wolf Craft Collective Commercial Development



Started

October 8, 2024

**Why this petition matters**

Started by [Preserve Wolf Road Neighborhood Association](#)

As residents of the Wolf Road neighborhood in Grass Valley, California, we are fortunate to call this precious pocket of serenity our home, a place where open space is bountiful and tranquility is valued above commerce. However, this treasured lifestyle is under threat due to the refusal of the Wolf Craft Collective to accept the Nevada County Planning Commission's denial of a conditional use permit allowing commercial development in our area, an area zoned rural-agricultural. The Collective is appealing denial of the permit to the County Board of Supervisors who will hear the appeal on October 22, 2024.

The Planning Commission denied the Collective's conditional use permit for a number of reasons, including that **the project fails three important tests:**

**1) The proposed development is not a permitted use under the Zoning Ordinance for land zoned rural-agricultural.** The Collective has "rebranded" its development numerous times in an effort to fit the definitions of permitted uses for rural-agricultural zoned property in Nevada County. The Planning Commission denied the permit based on the fact that the project does not meet the definition of a "low density camp," the proposed location of this project is not zoned for commercial development, and the Collective's project is not in keeping with the rural, agricultural character of the area.

**2) The subject property is not capable of supporting the size and scope of the proposed development.** The subject property is 15 acres; however, with the existing geographic features, easements and encroachments, only approximately 8 acres are buildable. To accommodate the numerous structures, parking lots and “cabin hotel,” development of the available space will be extremely concentrated and highly visible to the surrounding community and motorists on Wolf Road. The Collective equates its project to existing camps in Nevada County; however, it ignores one glaring contrast in its comparison - acreage. The three existing camps sit on 600 acres, 80 acres and 70 acres, not 8 acres. The existing camps do not encroach on their neighbors’ right to the quiet enjoyment of their property.

Water and sewage are also a concern. Existing wells in the immediate area do not produce the volume of water necessary to serve a development of the size proposed by the Collective. The Collective estimates 44 guests on site year round; employees and staff will also reside on the premises. Even if the commercial well can produce a permitted usage of 5 gallons per minute, that volume is grossly inadequate to serve employees and 44 guests using at least 16 full bathrooms and a commercial kitchen. The project seeks a variance for the centralized septic system as the soils on the property do not meet County Environmental Health standards. Any variance in septic system requirements is unacceptable given the close proximity of this development to the protected Wolf Creek watershed and to the neighbors surrounding the property.

**3) The Planning Commission had serious concerns regarding the Collective’s ability to finance the project.** The Commission stated, “The last thing anyone wants to see is a failed project without any guarantees for the neighborhood, that if indeed there will be blight that they will have to deal with, this is not something that is very popular.” The Commission also questioned, “This is a multi-million dollar endeavor that you’re going on, could you discuss the financing you’ve obtained or have planned or whatever else for this?” The response was that financing would be obtained through fundraising, donations and grants. Despite testifying to the commission that donations could not be solicited until the use permit had been obtained, the Collective has actively been seeking donations on its website for months.

The Collective’s website is an impressive display of its owner’s marketing prowess, touting the Collective’s intentions of “Our Call to Stewardship” and a “Design with Harmony with Nature.” This development has nothing to do with stewardship of the land and is not designed in harmony with nature as the subject parcel and its crucial wildlife habitat will be destroyed as will the quality of life of our community. The two year round ponds on the parcel are destinations for migrating geese and other fowl, and are used year-round by area wildlife. This commercial development will destroy access to this crucial habitat as well as decimate additional habitat by cutting down a landmark grove of Blue Oaks simply to widen the existing driveway to accommodate its hotel and business enterprise.

The Collective’s competing petition seeks to garner national support for a local business, a business that can be built in a more suitable location that is properly zoned for its intended purpose. This is not a national popularity contest. The issues are simple - the Collective’s development is not permitted under the Zoning Ordinance, the subject property simply cannot



support the size and scope of the proposed development, and the Collective's developers have provided no proof of their financial capability to fund this multi-million dollar development.

Rural zoning laws prioritize open space and discourage commercial uses that can upset the ecological balance and pastoral quality of the area. The proposed Collective commercial development starkly conflicts with the foundational objectives of rural zoning and the preservation of open spaces despite the Collective's assertions on its website.

Therefore, we firmly stand against this commercial development proposal. This project has very little to do with preserving a rural agricultural lifestyle and everything to do with providing "glamping to those who wish to experience the rural lifestyle." We are therefore attending the October 22, 2024 Board of Supervisors hearing to urge the Board to stand with the Planning Commission and its decision to deny the conditional use permit.

Every signature on this petition is a stand for the preservation of rural communities, nature, and the rural way of life. Please stand with us. Please sign this petition and stand with your rural neighbors.

Thank you -



Name	City	State	Postal Cod	Country	Commented Date	Comment
Elda Vargas	Grass valley	CA	95949	US	10/8/2024	"I love our beautiful agricultural community and we don't want any commercial development especially CAMP/HOTEL proyect &"
Debi Murnan	Grass Valley	CA	95949	US	10/8/2024	"Too much traffic on Wolf Rd already. Adding more traffic will make it more dangerous. I've lived here 37 years, when the same property had a charter school, the corner was very dangerous where people were turning into the property . Not a good spot for traffic going in and out. This property location is not zoned for a business such as what the property owner is proposing."
Jar Mur	Grass Valley	CA	95945	US	10/8/2024	"This is a for profit, commercial project. Its function hinges mainly on money that will be generated by corporate money in the form of a retreat, and money from the owners other for profit commercial properties. It's not aimed at giving back or supporting the community at all but rather an all-inclusive experience in the hills for city slickers."
Michael Riley	Pleasanton		94566	US	10/8/2024	"The added traffic on my street... The added noise and possible fire danger from campers."
Robert Ramirez	Grass Valley	CA	95949	US	10/9/2024	"This project is a danger to the rural way of life that currently exists in this community ... It is absolutely an inappropriate project for this neighborhood."
Donna Abreu	Penn Valley	CA	95946	US	10/9/2024	"This is not going to help the locals"

Ruthanne Free	Los Angeles	CA	90060 US	10/9/2024	"I live near the neighborhood that this craft collective would impact. Once a use permit is approved, the owner is no longer obligated to fulfill their original design. Instead this could be turned into another AirBNB operations, with severe local impacts on water (well only, no city water), sewage as the permittee is asking for a variance (how will this affect neighboring wells and watershed), traffic (this location is at a narrow road with a severe turn, too dangerous a place), and our whole area's evacuation route in case of a nearby fire. The added occupants and guests, employees have the potential to clog the two lane roadway, due to limited county roadways for evacuation. I am not opposed to the concept of this craft collective, however I agree that this small parcel is not an appropriate site for the grand plans."
Kate Kenner	Guilford	VT	5301 US	10/10/2024	"I agree that this is an invasive project but too many developers have no sense of ethics or responsibility but too much money and power. What is needed is full scale action by the people there. Raise hell and I hope you, nature, and wildlife win."
Dearlene Wiggins	Grass Valley	CA	Grass valle US	10/11/2024	"Don't turn this community into a Lincoln. We don't need growth. This is a micro farming community"
Lalie Burns	San Antonio	TX	78239 US	10/18/2024	"Rural-agricultural land is in danger. Stand strong, we don't need any more destruction."

Name	City	State	Postal Cod	Country	Signed On
Robyn Horn				US	10/8/2024
Mike Ramirez	Grass Valley	CA	95949	US	10/8/2024
Susan Snook	Grass Valley	CA	95949	US	10/8/2024
A J Johnson	Grass Valley	CA	95949	US	10/8/2024
Elda Vargas	Grass Valley	CA	95949	US	10/8/2024
Ivan Bukolsky	Sacramento	CA	95949	US	10/8/2024
Kelly Hester	Roseville	CA	95747	US	10/8/2024
Debi Murnan	Grass Valley	CA	95949	US	10/8/2024
Jacob Murnan	Santa rosa	CA	95493	US	10/8/2024
Jare Mur	Grass Valley	CA	94952	US	10/8/2024
Leslie Ramirez	Grass Valley	CA	95602	US	10/8/2024
John Dayton	Grass Valley	CA	95949	US	10/8/2024
Jean Gregory	Grass Valley	CA	95949	US	10/8/2024
George Gregory	Grass Valley	CA	28269	US	10/8/2024
Garrett Penney	Roseville	CA	95661	US	10/8/2024
Sherry Hubanks	Brentwood	CA	94513	US	10/8/2024
Priscilla Maxwell	Grass Valley	CA	95949	US	10/8/2024
Irene Robinson	Newcastle	CA	95658	US	10/8/2024
Debora Thomason	Sacramento	CA	95820	US	10/8/2024
Kylee Penney	Rocklin	CA	95765	US	10/8/2024
Emilee Key	Grass Valley	CA	95949	US	10/8/2024
WENDELYN MOMOH	Sacramento	CA	95842	US	10/8/2024
Janet Riley	Grass Valley	CA	95949	US	10/8/2024
Therese Young	Santa Cruz	CA	95062	US	10/8/2024
Michael Riley	Grass Valley	CA	95949	US	10/8/2024
Kelly Zimmermann	Los Angeles	CA	91362	US	10/8/2024
Carole Potter	Sacramento	CA	95820	US	10/8/2024
Romina Santucci	Grass Valley	CA	95949	US	10/8/2024
Raymond Luciani	Sacramento	CA	95835	US	10/8/2024
Sheri Fogarty	Grass Valley	CA	95949	US	10/8/2024
Kirsten Martinez	Auburn	CA	95603	US	10/8/2024
Taylor Gibson	Auburn	CA	95602	US	10/8/2024
Orlando Castillo	Glenwood Springs	CO	81601	US	10/8/2024
Brenda Wilson	Sacramento	CA	95828	US	10/8/2024
Ted Wilson	Sacramento	CA	95828	US	10/8/2024
Susan Nance	Nevada C ity	CA	95959	US	10/8/2024
Shan Kendall	Nevada	CA	95945	US	10/8/2024
Karen Niles	Auburn	CA	95603	US	10/8/2024
Lisa Lewis	Oroville	CA	95966	US	10/8/2024
Rachel Pachivas	Nevada City	CA	95959	US	10/8/2024
Rick Castro	Hayward	CA	94541	US	10/8/2024
Sharon Carr	Grass valley	CA	95949	US	10/8/2024
Debra Buddie	grass valley	CA	95945	US	10/9/2024

A Marie				US	10/9/2024
Barbara Cloyd	Grass Valley	CA	95949	US	10/9/2024
Maggie Crane	Penn Valley	CA	95946	US	10/9/2024
Earlyne Walters	Grass Valley	CA	95946	US	10/9/2024
Maizie Fagan	Sacramento	CA	95816	US	10/9/2024
Patrick Fogarty	Grass Valley	CA	95949	US	10/9/2024
ROBIN L DEMARTINI	Nevada City	CA	95959-967	US	10/9/2024
Judy Richardson	Loomis	CA	95650	US	10/9/2024
Jon Inwood	Brooklyn	NY	11226	US	10/9/2024
Lydia Watson	Oroville	CA	95965	US	10/9/2024
Kelly Cramer	Hayward	CA	94541	US	10/9/2024
Joel Murnan	Davis	CA	95616	US	10/9/2024
Sarah Free	Grass Valley	CA	95945	US	10/9/2024
Claudia Michalson	Scottsdale	AZ	85258	US	10/9/2024
Amber Biscevic	San Francisco	CA	94102	US	10/9/2024
Peter Davies	Napa	CA	94559	US	10/9/2024
Nancy Newman	Nevada City	CA	95959	US	10/9/2024
Matin Maleki	New York	NY	10118	US	10/9/2024
Deb Noris	Scottsdale	AZ	85258	US	10/9/2024
Liz Murphy	Meadow Vista	CA	95722	US	10/9/2024
Nicole Ellis	Hollister	CA	95023	US	10/9/2024
toby trana	grass valley	CA	95945	US	10/9/2024
Karen Cossey	Gustine	CA	96322	US	10/9/2024
jacquunishment weills	Nevada City	CA	95959	US	10/9/2024
Ashley Williams	Oakland	CA	94603	US	10/9/2024
Andrew Sebastian	Petaluma	CA	94952	US	10/9/2024
diana kolaski	Chicago	IL	60610	US	10/9/2024
Robert Ramirez	Grass Valley	CA	95949	US	10/9/2024
Linda Ramirez	Grass Valley	CA	95949	US	10/9/2024
Denise Billberg	Grass Valley	CA	95945	US	10/9/2024
Melody Kienecker	Portland	OR	97212	US	10/9/2024
Heather McCoy	Oklahoma City	OK	73142	US	10/9/2024
CHARLES donley	Panama City	FL	32404	US	10/9/2024
Ceylon Smith				US	10/9/2024
Brittany barnes	Pleasant Hill	CA	94523	US	10/9/2024
John Perrotta	Redondo Beach	CA	90042	US	10/9/2024
Misty Ramirez	Orangevale	CA	95662	US	10/9/2024
Randi Pratini	Auburn	CA	95603	US	10/9/2024
Monica Rhodes	Grass valley	CA	95949	US	10/9/2024
Rob Givens	Auburn	CA	95604	US	10/9/2024
susan devereaux	new castle	DE	19720	US	10/9/2024
Tia Cook	Grass Valley	CA	95949	US	10/9/2024
Donna Abreu	Penn Valley	CA	95946	US	10/9/2024
Maria Wirtz	Auburn	CA	95602-893	US	10/9/2024



Aschlyn Best	Roseville	CA	95678	US	10/9/2024
Brian Wirtz	Auburn	CA	95602	US	10/9/2024
Ruthanne Free	Grass Valley	CA	95949	US	10/9/2024
Emily Cole	Nevada City	CA	95959	US	10/9/2024
Eva Chao	Grass Valley	CA	95949	US	10/9/2024
Lisa Salazar	Shasta Lake	CA	96089	US	10/9/2024
Megan Jones	Pensacola	FL	32506	US	10/9/2024
Natalie Abdi	Portland	OR	97080	US	10/10/2024
Michael Joseph Ramirez	Sacramento	CA	95815	US	10/10/2024
Mikynlie Ramirez	Grass Valley	CA	95949	US	10/10/2024
Raymond Ramirez	Grass Valley	CA	95949	US	10/10/2024
Stella Ramirez	Grass Valley	CA	95949	US	10/10/2024
Benjamin Ramirez	Grass Valley	CA	95949	US	10/10/2024
George Carmichael	Grass Valley	CA	95949	US	10/10/2024
Darryl White	Foresthill	CA	95631	US	10/10/2024
Debbie Terry	Anderson	CA	96007	US	10/10/2024
Cullu Enebak	Lindstrom	MN	55045	US	10/10/2024
Kimberly Cooper	Cookeville	TN	38501	US	10/10/2024
sara sang	los angeles	CA	91601	US	10/10/2024
Kate Kenner	Guilford	VT	5301	US	10/10/2024
Shui ying Weng	Edison	NJ	8817	US	10/10/2024
Sharon Sanders	Sacramento	CA	95815	US	10/10/2024
Bob Free	GRASS VALLEY	CA	95949	US	10/10/2024
Mrs. Norma Little	Winston-Salem	NC	27127-478	US	10/10/2024
Raleigh Koritz	St Paul	MN	55114	US	10/11/2024
Tamie Fruhbauer	Grass Valley	CA	95949	US	10/11/2024
Phyllis LeBard	grass valley	CA	95949	US	10/11/2024
Heather Urban	San Francisco	CA	94112	US	10/11/2024
daniel rossovich	Seattle	WA	98160	US	10/11/2024
Dlon Marrow	Grass valley	CA	95949	US	10/11/2024
Duane Sauer	Grass Valley	CA	95949	US	10/11/2024
Bradley Botsford	Auburn	CA	95602	US	10/11/2024
Cindy Ware	Grass Valley	CA	95949	US	10/11/2024
Ronny frost	Grassvalley	CA	95949	US	10/11/2024
Steven Lime	Nevada City	CA	95959	US	10/11/2024
Tazarian Graham	Nevada City	CA	95959	US	10/11/2024
Kat Smith	Los Angeles	CA	90060	US	10/11/2024
Debora Rossovich	Grass Valley	CA	95945	US	10/11/2024
Larry Martin	Sacramento	CA	95823	US	10/11/2024
Ralph Hurst	Auburn	CA	95602	US	10/11/2024
Lena Martin	Smartsville	CA	95977	US	10/11/2024
Alan Chidley	San Leandro	CA	94578	US	10/11/2024
Aydan Rossovich	Grass Valley	CA	95949	US	10/11/2024
Joannie Smith	Grass Valley	CA	95949	US	10/11/2024

Jeanie Timms	Grass Valley	CA	95949	US	10/11/2024
Heather Isaac	Vista		92084	US	10/11/2024
RICHARD SMITH	AUBURN	CA	95602	US	10/11/2024
Marc Nelson	Sacramento	CA	95820	US	10/11/2024
Kristin Davis	Union City	CA	94587	US	10/11/2024
Dearlene Wiggins	Grass Valley	CA	95949	US	10/11/2024
Sarah Gates	Grass valley	CA	95945	US	10/11/2024
Monte Clayman	Grass valley	CA	95945	US	10/11/2024
Diane Smith	Sacramento	CA	95827	US	10/11/2024
Kat Gates	Nevada city	CA	95959	US	10/11/2024
Patrick Earl	Sacramento	CA	95864	US	10/12/2024
Israel Gabriel	Auburn	CA	95602	US	10/12/2024
Kelli Lazalier	Grass Valley	CA	95949	US	10/12/2024
Jarrold Mccoy	Tuolumne	CA	95379	US	10/12/2024
Steve DeMink	Sacramento	CA	95841	US	10/12/2024
Shawna DeMink	Antelope	CA	95843	US	10/12/2024
Lori McIntire	Fallon	NV	89406	US	10/12/2024
Cheryl Tade	Sacramento	CA	95820	US	10/12/2024
Gerald Hallead	Traverse City	MI	49684-660	US	10/12/2024
Chris Brewer	Seattle	WA	98160	US	10/12/2024
Cheri Curry	GRASS VALLEY	CA	95949-910	US	10/12/2024
Rene Slay	Sonora	CA	95370	US	10/12/2024
Tina Krieder	McDonough	GA	30253	US	10/12/2024
Sarah de Sousa	Spring Branch	TX	78070	US	10/12/2024
Shannon Harroun	Auburn	CA	95602	US	10/12/2024
Richard Holmstrom	Sacramento	CA	95815	US	10/12/2024
naomi cohen	Albrightsville	PA	18210	US	10/12/2024
Nathan Terrell	Grass valley	CA	95949	US	10/12/2024
Deto Ortiz	Sacramento	CA	95820	US	10/13/2024
Erin Ortiz	Sacramento	CA	95824	US	10/13/2024
Deidra Piner	Grass Valley	CA	95949	US	10/13/2024
Pat Seeley	Auburn	CA	95602	US	10/13/2024
gloria saddler	quincy	MA	2169	US	10/13/2024
Steve Piner	Grass Valley	CA	95949	US	10/13/2024
Kathe Gresham	Grass Valley	CA	95949	US	10/13/2024
Daniel Craven	Sacramento	CA	95815	US	10/13/2024
Richard Gresham	Grass Valley	CA	95949	US	10/13/2024
Paul Mehew	Sacramento	CA	94203	US	10/13/2024
Devin Ortiz	Grass Valley	CA	95949	US	10/14/2024
Zach Clark-Ware	Sacramento	CA	95815	US	10/14/2024
Laurie Ellis	Port Charlotte	FL	33952	US	10/14/2024
Patricia Castillo	Providence	RI	2909	US	10/14/2024
Curtis Goodenough	Grass Valley	CA	95949-852	US	10/14/2024
Dan De Yo	Yorba Linda	CA	92886	US	10/14/2024

carine correc	Miami Beach	FL	33139	US	10/14/2024
Lisa Strand	Carbondale	CO	81623	US	10/14/2024
Richard Lyon	Grass valley	CA	95949	US	10/15/2024
Michael Gonzalez	Channelview	TX	77530	US	10/15/2024
Freya Harris	Atlanta	GA	30342	US	10/15/2024
Suzi Yeyna	Grass Valley	CA	95949	US	10/15/2024
Eric Hodgson	Salt Lake City	UT	84109	US	10/15/2024
kasey courts	vidor	TX	77662	US	10/15/2024
Desiree Lauterbach	Fairview Heights	IL	62208	US	10/15/2024
Emma Cheney	Marcellus	NY	13108	US	10/16/2024
M Z	Santa Clara	CA	95054	US	10/16/2024
Sabine Flesch	Sarasota	FL	34232	US	10/16/2024
Erika Rikhiram	Clermont	FL	34711	US	10/17/2024
Lucy Sgagliardich	Newtown	CT	6482	US	10/17/2024
Jill Mowers	Sylmar	CA	91342	US	10/17/2024
Tony Mowers	Grass Valley	CA	95949	US	10/17/2024
Karen Elliott	Natchitoches	LA	71457	US	10/17/2024
Randy Clines	Sacramento	CA	95842	US	10/17/2024
Audrey Stoker	Dayton	OH	45459	US	10/18/2024
Ella Campbell	Ephrata	PA	17522	US	10/18/2024
Donna Renee Neronde	Grass Valley	CA	95949	US	10/18/2024
chelsea hardy	camas	WA	98607	US	10/18/2024
Anna Laidler	East Stroudsburg	PA	18301	US	10/18/2024
Norm Wilmes	Yuba City	CA	95991	US	10/18/2024
Rebekah Harrison	Prescott	AZ	86301	US	10/18/2024
Jessica Johnson	Wasilla	AK	99654	US	10/18/2024
Marissa Rizzo	Palm beach gardens	FL	33418	US	10/18/2024
Cris Tranter	Rowlett	TX	75089	US	10/18/2024
Heather Johnson	Panama City	FL	32405	US	10/18/2024
Cindy Mardis	Jacksonville	FL	32211	US	10/18/2024
Rolinda Forbeck	Pueblo	CO	81004	US	10/18/2024
Jessica Calise	Laguna Woods	CA	92637	US	10/18/2024
Lisa Bullock	Madison	AL	35758	US	10/18/2024
Hannah Schindler	Heber City	UT	84032	US	10/18/2024
Cathy Reynolds	Lawton	OK	73501	US	10/18/2024
Mark Cooney	Boca Raton	FL	33433	US	10/18/2024
Karen Kimbaris	Athens	GA	30606	US	10/18/2024
John Fruhbauer	Sacramento	CA	95828	US	10/18/2024
carrie west	muncie	IN	47303	US	10/18/2024
Giovanni Rios	Madison	WI	53711	US	10/18/2024
Rina Sunar	Lititz	PA	17543	US	10/18/2024
Joni Rozycki	Tucson	AZ	85713	US	10/18/2024
Lalie Burns	San Antonio	TX	78239	US	10/18/2024
Craig Axling	Minneapolis	MN	55429	US	10/18/2024

Jessica Johnson	Howe		46746	US	10/18/2024
Anna Whitener	Carolina Beach	NC	28428	US	10/18/2024
Joan Klinger	Columbia	MO	65202	US	10/18/2024



## Tine Mathiasen

---

**From:** Robyn Horn [REDACTED]  
**Sent:** Friday, October 11, 2024 2:19 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective - 10734 Wolf Road

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

October 11, 2024

Dear Supervisors:

This letter is in response to the applicant's appeal requesting that the Board of Supervisors overturn the Planning Commission's decision to deny the conditional use permit for her Wolf Craft Collective project, now referred to as the Wolf Craft School and Collective. After careful consideration and an objective review of the applicant's plan and the staff report, and following questioning of the applicant and planner, Tyler Barrington, during the July 25, 2024 hearing, the commissioners exercised proper discretion in denying this use permit.

Following denial of the conditional use permit, the applicant, Leslie Barbazette ("Barbazette"), took to social media stating:

"None of the commissioners argued with the facts of the planning department's findings, if they did, they would have had to state in the meeting before it came to a vote. They agreed that I met all of the requirements needed for a use permit, but Commissioner Duncan bowed to neighbor pressure and Commissioner McAteer told us (while trespassing on our property) he was going to vote with her. Why have multiple planning commissioners if they don't think/vote for themselves?" (by Barbazette on NextDoor app.)

Despite Barbazette's assertions to the contrary, several significant concerns were expressed by the commissioners and Barbazette and Mr. Barrington were unable to demonstrate that the project meets applicable zoning ordinance requirements. Likewise, Barbazette and Mr. Barrington were unable to clarify the vague nature of this project and explain away the many ambiguities exposed during questioning by the commissioners. Given this project's potential significant negative impacts and implications for the Wolf Road community due to its commercial rather than agricultural nature, the commissioners were correct in denying the permit in its entirety.

No doubt the Board has received numerous letters attesting to Barbazette's good character and supporting her dream of building an "Art School and Camp Hotel." However, this is not a popularity contest. The issue before the Board is to either accept or reject the Planning Commission's decision to deny the conditional use permit for this project. The issues before the Commissioners were whether Barbazette met her

burden of proof in showing that (1) her project complied with all applicable zoning ordinance requirements, (2) the subject parcel could support the size and scope of her project, and (3) the project is feasible. Barbazette failed all three tests; therefore, the Planning Commission correctly denied Barbazette's request for the conditional use permit.

One of the most significant issues raised at the July 25, 2024 hearing was to question the true nature of this project - is it an arts and crafts camp as originally presented; is it a non-profit art school relying on for-profit commercial lodging for funding; is it a "craft school and camp hotel" as currently advertised by Barbazette; is it a low-intensity, low-density campground; is it a cabin hotel marketing lodging and offering craft classes as "an amenity" to out-of-area urban customers wishing to "have a more immersive experience into the rural lifestyle."

On her website, Barbazette states, "We are applying for a Conditional Use Permit (CUP) as a Low Intensity Camp (**think Summer camp, but for adults and year round**). . . . we are using the land to explore traditional crafts . . . which we believe are at the heart of Agricultural zoning - we want this school to be of the land, serve the land and revive the disappearing agricultural heritage of this area." (Emphasis added.) First, the "agricultural heritage" of the Wolf Road area and Nevada County in general is alive and well, and thriving. Second, as exposed during the July 25, 2024 hearing, Barbazette's venture is not a "Summer camp, but for adults" as it does not fit the definition of a "camp" as defined by the Nevada County Zoning Ordinance and in comparison to the examples given by Barbazette and Mr. Barrington during the July 25, 2024 hearing. Third, despite Barbazette's assertions to the contrary, her project poses a direct threat to the rural, agricultural lifestyle enjoyed by the Wolf Road community and as defined in the Nevada County Zoning Ordinance:

#### Sec. L-II 1.1. - Authority and Purpose.

This Chapter shall be known as the "Nevada County Zoning Ordinance, " Chapter II of the Nevada County Land Use and Development Code . . .

The zoning ordinance is adopted in order to achieve the following objectives:

- A. To serve as the primary tool to implement and ensure consistency with the goals, objectives, and policies of the Nevada County General Plan based upon the following central themes:

- 1. **Fostering a rural quality of life.**
  - 2. **Sustaining a quality environment . . .**
  - 4. **Planned land use patterns to determine the level of public services appropriate to the character, economy, and environment of each region . . .**

#### Sec. L-II 2.3. - Rural Districts.

- A. Purpose of Section.

- 1. **Preserve the existing open, pastoral character of rural areas, allowing for the development of compatible uses within a rural setting**, including lower-density residential uses, agricultural operations and support uses, natural resource production and management, and low-intensity recreation.

- B. Purposes of Individual Districts.

1. AG (General Agricultural). **The AG District provides areas for farming, ranching, agricultural support facilities and services, low intensity uses, and open space.** It is consistent with all agricultural-oriented General Plan land use designations, as well as those designations that allow for more intensive uses. **Agricultural uses are of primary importance and all other uses are secondary.** (Emphasis added.)

The project description provided in the Notice of Availability for Public Review read, “The project, known as the Wolf Craft Collective, is a low-intensity camp and community meeting and social event facility.” The description of this project has been altered numerous times in an attempt to secure the coveted conditional use permit. “Originally, in our application we put that we wanted to have events . . . We’re not going to do that. It was never our focus to begin with.” (Quoting Barbazette’s partner, Jay Morgan). The event center was obviously included in the plan as a sacrificial pawn, a marketing strategy. If the community opposed the event center, Barbazette would simply drop it from the plan in a show of good faith, of being a “good neighbor.” If the dog growls, throw it a bone. However, this tactic falls short in that it simply does not address the numerous other failings of this project to conform to the Zoning Ordinance and existing land use.

The project fails to meet the definition of a low-intensity camp. Testimony provided during the July 25, 2024 hearing proved to be quite illuminating. Barbazette represented this project as an arts and crafts camp, a “Summer camp, but for adults.” (Of note, Barbazette has stated participants must be 16 years of age or older to attend her “camp,” which is two years under the age of majority.) While Barbazette and Mr. Barrington liken this project to other camps in Nevada County - Wolf Mountain Camp, Camp Del Oro and Christian Encounter - this project is not remotely similar. The three exemplar camps offer supervised activities over a set period of time providing food, lodging and events for the enjoyment of camp participants. The lodging provided by camps (i.e., Wolf Mountain Camp, Camp Del Oro and Christian Encounter) is for the exclusive use of attendees and is not rented out to the general public to generate income.

During questioning by Commissioner Duncan, Barbazette identified her project as consisting of a 501(c)(3) non-profit craft school and a for-profit cabin hotel. This is in direct contradiction to Mr. Barrington’s assertion that “the lodging and the school are all connected” and “that a camp is a necessary part of Barbazette’s business plan.” When asked “if the art school and classes go away, is the camp feature still available,” Mr. Barrington confirmed the conditional use permit sought by Barbazette “allows a low-intensity camp.” **Clearly, this project does not meet the definition of a low-intensity camp as it lacks the required organizational component.** Camps offer supervised activities over a set period of time providing food, lodging and events for the enjoyment of camp participants. Barbazette testified that the lodging is not for the exclusive use of “campers.” Classes and activities offered by the school are not exclusive those staying at the hotel. Barbazette’s plan clearly lacks the required organizational component in order to satisfy the Zoning Ordinance definition of “low-intensity camp.” Therefore, Barbazette’s intention to develop a commercial for-profit cabin hotel with an “amenity” craft school on land zoned AG (General Agriculture) is not permitted under the Nevada County Zoning Ordinance. Hotels are an allowable use on land zoned C1 with a use permit, and C2, C3 and CH with a development permit; they are not a permitted use on land zoned AG (General Agricultural).

Additionally, the commissioners wrestled with the project as not being compatible with the rural character of the area. They went back to the land use element of the Zoning Ordinance, referring to the “[preservation] of existing open, pastoral character of rural areas, allowing for the development of compatible uses within a rural setting,” and that “**Agricultural uses are of primary importance and all other uses are secondary.**” Commissioner McAteer cited from the General Plan, “**Chapter 1, Goal 1 - maintain distinct boundary between rural and community regions.**” Per Commissioner Duncan, “**this project neither maintains nor enhances those properties that we ascribe to a rural neighborhood.**”

The commissioners also expressed great concern over the subject property being able to support the size and scope of this proposed development. The parcels supporting the exemplar camps suggested by Barbazette and Mr. Barrington are substantially larger than the subject property - Wolf Mountain Camp, over 600 acres; Camp Del Oro, over 80 acres; Christian Encounter, over 70 acres. Due to their size, the exemplar camps have no immediate effect on any neighbors. The subject property for this development is a 15-acre parcel surrounded by immediate neighbors on AG-10 parcels, the majority of whom oppose this project.

The subject property is being asked to accommodate the following over three phases of development:

- Phase I (estimated construction 2024-2026)
  - o Driveway with encroachment onto County-maintained Wolf Road
  - o Interior circulation roads - approximately 1,800 feet
  - o Parking areas sufficient for buildings in this phase - 42 parking spaces
  - o Ceramics shop with kiln and bathroom— 2,400 square feet, 30 feet tall
  - o Barn for animal keeping and storage – 3,240 square feet, 27 feet tall
  - o Classroom with a bathroom – 664 square feet, 17 feet tall
  - o Classroom – 600 square feet, 15 feet tall
  - o Office building with lobby, retail, bike and laundry room, bathroom – 1600 square feet, 12 feet tall
  - o 9 tent cabins each with a restroom – 450 square feet each, 19 feet tall
  - o 4 tent camping decks – 750 square feet each
  - o Shared restroom for tent campers – 144 square feet
  - o Food truck and utilities for future café
  - o ~~Event area grading—approximately 22,000 square feet~~ (withdrawn by applicant)
  - o Trash enclosure – 200 square feet
  - o Septic system
  - o Stormwater treatment areas
  - o Fencing and retaining walls throughout
  - o Monument sign at entrance
  - o Wolf Road improvements including a new left turn lane
  - o Installation of landscaping, hardscaping, and lighting at developed areas
- Phase II (estimated construction 2027-2028)
  - o Conversion of 664 square-foot classroom to fiber studio
  - o Metal shop with machinery and bathroom – 2400 square feet, 20 feet tall
  - o Wood shop with machinery and bathroom – 2400 square feet, 20 feet tall
  - o 2 additional tent cabins – 450 square feet each, 19 feet tall
  - o Residence and driveway
  - o Parking areas and driveways to serve structures in this phase – 15 parking spaces
  - o Installation of landscaping, hardscaping, and lighting at developed areas
- Phase III (estimated construction 2029-2030)
  - o Commercial cafe with bathroom – 1000 square feet indoor and 500 square feet outdoor dining area
  - o Cafe stormwater treatment area
  - o Cabins (permanent ADUs) to replace 9 tent cabins

During his “trespass” onto Barbazette’s property to view the proposed development site (for which he apologized and was forgiven during the July 25, 2024 hearing), Commissioner McAteer discovered that the

subject 15-acre parcel is effectively pared down to approximately 8 buildable acres due to existing setbacks, easements and other topographical features including two large ponds. Barbazette's assertion on social media that she is preserving 85 percent of the open space on her property is ludicrous given her project covers every inch of developable space on the property and then some. For example, when asked to clarify the purpose of the car port structures, Barbazette stated, "I didn't want people to see cars." A more candid response would have been that the roofs of the carports serve as the platforms for nine of the cabin hotel units.

There is simply no room to build the cabin hotel at ground level; therefore, the only option is to build vertically.

While Barbazette states she has mitigated any negative aesthetic impact of the project to "less than significant," clearly she has not. Commissioner McAteer noted that "most of the classrooms and work areas are going to be exceedingly visible as you drive down the road as well as the cabins up on the ridge. How is that less than significant with mitigation?" Mr. Barrington replied that "Barbazette has prepared and provided architecture consistent with western Nevada County guidelines and is providing extensive landscaping to help screen and essentially that is how they met the less than significant and the mitigation refers to planting oaks." Mr. Barrington further stated, "this is a judgment call - there is some subjectivity but there is a set of guidelines and staff reviewed this project for compliance and the staff member who reviewed the project decided it met the requirements." With all due respect to the staff member, you can hide a car behind a bush; it is incredibly difficult to hide essentially a 2-story building sitting up on a ridge. Additionally, this project does not remotely resemble the established character and existing land use of the community; the design and architecture are clearly commercial and not in keeping with the zoning ordinance for AG land.

Also troubling to the commissioners were the other numerous mitigation measures required in order to proceed with this commercial development on the subject property along with the encroachments, exemptions and variances requested by Barbazette. Barbazette was required to obtain noise, traffic and environmental studies and as one would expect, the retained experts concluded any negative effects of this development on the community and area wildlife could be mitigated to "less than significant." However, those subjective findings do not withstand objective scrutiny. The noise and traffic studies were primarily concerned with the events center. Removal of that component does not negate the impact of noise from the remaining development on the local community. Barbazette plans to operate her cabin hotel and school 24 hours per day, seven days per week, 365 days per year and there is simply no mitigating the effects of a commercial business of that nature on a rural community.

Likewise, there is no mitigating the effects of this project on area wildlife. Barbazette proposes security fencing and solid walls as part of her development. Area wildlife cannot navigate these obstacles. The two ponds on the property provide water and habitat for area wildlife and are seasonal sites for migrating geese and other fowl. This project will basically render the ponds inaccessible forcing wildlife to potentially suffer significant effects on mobility and mortality as stated in the California Department of Fish and Wildlife project commentary email of June 26, 2024.

Mr. Barrington was also questioned regarding the necessity of encroachments into riparian area setbacks and regarding the variance sought for the central septic system. The answer provided was essentially, "the plan does not encroach by all that much and it's an encroachment into the setback area, not the riparian area." Commissioner Garth requested clarification at the beginning of the July 25, 2024 hearing regarding encroachment of the MUSDA into the riparian setback. Commissioner McAteer requested confirmation that a variance was required for the project's centralized septic system as the soils on the property do not meet the Environmental Health requirements. Mr. Barrington confirmed the "depth needs to be five feet and on this land the soils don't provide the five feet so they want the variance." This variance is unacceptable given the size and scope, and proximity of this project to the Wolf Creek watershed and neighboring properties.



Additionally, the commissioners questioned Barbazette as to her business plan. During the public comment period, at least one proponent of this plan directly addressed Barbazette on the issue of food, the need to feed people when offering a “camp.” Commissioner Garth requested clarification regarding the cafe, whether Barbazette is planning to sell food to campers or serving them as part of their stay. Barbazette replied they will have inclusive items and will provide items for purchase. Returning to the definition of a “camp,” **camps offer supervised activities over a set period of time providing food, lodging and events for the enjoyment of camp participants.** Again, Barbazette’s plan clearly lacks this required organizational component in order to satisfy the Zoning Ordinance definition of “low-density camp.” One of Commissioner McAteer’s personal concerns was the dining aspect. “Asking 40 people to come and stay all day and go to a food truck for breakfast, lunch and dinner, not the way to attract and maintain people.” Barbazette replied that the food truck would have a kitchen off-site and they would work and plan for the number of students. Barbazette advised she would bring in an outside vendor or hire someone to make food. She was also considering a “pantry” for after-hours/middle of the night where “people would be on their trust, leave money when you take something.” It is extremely concerning that despite hearing specific concerns regarding food service, Barbazette has no intention of modifying her plan to add a cafe/commercial kitchen to Phase 1 of development.

Regarding lodging, Barbazette was asked, “Was the thought all along to have lodging or perhaps just have the crafts on site?” Barbazette replied that “hotels in the area are pretty expensive” yet she plans to charge from \$125.00 to \$250.00 per night for her cabin hotel. By comparison, a recent survey of area hotels indicates rates range from \$80.00 to \$175.00. Barbazette stated it was important to build all of the lodging first along with a couple of classrooms as she would rather offer an “immersive experience,” offer a “comfortable camping situation,” “glamping” rather than just classes; “there’s Curious Forge for that.” This is further testament that the primary focus of this project is to build and operate a hotel rather than offer an arts and crafts “camp.”

Finally, the commissioners addressed the issue of feasibility. Development of the project is proposed over three phases of construction. Commissioner Duncan stated, “The last thing anyone wants to see is a failed project without any guarantees for the neighborhood, that if indeed there will be blight that they will have to deal with, this is not something that is very popular.” Barbazette stated the cost of Phase 1 is approximately \$3 million. Paraphrasing Commissioner McAteer, “To ensure we don’t have a Montessori-esque operation again (referring to the failed Montessori school directly across Wolf Road from the subject property), this is a multi-million dollar endeavor that you’re going in, could you discuss the financing you’ve obtained or have planned or whatever else for this?” Barbazette answered, “I took a second mortgage on my home to do this process and so we have some money set aside to really get us through this process, doing a lot of fundraising and networking with local business and local arts community to be raising money, we’ve already started that endeavor, talking to people, but we can’t raise money until we have a use permit. . . As soon as we get the use permit, doing the fundraising is going to be the next step as well as grants and working with [the] arts council to understand all the different ways we can raise money; donors, corporate retreats, because we are a non-profit, do some outreach to some corporations who find that attractive for week-long experiences.”

Despite testifying to the Commission that “we can’t raise money until we have a use permit,” Barbazette has been actively seeking donations on her website for at least several weeks. Of significant note is Barbazette’s claim that her school is a 501c3 non-profit. A search

of the IRS Tax Exempt Organization Search yields no results for “Wolf Craft Collective, LLC,” “Wolf Craft School and Collective,” or “Wolf Craft School.” In fact, there are no “Wolf Craft” entities at all. Similarly, a review of the Franchise Tax Board site indicates Wolf Craft Collective, LLC’s status is “not exempt.” That Barbazette is advertising “we are a 501c3 non-profit” and is soliciting tax-deductible donations on a website

when she has not been granted a use permit and her venture does not have tax-exempt status is at the very least, troubling.

WOLF CRAFT COLLECTIVE

# Donate To Wolf Craft School

\$10.00

Donation Level

☒ \$10 ☐ \$20 ☐ \$30 ☐ \$50 ☐ \$100 ☐ \$500 ☐ \$1000

Quantity

– 1 +

Add to cart

Buy with **shop** Pay

[More payment options](#)

Make a tax deductible donation to our school to help us build. Any donation will go directly to helping us build a place to create and learn together.

[Share](#)

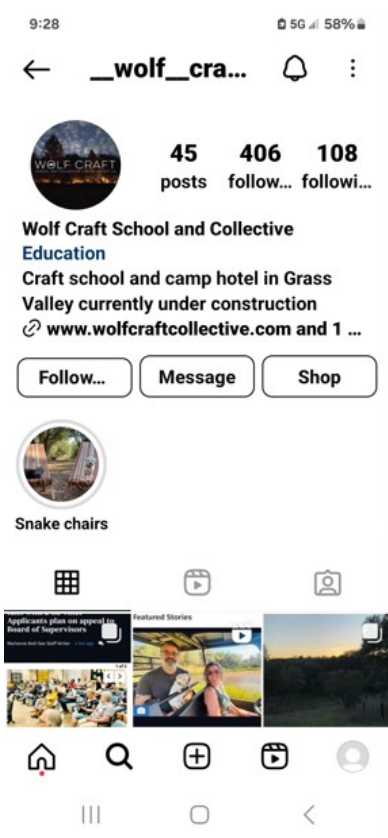
It is incumbent upon Barbazette to demonstrate she has secured the financing necessary to fund her multimillion dollar project. To the public’s knowledge, she has provided no evidence that her business plan has been vetted and approved for funding by any bank or other financial institution. This is irresponsible considering her application for a conditional use permit for an extensive commercial development in a rural agricultural community has caused a significant and stressful disruption in the lives of many members of the Wolf Road community; people Barbazette calls “her neighbors.” If there is a silver lining to Barbazette’s reckless conduct, opposition to her project has galvanized a majority of the Wolf Road community and the association created in the face of this adversity will exist into the future.

Despite the fact that the conditional use permit was denied, Barbazette advertised until very recently on her website that her project is “currently under construction.”

## Wolf Craft School and Collective (@\_\_wolf\_\_craft\_\_)

Craft school and camp hotel in Grass Valley currently under construction.

[www.wolfcraftcollective.com](http://www.wolfcraftcollective.com) + 1.



Following the Commission hearing, Barbazette edited her website to replace “currently under construction” with “under development” and now “currently in the permitting process.” It appears that Barbazette has an issue with putting the cart before the horse. She is not under construction and she does not have 501c3 non-profit, exempt status. Given this practice, it is either a blatant misrepresentation of the facts meant to foster support for her

commercial development, or there are facts unknown to the public that give Barbazette inside information that her project and tax exempt status are all but assured.

We all have dreams, goals and ambitions; however, those dreams, goals and ambitions are tempered by reality. The Planning Commission correctly determined that this project does not comply with the Nevada County Zoning Ordinance, the subject property cannot support the intensive commercial development sought under the plan, and most damning is Barbazette’s inability to provide evidence of her ability to fund or obtain financing for the project.

Wolf Road is historically a rural agricultural area comprised of personal residences on acreage; any business activities are consistent with rural agricultural guidelines (i.e., grazing livestock, horse boarding facilities, feed store). Knowing this, for over 28 years I wished I could some day be able to buy land and pursue my dream of living in the community and operating a

small horse boarding facility in retirement. I was finally able to purchase property in 2020 and have since built my home.

I purchased land and built my home on [REDACTED] with the expectation that the character and value of the rural agricultural community would continue to be appreciated and protected. At no time did I imagine commercial development of the type, size and scope envisioned by Barbazette would even be considered on Wolf Road. It is not in keeping with the established character of the community and is not a permitted use under the Zoning Ordinance. Should this project be approved, how can anyone considering purchasing land in Nevada County feel assured that the Zoning Ordinance will be respected and upheld. I purchased land zoned AG-5 for the express purpose of enjoying the historic rural agricultural character of the Wolf Road community. I have spent hundreds of thousands of dollars building my home on my land and envision spending thousands more to build a small horse boarding facility to operate in my retirement. How can I possibly feel comfortable and confident in any decision to invest one more dime into my property and Nevada County should the Board overturn the Commission's decision.

For all of the foregoing reasons, I respectfully request you affirm the Planning Commission's denial of the conditional use permit.

Sincerely,

*Robyn Horn*

Robyn L. Horn

[REDACTED]

Grass Valley, CA 95949

## Tine Mathiasen

---

**From:** Robyn Horn [REDACTED]  
**Sent:** Friday, October 11, 2024 2:07 PM  
**To:** BOS Public Comment  
**Subject:** 10734 Wolf Road  
**Attachments:** 10-11-2024 BOS re Wolf Craft Collective appeal.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Good afternoon - Attached please find my letter regarding the Wolf Craft School and Collective appeal set for hearing October 22, 2024.

*Robyn Horn*



Dear Supervisors:

This letter is in response to the applicant's appeal requesting that the Board of Supervisors overturn the Planning Commission's decision to deny the conditional use permit for her Wolf Craft Collective project, now referred to as the Wolf Craft School and Collective. After careful consideration and an objective review of the applicant's plan and the staff report, and following questioning of the applicant and planner, Tyler Barrington, during the July 25, 2024 hearing, the commissioners exercised proper discretion in denying this use permit.

Following denial of the conditional use permit, the applicant, Leslie Barbazette ("Barbazette"), took to social media stating:

"None of the commissioners argued with the facts of the planning department's findings, if they did, they would have had to state in the meeting before it came to a vote. They agreed that I met all of the requirements needed for a use permit, but Commissioner Duncan bowed to neighbor pressure and Commissioner McAteer told us (while trespassing on our property) he was going to vote with her. Why have multiple planning commissioners if they don't think/vote for themselves?" (by Barbazette on NextDoor app.)

Despite Barbazette's assertions to the contrary, several significant concerns were expressed by the commissioners and Barbazette and Mr. Barrington were unable to demonstrate that the project meets applicable zoning ordinance requirements. Likewise, Barbazette and Mr. Barrington were unable to clarify the vague nature of this project and explain away the many ambiguities exposed during questioning by the commissioners. Given this project's potential significant negative impacts and implications for the Wolf Road community due to its commercial rather than agricultural nature, the commissioners were correct in denying the permit in its entirety.

No doubt the Board has received numerous letters attesting to Barbazette's good character and supporting her dream of building an "Art School and Camp Hotel." However, this is not a popularity contest. The issue before the Board is to either accept or reject the Planning Commission's decision to deny the conditional use permit for this project. The issues before the Commissioners were whether Barbazette met her burden of proof in showing that (1) her project complied with all applicable zoning ordinance requirements, (2) the subject parcel could support the size and scope of her project, and (3) the project is feasible. Barbazette failed all three tests; therefore, the Planning Commission correctly denied Barbazette's request for the conditional use permit.

One of the most significant issues raised at the July 25, 2024 hearing was to question the true nature of this project - is it an arts and crafts camp as originally presented; is it a non-profit art school relying on for-profit commercial lodging for funding; is it a "craft school and camp hotel" as currently advertised by Barbazette; is it a low-intensity, low-density campground; is it a cabin hotel marketing lodging and offering craft classes as "an amenity" to out-of-area urban customers wishing to "have a more immersive experience into the rural lifestyle."

On her website, Barbazette states, "We are applying for a Conditional Use Permit (CUP) as a Low Intensity Camp (**think Summer camp, but for adults and year round**). . . . we are using the land to explore traditional crafts . . . which we believe are at the heart of

Agricultural zoning - we want this school to be of the land, serve the land and revive the disappearing agricultural heritage of this area.” (Emphasis added.) First, the “agricultural heritage” of the Wolf Road area and Nevada County in general is alive and well, and thriving. Second, as exposed during the July 25, 2024 hearing, Barbazette’s venture is not a “Summer camp, but for adults” as it does not fit the definition of a “camp” as defined by the Nevada County Zoning Ordinance and in comparison to the examples given by Barbazette and Mr. Barrington during the July 25, 2024 hearing. Third, despite Barbazette’s assertions to the contrary, her project poses a direct threat to the rural, agricultural lifestyle enjoyed by the Wolf Road community and as defined in the Nevada County Zoning Ordinance:

Sec. L-II 1.1. - Authority and Purpose.

This Chapter shall be known as the “Nevada County Zoning Ordinance, “ Chapter II of the Nevada County Land Use and Development Code . . .

The zoning ordinance is adopted in order to achieve the following objectives:

- A. To serve as the primary tool to implement and ensure consistency with the goals, objectives, and policies of the Nevada County General Plan based upon the following central themes:
  - 1. **Fostering a rural quality of life.**
  - 2. **Sustaining a quality environment . . .**
  - 4. **Planned land use patterns to determine the level of public services appropriate to the character, economy, and environment of each region . . .**

Sec. L-II 2.3. - Rural Districts.

A. Purpose of Section.

- 1. **Preserve the existing open, pastoral character of rural areas, allowing for the development of compatible uses within a rural setting**, including lower-density residential uses, agricultural operations and support uses, natural resource production and management, and low-intensity recreation.

B. Purposes of Individual Districts.

- 1. AG (General Agricultural). **The AG District provides areas for farming, ranching, agricultural support facilities and services, low intensity uses, and open space.** It is consistent with all agricultural-oriented General Plan land use designations, as well as those designations that allow for more intensive uses. **Agricultural uses are of primary importance and all other uses are secondary.** (Emphasis added.)

The project description provided in the Notice of Availability for Public Review read, “The project, known as the Wolf Craft Collective, is a low-intensity camp and community meeting and social event facility.” The description of this project has been altered numerous times in an attempt to secure the coveted conditional use permit. “Originally, in our application we put that we wanted to have events . . . We’re not going to do that. It was never our focus to begin with.” (Quoting Barbazette’s partner, Jay Morgan). The event center was obviously included in the plan as a sacrificial pawn, a marketing strategy. If the community opposed the event center, Barbazette would simply drop it from the plan in a show of good faith, of being a

“good neighbor.” If the dog growls, throw it a bone. However, this tactic falls short in that it simply does not address the numerous other failings of this project to conform to the Zoning Ordinance and existing land use.

The project fails to meet the definition of a low-intensity camp. Testimony provided during the July 25, 2024 hearing proved to be quite illuminating. Barbazette represented this project as an arts and crafts camp, a “Summer camp, but for adults.” (Of note, Barbazette has stated participants must be 16 years of age or older to attend her “camp,” which is two years under the age of majority.) While Barbazette and Mr. Barrington liken this project to other camps in Nevada County - Wolf Mountain Camp, Camp Del Oro and Christian Encounter - this project is not remotely similar. The three exemplar camps offer supervised activities over a set period of time providing food, lodging and events for the enjoyment of camp participants. The lodging provided by camps (i.e., Wolf Mountain Camp, Camp Del Oro and Christian Encounter) is for the exclusive use of attendees and is not rented out to the general public to generate income.

During questioning by Commissioner Duncan, Barbazette identified her project as consisting of a 501(c)(3) non-profit craft school and a for-profit cabin hotel. This is in direct contradiction to Mr. Barrington’s assertion that “the lodging and the school are all connected” and “that a camp is a necessary part of Barbazette’s business plan.” When asked “if the art school and classes go away, is the camp feature still available,” Mr. Barrington confirmed the conditional use permit sought by Barbazette “allows a low-intensity camp.” **Clearly, this project does not meet the definition of a low-intensity camp as it lacks the required organizational component.** Camps offer supervised activities over a set period of time providing food, lodging and events for the enjoyment of camp participants. Barbazette testified that the lodging is not for the exclusive use of “campers.” Classes and activities offered by the school are not exclusive those staying at the hotel. Barbazette’s plan clearly lacks the required organizational component in order to satisfy the Zoning Ordinance definition of “low-intensity camp.” Therefore, Barbazette’s intention to develop a commercial for-profit cabin hotel with an “amenity” craft school on land zoned AG (General Agriculture) is not permitted under the Nevada County Zoning Ordinance. Hotels are an allowable use on land zoned C1 with a use permit, and C2, C3 and CH with a development permit; they are not a permitted use on land zoned AG (General Agricultural).

Additionally, the commissioners wrestled with the project as not being compatible with the rural character of the area. They went back to the land use element of the Zoning Ordinance, referring to the “[**preservation**] of existing open, pastoral character of rural areas, allowing for the development of compatible uses within a rural setting,” and that “**Agricultural uses are of primary importance and all other uses are secondary.**” Commissioner McAteer cited from the **General Plan, “Chapter 1, Goal 1 - maintain distinct boundary between rural and community regions.”** Per Commissioner Duncan, “**this project neither maintains nor enhances those properties that we ascribe to a rural neighborhood.**”

The commissioners also expressed great concern over the subject property being able to support the size and scope of this proposed development. The parcels supporting the exemplar camps suggested by Barbazette and Mr. Barrington are substantially larger than the subject property - Wolf Mountain Camp, over 600 acres; Camp Del Oro, over 80 acres; Christian Encounter, over 70 acres. Due to their size, the exemplar camps have no immediate effect on any neighbors. The subject property for this development is a 15-acre parcel surrounded by immediate neighbors on AG-10 parcels, the majority of whom oppose this project.

The subject property is being asked to accommodate the following over three phases of development:

- Phase I (estimated construction 2024-2026)
  - o Driveway with encroachment onto County-maintained Wolf Road
  - o Interior circulation roads - approximately 1,800 feet
  - o Parking areas sufficient for buildings in this phase - 42 parking spaces
  - o Ceramics shop with kiln and bathroom – 2,400 square feet, 30 feet tall
  - o Barn for animal keeping and storage – 3,240 square feet, 27 feet tall
  - o Classroom with a bathroom – 664 square feet, 17 feet tall
  - o Classroom – 600 square feet, 15 feet tall
  - o Office building with lobby, retail, bike and laundry room, bathroom – 1600 square feet, 12 feet tall
  - o 9 tent cabins each with a restroom – 450 square feet each, 19 feet tall
  - o 4 tent camping decks – 750 square feet each
  - o Shared restroom for tent campers – 144 square feet
  - o Food truck and utilities for future café
  - o ~~Event area grading – approximately 22,000 square feet~~ (withdrawn by applicant)
  - o Trash enclosure – 200 square feet
  - o Septic system
  - o Stormwater treatment areas
  - o Fencing and retaining walls throughout
  - o Monument sign at entrance
  - o Wolf Road improvements including a new left turn lane
  - o Installation of landscaping, hardscaping, and lighting at developed areas
- Phase II (estimated construction 2027-2028)
  - o Conversion of 664 square-foot classroom to fiber studio
  - o Metal shop with machinery and bathroom – 2400 square feet, 20 feet tall
  - o Wood shop with machinery and bathroom – 2400 square feet, 20 feet tall
  - o 2 additional tent cabins – 450 square feet each, 19 feet tall
  - o Residence and driveway
  - o Parking areas and driveways to serve structures in this phase – 15 parking spaces
  - o Installation of landscaping, hardscaping, and lighting at developed areas
- Phase III (estimated construction 2029-2030)
  - o Commercial cafe with bathroom – 1000 square feet indoor and 500 square feet outdoor dining area
  - o Cafe stormwater treatment area
  - o Cabins (permanent ADUs) to replace 9 tent cabins

During his “trespass” onto Barbazette’s property to view the proposed development site (for which he apologized and was forgiven during the July 25, 2024 hearing), Commissioner McAteer discovered that the subject 15-acre parcel is effectively pared down to approximately 8 buildable acres due to existing setbacks, easements and other topographical features including two large ponds. Barbazette’s assertion on social media that she is preserving 85 percent of the open space on her property is ludicrous given her project covers every inch of developable space on the property and then some. For example, when asked to clarify the purpose of the car port structures, Barbazette stated, “I didn’t want people to see cars.” A more candid response would have been that the roofs of the carports serve as the platforms for nine of the cabin hotel units.

There is simply no room to build the cabin hotel at ground level; therefore, the only option is to build vertically.

While Barbazette states she has mitigated any negative aesthetic impact of the project to “less than significant,” clearly she has not. Commissioner McAteer noted that “most of the classrooms and work areas are going to be exceedingly visible as you drive down the road as well as the cabins up on the ridge. How is that less than significant with mitigation?” Mr. Barrington replied that “Barbazette has prepared and provided architecture consistent with western Nevada County guidelines and is providing extensive landscaping to help screen and essentially that is how they met the less than significant and the mitigation refers to planting oaks.” Mr. Barrington further stated, “this is a judgment call - there is some subjectivity but there is a set of guidelines and staff reviewed this project for compliance and the staff member who reviewed the project decided it met the requirements.” With all due respect to the staff member, you can hide a car behind a bush; it is incredibly difficult to hide essentially a 2-story building sitting up on a ridge. Additionally, this project does not remotely resemble the established character and existing land use of the community; the design and architecture are clearly commercial and not in keeping with the zoning ordinance for AG land.

Also troubling to the commissioners were the other numerous mitigation measures required in order to proceed with this commercial development on the subject property along with the encroachments, exemptions and variances requested by Barbazette. Barbazette was required to obtain noise, traffic and environmental studies and as one would expect, the retained experts concluded any negative effects of this development on the community and area wildlife could be mitigated to “less than significant.” However, those subjective findings do not withstand objective scrutiny. The noise and traffic studies were primarily concerned with the events center. Removal of that component does not negate the impact of noise from the remaining development on the local community. Barbazette plans to operate her cabin hotel and school 24 hours per day, seven days per week, 365 days per year and there is simply no mitigating the effects of a commercial business of that nature on a rural community.

Likewise, there is no mitigating the effects of this project on area wildlife. Barbazette proposes security fencing and solid walls as part of her development. Area wildlife cannot navigate these obstacles. The two ponds on the property provide water and habitat for area wildlife and are seasonal sites for migrating geese and other fowl. This project will basically render the ponds inaccessible forcing wildlife to potentially suffer significant effects on mobility and mortality as stated in the California Department of Fish and Wildlife project commentary email of June 26, 2024.

Mr. Barrington was also questioned regarding the necessity of encroachments into riparian area setbacks and regarding the variance sought for the central septic system. The answer provided was essentially, “the plan does not encroach by all that much and it’s an encroachment into the setback area, not the riparian area.” Commissioner Garth requested clarification at the beginning of the July 25, 2024 hearing regarding encroachment of the MUSDA into the riparian setback. Commissioner McAteer requested confirmation that a variance was required for the project’s centralized septic system as the soils on the property do not meet the Environmental Health requirements. Mr. Barrington confirmed the “depth needs to be five feet and on this land the soils don’t provide the five feet so they want the variance.” This variance is unacceptable given the size and scope, and proximity of this project to the Wolf Creek watershed and neighboring properties.



Additionally, the commissioners questioned Barbazette as to her business plan. During the public comment period, at least one proponent of this plan directly addressed Barbazette on the issue of food, the need to feed people when offering a “camp.” Commissioner Garth requested clarification regarding the cafe, whether Barbazette is planning to sell food to campers or serving them as part of their stay. Barbazette replied they will have inclusive items and will provide items for purchase. Returning to the definition of a “camp,” **camps offer supervised activities over a set period of time providing food, lodging and events for the enjoyment of camp participants.** Again, Barbazette’s plan clearly lacks this required organizational component in order to satisfy the Zoning Ordinance definition of “low-density camp.” One of Commissioner McAteer’s personal concerns was the dining aspect. “Asking 40 people to come and stay all day and go to a food truck for breakfast, lunch and dinner, not the way to attract and maintain people.” Barbazette replied that the food truck would have a kitchen off-site and they would work and plan for the number of students. Barbazette advised she would bring in an outside vendor or hire someone to make food. She was also considering a “pantry” for after-hours/middle of the night where “people would be on their trust, leave money when you take something.” It is extremely concerning that despite hearing specific concerns regarding food service, Barbazette has no intention of modifying her plan to add a cafe/commercial kitchen to Phase 1 of development.

Regarding lodging, Barbazette was asked, “Was the thought all along to have lodging or perhaps just have the crafts on site?” Barbazette replied that “hotels in the area are pretty expensive” yet she plans to charge from \$125.00 to \$250.00 per night for her cabin hotel. By comparison, a recent survey of area hotels indicates rates range from \$80.00 to \$175.00. Barbazette stated it was important to build all of the lodging first along with a couple of classrooms as she would rather offer an “immersive experience,” offer a “comfortable camping situation,” “glamping” rather than just classes; “there’s Curious Forge for that.” This is further testament that the primary focus of this project is to build and operate a hotel rather than offer an arts and crafts “camp.”

Finally, the commissioners addressed the issue of feasibility. Development of the project is proposed over three phases of construction. Commissioner Duncan stated, “The last thing anyone wants to see is a failed project without any guarantees for the neighborhood, that if indeed there will be blight that they will have to deal with, this is not something that is very popular.” Barbazette stated the cost of Phase 1 is approximately \$3 million. Paraphrasing Commissioner McAteer, “To ensure we don’t have a Montessori-esque operation again (referring to the failed Montessori school directly across Wolf Road from the subject property), this is a multi-million dollar endeavor that you’re going in, could you discuss the financing you’ve obtained or have planned or whatever else for this?” Barbazette answered, “I took a second mortgage on my home to do this process and so we have some money set aside to really get us through this process, doing a lot of fundraising and networking with local business and local arts community to be raising money, we’ve already started that endeavor, talking to people, but we can’t raise money until we have a use permit. . . As soon as we get the use permit, doing the fundraising is going to be the next step as well as grants and working with [the] arts council to understand all the different ways we can raise money; donors, corporate retreats, because we are a non-profit, do some outreach to some corporations who find that attractive for week-long experiences.”

Despite testifying to the Commission that “we can’t raise money until we have a use permit,” Barbazette has been actively seeking donations on her website for at least several weeks. Of significant note is Barbazette’s claim that her school is a 501c3 non-profit. A search

of the IRS Tax Exempt Organization Search yields no results for “Wolf Craft Collective, LLC,” “Wolf Craft School and Collective,” or “Wolf Craft School.” In fact, there are no “Wolf Craft” entities at all. Similarly, a review of the Franchise Tax Board site indicates Wolf Craft Collective, LLC’s status is “not exempt.” That Barbazette is advertising “we are a 501c3 non-profit” and is soliciting tax-deductible donations on a website when she has not been granted a use permit and her venture does not have tax-exempt status is at the very least, troubling.

WOLF CRAFT COLLECTIVE

## Donate To Wolf Craft School

\$10.00

Donation Level

☒ \$10 ☐ \$20 ☐ \$30 ☐ \$50 ☐ \$100 ☐ \$500 ☐ \$1000

Quantity

– 1 +

Add to cart

Buy with **shop** Pay

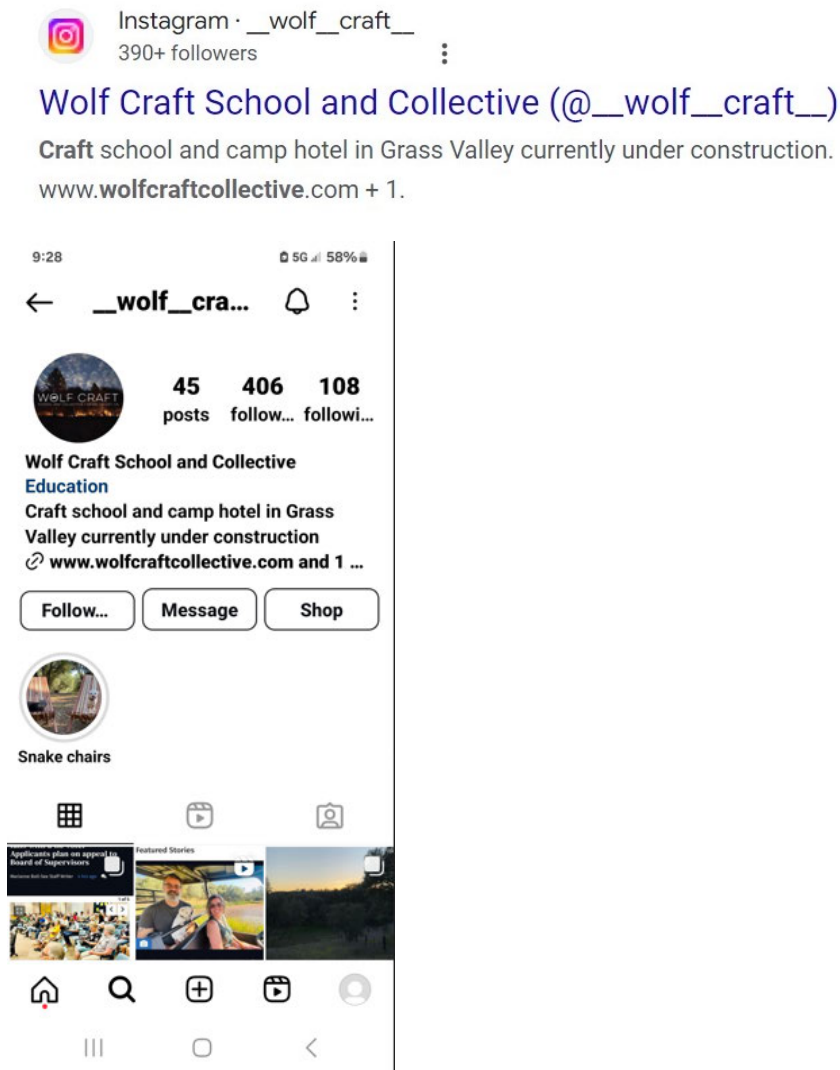
[More payment options](#)

Make a tax deductible donation to our school to help us build. Any donation will go directly to helping us build a place to create and learn together.

[Share](#)

It is incumbent upon Barbazette to demonstrate she has secured the financing necessary to fund her multimillion dollar project. To the public’s knowledge, she has provided no evidence that her business plan has been vetted and approved for funding by any bank or other financial institution. This is irresponsible considering her application for a conditional use permit for an extensive commercial development in a rural agricultural community has caused a significant and stressful disruption in the lives of many members of the Wolf Road community; people Barbazette calls “her neighbors.” If there is a silver lining to Barbazette’s reckless conduct, opposition to her project has galvanized a majority of the Wolf Road community and the association created in the face of this adversity will exist into the future.

Despite the fact that the conditional use permit was denied, Barbazette advertised until very recently on her website that her project is “currently under construction:”



Following the Commission hearing, Barbazette edited her website to replace “currently under construction” with “under development” and now “currently in the permitting process.” It appears that Barbazette has an issue with putting the cart before the horse. She is not under construction and she does not have 501c3 non-profit, exempt status. Given this practice, it is either a blatant misrepresentation of the facts meant to foster support for her

commercial development, or there are facts unknown to the public that give Barbazette inside information that her project and tax exempt status are all but assured.

We all have dreams, goals and ambitions; however, those dreams, goals and ambitions are tempered by reality. The Planning Commission correctly determined that this project does not comply with the Nevada County Zoning Ordinance, the subject property cannot support the intensive commercial development sought under the plan, and most damning is Barbazette’s inability to provide evidence of her ability to fund or obtain financing for the project.

Wolf Road is historically a rural agricultural area comprised of personal residences on acreage; any business activities are consistent with rural agricultural guidelines (i.e., grazing livestock, horse boarding facilities, feed store). Knowing this, for over 28 years I wished I could some day be able to buy land and pursue my dream of living in the community and operating a

small horse boarding facility in retirement. I was finally able to purchase property in 2020 and have since built my home.

I purchased land and built my home on [REDACTED] with the expectation that the character and value of the rural agricultural community would continue to be appreciated and protected. At no time did I imagine commercial development of the type, size and scope envisioned by Barbazette would even be considered on Wolf Road. It is not in keeping with the established character of the community and is not a permitted use under the Zoning Ordinance. Should this project be approved, how can anyone considering purchasing land in Nevada County feel assured that the Zoning Ordinance will be respected and upheld. I purchased land zoned AG-5 for the express purpose of enjoying the historic rural agricultural character of the Wolf Road community. I have spent hundreds of thousands of dollars building my home on my land and envision spending thousands more to build a small horse boarding facility to operate in my retirement. How can I possibly feel comfortable and confident in any decision to invest one more dime into my property and Nevada County should the Board overturn the Commission's decision.

For all of the foregoing reasons, I respectfully request you affirm the Planning Commission's denial of the conditional use permit.

Sincerely,

*Robyn Horn*

Robyn L. Horn

[REDACTED]

Grass Valley, CA 95949

## Tine Mathiasen

---

**From:** dale huey [REDACTED]  
**Sent:** Monday, October 21, 2024 3:59 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School and Collective

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

PLEASE, give art a chance. You have nothing to lose, and everything to gain! From a Ray Kinman Student.

Dale Huey  
Artist and Owner BrainBox Studio  
Woodland, Ca



## Tine Mathiasen

---

**From:** Erica Johnsen [REDACTED]  
**Sent:** Sunday, October 20, 2024 3:32 PM  
**To:** BOS Public Comment  
**Subject:** Craft School Comment vote IN FAVOR

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Nevada County Board of Supervisors,

I am writing to you today to give my vote FOR The Craft School proposed location on Wolf Road in Grass Valley.

I'd like to start off by expressing my confusion and distaste why this proposal didn't pass the first time. The board along with the community should be overjoyed that this could even be a possibility for our area. Any opposition seems erroneous and futile for the future and growth of our community.

A school like this will offer an education most young adults only can dream about. Skills in the arts are so necessary in today's world where the arts in education is quickly disappearing. Did you know that a skilled blacksmith can make a salary upwards of \$100k/yr? Education in fiber arts helps with an understanding in how clothes are made and the importance of wearing natural fabrics. A place where our youth can go to learn about the importance of farming, growing food and soil health. These are subjects not taught in our public schools that absolutely should be AND hold great importance for OUR FUTURE.

Knowing there is a place where our youth can go to get a deeper learning on these subjects should be exciting and welcoming! These are just a few reasons why a school like this should not just be in our community but in EVERY community.

Bringing in a school like this only holds benefits for the community. Better offerings for students, creation of more jobs and the creation of a hub where there can be tangible learning of REAL skills. Skills that have the chance of being lost in the technology driven system of a world we are finding ourselves in.

Please know that it is crucial to distinguish between genuine concerns and unfounded fears that can hinder community progress. How do we want Nevada County to look 10, 20, 50 years from now? This county has the potential to be a place thriving for all walks of life, not just for a select few.

Thank you for making the RIGHT decision of bringing this school closer to its vision.

All the best for Nevada County,

# Erica Johnsen

*Determined - Insightful - Motivated - Inspired*



## Erica Johnsen

REALTOR® | DRE#02010929

(775) 233-2514

Erica.Johnsen@c21cornerstone.com

www.Erica-Johnsen.c21cornerstone.c

### DEFY MEDIOCRITY + DELIV

***I do NOT send wiring instructions for real estate transactions via email. Please contact your title company for wiring instructions. Please do not convey your financial information via email to me. Contact me via telephone regarding any suspicious or inconsistent communications you receive from my email.***

***The information contained in this communication from the sender is confidential. IT is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful!***

## Tine Mathiasen

---

**From:** kerri johnson [REDACTED]  
**Sent:** Monday, October 21, 2024 1:36 PM  
**To:** BOS Public Comment  
**Subject:** letter of support for Wolf Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

To Whom It May Concern,

I am writing in support of the proposed Wolf Craft School. As a working artist, I am excited to attend classes and to see the artistic community of Nevada County grow. Cultural tourism brings revenue to the area, spreading the benefits throughout the community from the local grocery store to the restaurants, shops, and lodging. The proposed school will be a serene environment attracting local and out-of-town visitors looking to learn a new skill and connect with a larger arts community.

Please consider all the benefits of the Wolf Craft School to our area and vote to approve their proposal.

Thank you  
Kerri Johnson



## Tine Mathiasen

---

**From:** Ray Kinman [REDACTED]  
**Sent:** Monday, October 21, 2024 1:56 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Good morning, members of the Board of Supervisors.

My name is Raymond Kinman. I'm a Grass Valley resident and I've been a full-time traditional woodcarver for 47 years. Over the past 32 years, I've had the good fortune to work with some of the most talented artists and creative minds at Walt Disney Imagineering.

I'm a Disney artist.

If you've ever been to Disneyland or Walt Disney World, you've likely seen my woodcarvings throughout the parks. My work has become a familiar part of the Disney experience for millions of visitors, and I feel incredibly fortunate to have had a career doing what I love.

After nearly a half-century of a successful art practice, I've reached the "give back" stage of my career. I'm now teaching and passing the torch to others through beginner woodcarving retreats. Over the past five—almost six—years, nearly 700 people from all over the world have attended, and we're fully booked for the next two years with a waiting list growing by the day.

What's remarkable is that most of these attendees aren't artists—they're regular people, many of whom have never created anything with their hands before. Some of them have travelled great distance and spent thousands of dollars to join us, often arriving filled with doubt about their abilities.

Three days later, they walk away with a beautiful woodcarving they never thought they could create—and, more importantly, with a sense of pride and joy they didn't know they had. They leave with glowing hearts, amazed at what they've accomplished.

I don't know Jay and Leslie at Wolf Craft Collective personally, but I've been reading the articles in the paper about the Collective. This is what I do—I live and breathe art and craft spaces—so I've been very interested in what they are planning. I wanted to know more so I recently contacted them and Jay and Leslie were kind enough to invite me to see the property, walk me through their plans, and give me a tour to share their vision and what they hope to create.

Honestly, I was a bit skeptical at first. I live here in Grass Valley because I value the peace and privacy of a quiet life, and I wondered how I'd feel if a project like this were being developed in my backyard. I had questions: What would it look like? Would it disrupt the neighborhood? This kind of

project is not easy to pull off. It requires a tremendous amount of money, determination, and vision. I found myself asking—are these people really up to the task?

After seeing the site, listening to their plans, and understanding their vision, I can say with confidence that this project is exactly the kind of thoughtful, intentional development that our local community can be proud of. This isn't zip-lining or bungee-jumping—it's about building something meaningful that connects people through craftsmanship and creativity.

I'm not just an artist—I'm a teacher. I've seen spaces like these transform people. They don't just learn new skills; they discover something within themselves they never knew existed. It's life-changing. It's not just about crafts—it's about creating a space where people can learn, grow, and connect with one another in meaningful ways.

Similar spaces, like the Arrowmont School of Arts and Crafts in Tennessee and the Anderson Ranch Arts Center in Colorado, have thrived for decades, bringing immense value to their communities while respecting the rural character of their surroundings.

These collectives show how rural areas and creative spaces can coexist in ways that foster community engagement, sustainability, and economic growth. From what I've seen, Wolf Craft Collective intends to follow this model, with workshops that emphasize craftsmanship, creativity, and personal growth—values that align with the spirit of rural living. I understand concerns have been raised about traffic, water usage, and the project's scope. I believe Jay and Leslie are fully committed to meeting all county requirements, managing our environmental impact responsibly, and ensuring that they remain good neighbors. This is not about disrupting rural life—it's about celebrating it through arts and crafts, adding value to Grass Valley while preserving the area's natural beauty. I understand the concerns about traffic, noise, and environmental impact. However, having on-site accommodations for participants will reduce traffic, and the project has been designed to meet all county requirements for water, septic, and environmental protection.

And one last thing: after nearly six years of teaching, with almost 700 students from all over the world, I have never had a single negative incident or problem.

My personal feeling is that if you design a system with specific goals and features, don't be surprised when that system achieves exactly what it was designed to do. I believe that this collective has been thoughtfully planned to foster creativity, connection, and growth—and it will do exactly that.

Thank you for your time and consideration.

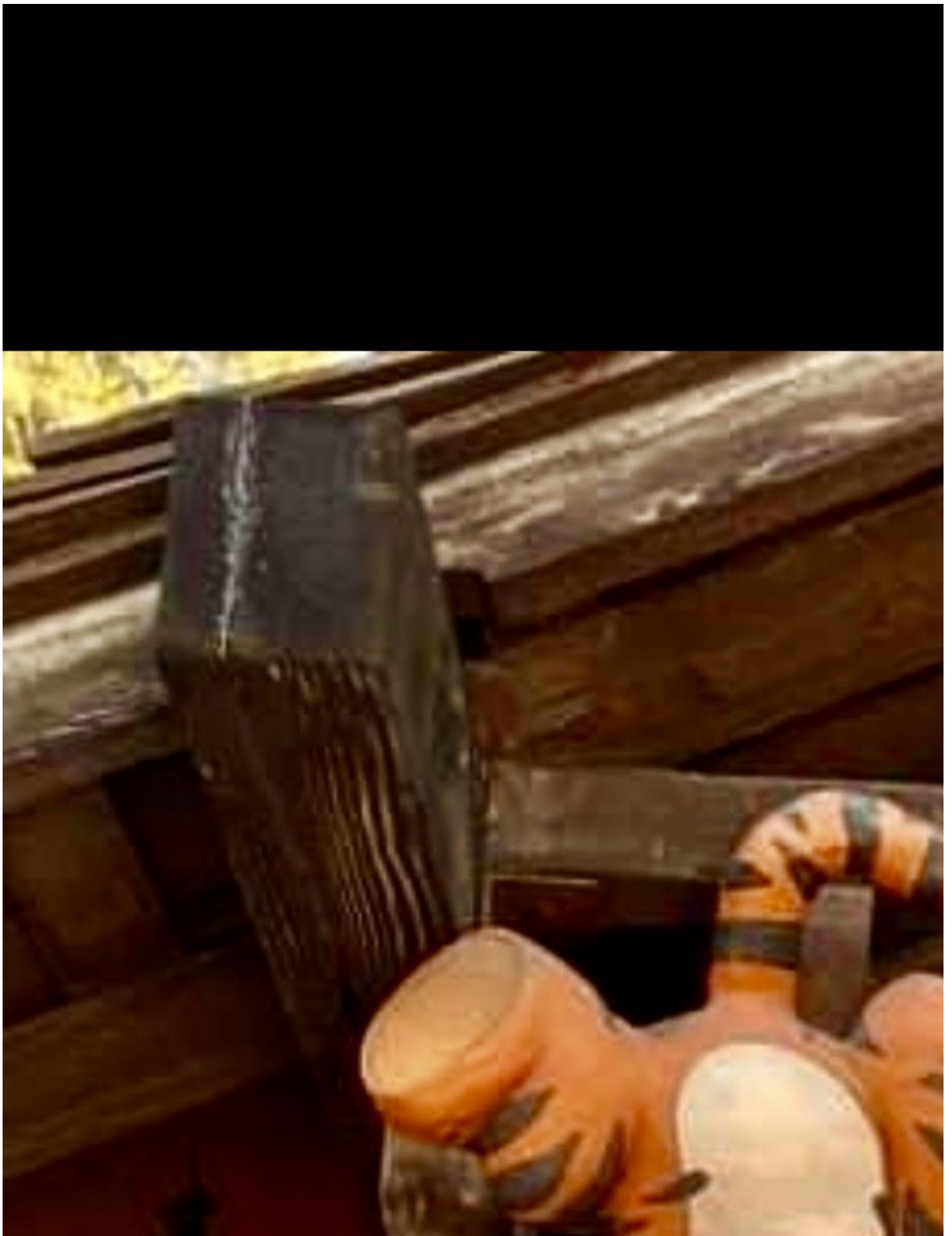
Raymond Kinman

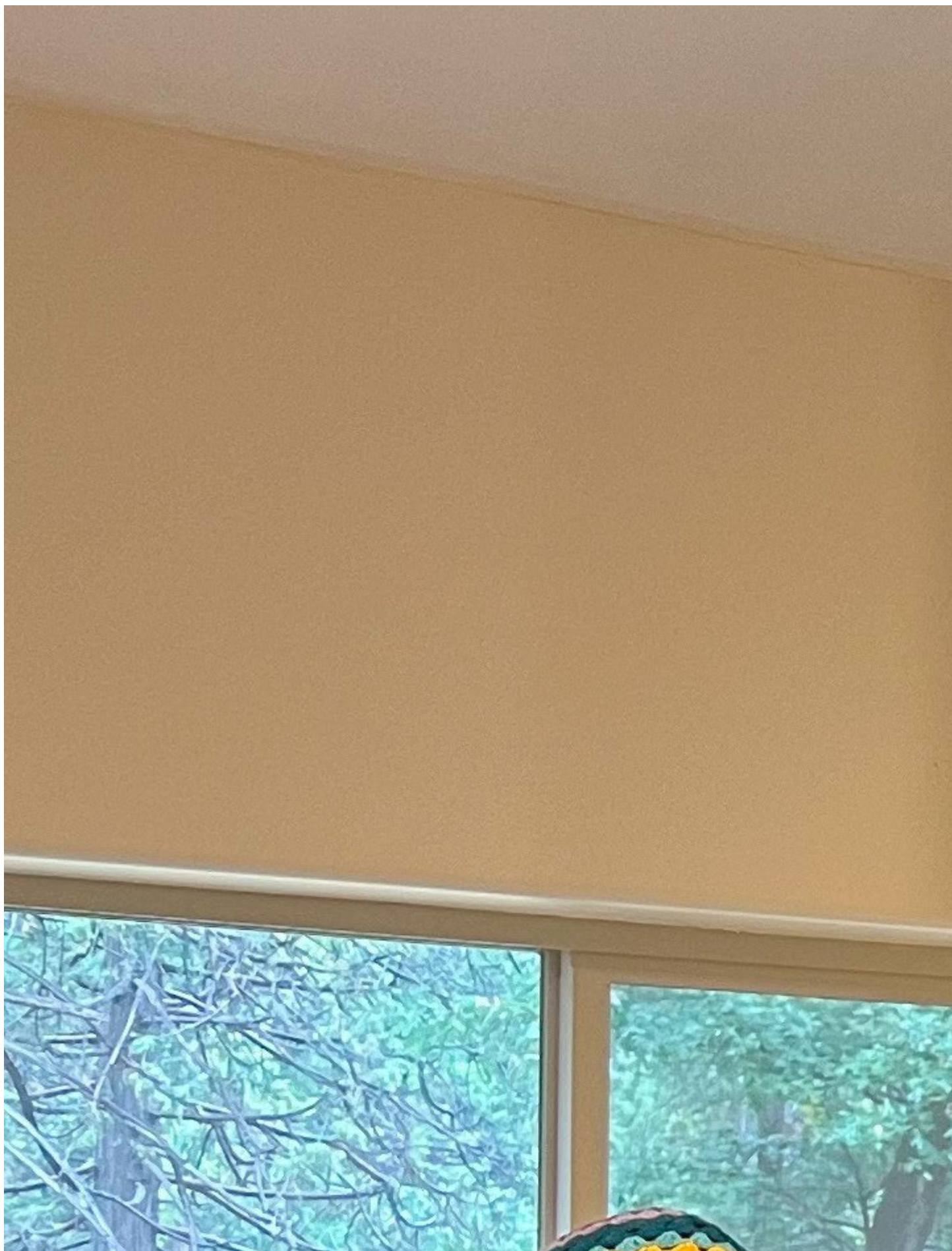
















## Tine Mathiasen

---

**From:** Dylan Kuenzi [REDACTED]  
**Sent:** Thursday, October 17, 2024 8:28 PM  
**To:** BOS Public Comment  
**Subject:** Public comment on the craft collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Howdy Board of Supervisors,

My name is Dylan Kuenzi, I live at [REDACTED] with my wife Jacqueline Meehan.

I live directly across the street from the proposed Craft Collective that Leslie and Jay are trying to get approval for. They are essentially in our backyard, the view from my front porch is their property.

I wanted to express to you that I am in full support of their vision. I've seen the drawings of their proposed development and it looks wonderful. I know them fairly well and I believe they are integrous people that are truly trying to create good change in the world through art and connection to nature. I've heard that a primary reason their proposal was put on hold is that the community is concerned about their intentions or that there are fears around developing our neighborhood, but I whole heartedly disagree with this point of view. I think that growing our community by creating a center for creativity is a move in the right direction. I have also heard that our property was brought up as a point of contention, the school being built, that people felt we were something other than a young family creating a home for ourselves in our beautiful valley. I wish I had attended that first meeting, I would have voiced my approval there in hopes of drowning out the noise of a group of people that would stand in the way of progress or change in any form, regardless of that changes aim.

I am available for further conversation if you have any questions for me. I hope that you find what I have to say helpful!

Have a wonderful day,

Dylan Kuenzi

## Tine Mathiasen

---

**From:** Tyler Barrington  
**Sent:** Monday, October 21, 2024 9:53 AM  
**To:** Jeffrey Thorsby; Tine Mathiasen  
**Cc:** Brian Foss  
**Subject:** FW: Wolf Craft Collective

Hi Jeffrey and Tine,

Please see the attached comment from NCCA.

Tyler

*Tyler Barrington*

**Principal Planner**



**NEVADA  
COUNTY  
CALIFORNIA**

**Community  
Development  
Agency**

[Planning Department](#)

950 Maidu Ave. Suite 170

PO Box 599002, Nevada City, CA 95959-7902

Main 530.265.1222 Direct 530.470.2723

*\*I am out of the office every other Friday as follows: 9/6, 9/20, 10/4 and 10/18*

This message is for the designated recipient only and MAY CONTAIN PRIVILEGED OR CONFIDENTIAL INFORMATION. If you have received it in error, please notify the sender immediately and delete the original. Any other use of this E-mail is prohibited.

---

**From:** Tom Last [REDACTED]  
**Sent:** Monday, October 21, 2024 9:51 AM  
**To:** Tyler Barrington <Tyler.Barrington@nevadacountyca.gov>  
**Cc:** Robert Wood [REDACTED]  
**Subject:** Wolf Craft Collective

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments** unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Tyler,

Please provide this email to the Board of Supervisors for tomorrow's hearing.

The Nevada County Contractors' Association is deeply invested in supporting youth and students that are interested in the construction related trades. For the County to remain a strong, sustainable area, it is critical that we all support the next generation of contractors and builders. The proposed use provides some activities, such as wood working, metal fabrication and welding, that can provide an introduction and initial training for the construction industry. Therefore, we would encourage the County to approve the project.

Thank you

***Tom Last***

***Executive Director***

Nevada County Contractors' Association, a  
partner with Golden State Plan Service

149 Crown Point Court, Suite A

Grass Valley, CA 95945

[tom@nccabuildingpros.com](mailto:tom@nccabuildingpros.com)

(530) 274-1919, ex. 203

## Tine Mathiasen

---

**From:** noreply@granicusideas.com  
**Sent:** Sunday, October 20, 2024 4:12 PM  
**To:** BOS Public Comment  
**Subject:** New eComment for Nevada County Board of Supervisors October 22, 2024 Meeting

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.



# New eComment for Nevada County Board of Supervisors October 22, 2024 Meeting

Rick Lyon submitted a new eComment.

Meeting: Nevada County Board of Supervisors October 22, 2024 Meeting

Item: 24. SR 24-1472 Public hearing public hearing to consider the following project: PLN23-0085, CUP23-0006, MGT23-0021; MGT24-0004; PFX24-0006; EIS23-0002: A Public Hearing to consider the appeal filed by Ms. Leslie Barbazette, regarding the Planning Commission's July 25, 2024, 2-2, 1 absent vote that denied the proposed "Wolf Craft Collective" Craft School and Low-Intensity Camp Use Permit, Management Plans, Petition for Exception to Road Standards, and Proposed Mitigated Negative Declaration. Resolution to uphold the appeal filed by Leslie Barbazette to overturn the Planning Commission's July 25, 2024, 2 for, 2 against, 1 absent denial of the Wolf Craft Collective craft school and low-intensity camp, adopting the Mitigated Negative Declaration (EIS24-0002), the aquatic and oak resources Management Plans (MGT23-0021 & MGT24-0004), the Petition for Exceptions (PFX24-0006), and the Conditional Use Permit (CUP23-0006) to allow for the construction and operation of a craft school and low-intensity camp located at 10743 Wolf Road, southern Nevada County, APN 057-030-011.

eComment: Our rear property line is adjoining to this proposed development. Our address is [REDACTED] and we oppose the development adding all the numerous individual living units. With prior failed schools in the area, this has a high likelihood of turning into a development of B & B's or rental units for commercial purposes. Plus these units will stress water usage and waste management. This is clearly outside the Higgins Master plan previously approved over the past few years. Rick and Lois Lyon

[View and Analyze eComments](#)

This email was sent from <https://nevco.granicusideas.com>.  
950 Maidu Avenue, Nevada City, Ca 95959

[Unsubscribe](#) from future mailings





## Tine Mathiasen

---

**From:** Bobbie McKenzie [REDACTED]  
**Sent:** Thursday, September 12, 2024 4:42 PM  
**To:** BOS Public Comment  
**Subject:** Comments on Wolf Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Good afternoon, I'm writing this email to express my opposition to allowing the Wolf Craft Collective and Craft School to move forward with their current business model. First of all, I would like to say I initially supported their endeavors but after much reflection I cannot support it any longer.

I feel it was negligent and disrespectful to our community for them to purchase a property that they had to know was not zoned for what they are planning and I am not positive but would guess that the agreement that states no commercial activities could take place after Jennifer Rd was also disclosed to them at the time of purchase. They claim to wish to be good neighbors but why then push so hard for something the neighborhood clearly does not want to happen? Why ignore how many spoke in opposition at the planning commission meeting?

Why keep stating it will benefit the community when it is clearly designed for out of town guests/students?

A large issue for me is the "tent cabins"... these are going to have bathrooms and designated parking, and that's just in the early phase. That is more than what I consider "low intensity" camping. They previously made it clear on their website that they plan to vamp these up in later stages. Having up to 13 people (I believe they are planning on more in later stages but this information has since been removed from their public website also) staying overnight in such a permanent structure is a big jump from the intention of Ag10 zoned property.

The biggest concern for me is the fact that the use permit remains even if these individuals are not successful, possibly opening the door for someone we don't know to perform commercial activities and have people camping there. What a crazy thing to me that even if we support these individuals and allow them to move forward we maybe opening a can of worms for our community in the future.

For these reasons I ask that you do not ignore the concerns of the neighborhood/community and please deny their appeal. Please don't let them change the entire dynamic of our beautiful beloved area, nor endanger our community with a permanent use permit that can transfer to strangers without hearings and votes. Thank you for reading and considering the points in this email.

Bobbie McKenzie

## Tine Mathiasen

---

**From:** Daniel Merrill [REDACTED]  
**Sent:** Monday, October 21, 2024 10:32 AM  
**To:** BOS Public Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

To the Members of the Board of Supervisors,

My name is Daniel Merril, a music producer/teacher and resident of downtown Grass Valley ( Linden Ave in District 3). While I'm not directly impacted by the Wolf Craft School project, I strongly support it due to the immense value it will bring to our community. Investing in arts-based projects like this is an investment in Nevada County's future—culturally and economically.

Wolf Craft School will not only promote creativity and skill development but also attract visitors who will support local businesses and help market Nevada County as a place that welcomes and nurtures artists. As a music producer and teacher, I strongly believe that by positioning the county as a hub for artistic growth, this project can put us on the map as a destination for those seeking creative learning experiences. This kind of visibility is critical to attracting tourism and economic growth that benefits all of us—not just the school's participants but the entire business ecosystem.

As you make your decision, please consider the broader benefits this project will bring to Nevada County. We should be prioritizing initiatives and projects that enrich the community as a whole, rather than letting the opinions of a vocal few overshadow the positive impact Wolf Craft School can have. This is an opportunity to position Nevada County as a welcoming space for artists, educators, and creatives, ensuring that our community remains vibrant and economically strong.

Sincerely,  
Daniel Merril

## Tine Mathiasen

---

**From:** Jacqueline Michie [REDACTED]  
**Sent:** Monday, October 21, 2024 8:17 AM  
**To:** BOS Public Comment  
**Subject:** West Craft school

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Dear Members of the Board of Supervisors,

My name is Jacqueline Michie, a milliner based in Nevada City. I live on [REDACTED] and belong to the county's District 1.

Some of you may know me as a hat maker or former owner of Mill and Main in downtown Grass Valley. I have experience creating unique, fashion-forward designs for stylists, photographers, and designers across the country. My journey has taken me from apprenticeships in some of the finest millinery studios in London and New York to crafting my pieces here in Nevada County.

As a former retail shop owner, I know firsthand the challenges the small mom-and-pop stores in our community. This is why I'm writing to express my strong support for the Wolf Craft School project. A school that celebrates traditional crafts and attracts visitors from far and wide would be a much-needed boost not only for artisans like myself but for the entire local creative economy.

Nevada County has always been rich in culture and artistry, but without projects like this, we risk losing young entrepreneurs and creatives who rely on tourist foot traffic and community support. NIMBYism presents a real danger to people who are trying to make a living by doing what they love. It stifles opportunities for growth and innovation and prevents the county from becoming a destination where artisans can thrive.

Wolf Craft School represents the kind of thoughtful, sustainable development that will bring economic growth while maintaining the rural charm we all cherish. I urge the Board to approve this project and give local artists, like myself, a chance to succeed in our own community.

Sincerely,  
Jacqueline Michie

Sent from my iPhone



## Tine Mathiasen

---

**From:** L M [REDACTED]  
**Sent:** Monday, October 21, 2024 3:21 PM  
**To:** BOS Public Comment  
**Subject:** Board of Supervisors - Letter in opposition of Wolf Craft Collective

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Nevada County Board of Supervisors,

I am writing to you to express my absolute opposition to the project known as Wolf Craft Collective - a camp, community meeting and social event facility which would be located at 10734 Wolf Rd. I live on [REDACTED] My address, [REDACTED], is the next drive over on the same side of the street. The proposed plan "Wolf Craft Collective" would negatively affect my son and I. I am concerned about the increase in traffic on this curvy, country road. There is no shoulder. With years of construction and workers coming and going to the property, as well as potential "campers", there will undoubtedly be more risk of accidents, as well as difficulty in navigating evacuation in serious situations such as fire.

This project will absolutely bring our property value down. No thank you. There is no certain funding for this project. Also, what if these owners leave and sell their property? Such a poor outcome is highly possible for all of the surrounding neighbors, and this area of Nevada County. We love our location. We've lived here 13 years. I enjoy the peace and quiet, and simple rural life without business happening next door. While her ideas are interesting, they truly do not fit Wolf Rd, just a half mile from hwy 49 on this smaller agricultural property.

Additionally, I'm highly concerned about the environmental impact and the use of a commercial well on the property. I don't need to suffer lower water flow because someone wants to bring a large number of campers next door. What about the blue oaks that are native and protected in Nevada County? There is also the septic leach field that wouldn't be build as deep as advised, and encroachment on waterways that seems irresponsible. Once again, I am strongly opposed to the Wolf Craft Collective Project

Sincerely,  
Linda Monroe



## Tine Mathiasen

---

**From:** Amanda M [REDACTED]  
**Sent:** Tuesday, October 1, 2024 6:51 PM  
**To:** BOS Public Comment  
**Subject:** Letter of Support Wolf Craft School & Collective Hearing 10/22/2024  
**Attachments:** LeslieJay Letter.docx

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

October 1<sup>st</sup> 2024

To whom it may concern,

My name is Amanda Montague and I was born in Nevada County and have lived here for 34 years. I attended Bear River High School, Sierra College, and now work for the hospital Sierra Nevada Memorial/Dignity Health, giving back to our community which I hold dear and love.

I currently live on a property off [REDACTED] that borders the property line in which The Wolf Craft School & Collective will share. I would like to start off by saying that I am in full support of The Wolf Craft School & Collective and think this would be an amazing addition to our ever-growing community. A safe space for students to come and grow their talents in their craft does nothing but benefit the culture and atmosphere of our unique but ever-growing town.

While I do have concerns, my concerns are not with The Wolf Craft School & Collective. My concerns are of the neighbors who live in the area surrounding Wolf Road who are falsely pretending to care about the community, while trying to bully and intimidate our fellow neighbors into agreement of opposing this school from happening for their own personal agendas.

The neighbors who oppose this craft school are the same neighbors who continuously trespass on others land, including the construction of 5+ billboard like signs all along Wolf Road which tell people to "vote no" yet have no permission to construct these signs on the properties in which they are posted. I've seen neighbors in favor of the craft school who have removed these signs, only for them to immediately be back up within hours. These neighbors are so full of hate regarding this project that they have even gone online falsely accusing Jay Morgan and Leslie Barbazette, owners/founders of The Wolf Craft School & Collective, of damaging and removing these signs. Have they ever apologized? No. Some of these signs even block the view of traffic along sharp turns creating unsafe driving conditions. The neighbors in opposition are ok acting this way with others property, yet turn around and complain about The Wolf Craft School & Collective creating a "huge" increase in traffic. I do not know how this will create more traffic than the gas station, Sutter Medical Group, florist, home care agency, café, groomers, music school, park & ride, and church ¾ of a mile up the road. This does not even include the farmers markets, classic car shows, food bank handouts, or numerous church services throughout the week, largest amount of traffic being on Sundays. All of which these neighbors do not protest. Jay Morgan and Leslie Barbazette, have even gone out of their way to remove the possibility of having a wedding venue on the property to pacify the opposing parties and have contacted the county to come out and survey their property to add a turn lane to help with any increase in traffic that the craft school could cause. Jay and Leslie are



actively trying to take the criticism of the opposing parties and show their neighbors they are listening by trying to make everyone feel comfortable but they are constantly being met with backlash.

The neighbors in opposition have also made it clear that they worry The Wolf Craft School & Collective will harbor drug addicts and homeless. Apparently, the opposing party has never heard of background checks. Jay and Leslie would never accept a student or have any party living on their property who would put the school in jeopardy or make them liable in any way. This argument is laughable, when the opposing party does nothing to make a complaint with the county about the homeless that hang around the gas station and CVS Convenience Store, or the people who have slept in their cars for over 2+ years every single night at the park & ride  $\frac{3}{4}$  of a mile up the road either.

Jay Morgan and Leslie Barbazette have been nothing but approachable and forthcoming with their plans for this piece of property and craft school. They contacted the surrounding neighbors for months, even inviting them to come to the property for a tour so that the opposing parties could see their plans and hear the truth from them directly. The neighbors refused. Jay and Leslie even tried attending breakfasts held by the neighbors at the local community center in hopes of talking to them all directly to answer any questions and address concerns but almost all the neighbors refused to hear them out. Only a select few actually ended up meeting with Jay and Leslie. The neighbors who oppose this project from happening had years to purchase the land themselves while it sat unused, but didn't. Now they oppose the use of the land all together?

I am very happy to share a property alongside Jay and Leslie. They are two honest, trustworthy, and intelligent people, who are trying to better the community that they've fallen in love with by bringing excitement back to the area. The alternative is another gas station or coffee shop. Both of which are about to be constructed off Combie Road, a mile up the road from The Wolf Craft School & Collective. Unfortunately, the community and neighbors who oppose The Wolf Craft School & Collective are failing to recognize that our community is constantly growing and changing with so many moving to our area. A growing space for students to come and grow in their crafts does nothing but benefit the culture and atmosphere of our soon to be not so "small" town.

Lastly, when I think about Nevada County, I think of all the unique and wonderful people who come together and makes us so different from any other town in The United States. I would hate to see a community who is known for its quirkiness, independence, and artistry to be dulled down to look like every other town with a Starbucks and gas station on every corner because the community fears change. We have to remember what makes us stand apart from every other town. Its not only our landscapes and history, but our cultural and diverse differences which The Wolf Craft School & Collective will allow to shine through by showcasing local art and will shine a positive light on Nevada County.

I hope you will consider keeping our town unique and passing The Wolf Craft School & Collective.

Voting no, would be such a disservice to such a special town.

Thank you for your time and consideration,

Amanda Montague

October 1<sup>st</sup> 2024

To whom it may concern,

My name is Amanda Montague and I was born in Nevada County and have lived here for 34 years. I attended Bear River High School, Sierra College, and now work for the hospital Sierra Nevada Memorial/Dignity Health, giving back to our community which I hold dear and love.

I currently live on a property off [REDACTED] that borders the property line in which The Wolf Craft School & Collective will share. I would like to start off by saying that I am in full support of The Wolf Craft School & Collective and think this would be an amazing addition to our ever-growing community. A safe space for students to come and grow their talents in their craft does nothing but benefit the culture and atmosphere of our unique but ever-growing town.

While I do have concerns, my concerns are not with The Wolf Craft School & Collective. My concerns are of the neighbors who live in the area surrounding Wolf Road who are falsely pretending to care about the community, while trying to bully and intimidate our fellow neighbors into agreement of opposing this school from happening for their own personal agendas.

The neighbors who oppose this craft school are the same neighbors who continuously trespass on others land, including the construction of 5+ billboard like signs all along Wolf Road which tell people to "vote no" yet have no permission to construct these signs on the properties in which they are posted. I've seen neighbors in favor of the craft school who have removed these signs, only for them to immediately be back up within hours. These neighbors are so full of hate regarding this project that they have even gone online falsely accusing Jay Morgan and Leslie Barbazette, owners/founders of The Wolf Craft School & Collective, of damaging and removing these signs. Have they ever apologized? No. Some of these signs even block the view of traffic along sharp turns creating unsafe driving conditions. The neighbors in opposition are ok acting this way with others property, yet turn around and complain about The Wolf Craft School & Collective creating a "huge" increase in traffic. I do not know how this will create more traffic than the gas station, Sutter Medical Group, florist, home care agency, café, groomers, music school, park & ride, and church ¾ of a mile up the road. This does not even include the farmers markets, classic car shows, food bank handouts, or numerous church services throughout the week, largest amount of traffic being on Sundays. All of which these neighbors do not protest. Jay Morgan and Leslie Barbazette, have even gone out of their way to remove the possibility of having a wedding venue on the property to pacify the opposing parties and have contacted the county to come out and survey their property to add a turn lane to help with any increase in traffic that the craft school could cause. Jay and Leslie are actively trying to take the criticism of the opposing parties and show their neighbors they are listening by trying to make everyone feel comfortable but they are constantly being met with backlash.

The neighbors in opposition have also made it clear that they worry The Wolf Craft School & Collective will harbor drug addicts and homeless. Apparently, the opposing party has never heard of background checks. Jay and Leslie would never accept a student or have any party living on their property who would put the school in jeopardy or make them liable in any way. This argument is laughable, when the opposing party does nothing to make a complaint with the county about the homeless that hang around

the gas station and CVS Convenience Store, or the people who have slept in their cars for over 2+ years every single night at the park & ride ¾ of a mile up the road either.

Jay Morgan and Leslie Barbazette have been nothing but approachable and forthcoming with their plans for this piece of property and craft school. They contacted the surrounding neighbors for months, even inviting them to come to the property for a tour so that the opposing parties could see their plans and hear the truth from them directly. The neighbors refused. Jay and Leslie even tried attending breakfasts held by the neighbors at the local community center in hopes of talking to them all directly to answer any questions and address concerns but almost all the neighbors refused to hear them out. Only a select few actually ended up meeting with Jay and Leslie. The neighbors who oppose this project from happening had years to purchase the land themselves while it sat unused, but didn't. Now they oppose the use of the land all together?

I am very happy to share a property alongside Jay and Leslie. They are two honest, trustworthy, and intelligent people, who are trying to better the community that they've fallen in love with by bringing excitement back to the area. The alternative is another gas station or coffee shop. Both of which are about to be constructed off Combie Road, a mile up the road from The Wolf Craft School & Collective. Unfortunately, the community and neighbors who oppose The Wolf Craft School & Collective are failing to recognize that our community is constantly growing and changing with so many moving to our area. A growing space for students to come and grow in their crafts does nothing but benefit the culture and atmosphere of our soon to be not so "small" town.

Lastly, when I think about Nevada County, I think of all the unique and wonderful people who come together and makes us so different from any other town in The United States. I would hate to see a community who is known for its quirkiness, independence, and artistry to be dulled down to look like every other town with a Starbucks and gas station on every corner because the community fears change. We have to remember what makes us stand apart from every other town. Its not only our landscapes and history, but our cultural and diverse differences which The Wolf Craft School & Collective will allow to shine through by showcasing local art and will shine a positive light on Nevada County.

I hope you will consider keeping our town unique and passing The Wolf Craft School & Collective.

Voting no, would be such a disservice to such a special town.

Thank you for your time and consideration,

Amanda Montague

## Tine Mathiasen

---

**From:** Heino Nicolai [REDACTED]  
**Sent:** Tuesday, October 15, 2024 10:32 AM  
**To:** Clerk of Board  
**Subject:** Wolf Craft School Appeal  
**Attachments:** Wolf Craft.docx

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Good Day Clerk of Board,

Attached please find a letter addressed to County Board of Supervisors providing public comment on the Wolf Craft School project that is up for appeal week of 10/21/2024.

Thank you for your time and consideration.

Kind regards,

Heino Nicolai

[REDACTED]  
Grass Valley, CA 95945

October 15, 2024

Re: Wolf Craft School

Dear Nevada County Board of Supervisors:

The purpose of this letter is to respectfully ask you to approve the Wolf Craft School project in South County that is up for appeal.

It seems that all criteria set forth by County zoning has been met which includes a traffic study indicating no significant impact of the project on traffic.

In speaking with NJUHSD Assistant Superintendent, having a Craft School in the county would be another positive step in making the county a hub for Arts Education. As we are all aware declining enrollment in our schools are causing budget constraints which bring art programs and CTE (Career Technical Education) on to the chopping block. The school can be an asset in bringing to light for students and young as well as older adults what is available from a creative as well as industrial perspective. The applicant and our county schools see this project as a win-win for the County.

In living for 24 years in an Ag environment on Beyers Lane I am well aware of the change that has occurred with land usage over the years with respect to the cultivation of cannabis. When laws changed and property owners followed County criteria I found myself in the position of having to respect property rights and zoning specifications regardless of how I felt about the product being cultivated. At my current residence on Alta Hill Mine Road my back yard neighbor has parked an RV next to my fence that I have to look at each day. He asked if it bothered me and I answered yes. I then continued stating that the RV was on HIS property and I knew of no laws or restrictions prohibiting from doing so. I planted some bushes and they will soon be tall enough to hide this hideous vehicle. Sarcasm intended and hopefully point made.

There certainly are concerns by property owners adjacent to and in the vicinity of the project with respect to noise and potential trespassing. I looked up areas where other Craft Schools have been established of similar size/population as that of Nevada County. I contacted and spoke with the Mayors of Stanwood WA, Sid Roberts that has the Pilchuck Glass School and Mayor George Harper in Laywood, NJ that has the Peters Valley School of Craft. I told them of the concerns by property owners in the area of the intended project of trespassing, vagrancy and such and both chuckled a bit and stated that the people attending these schools drive Audis and Lexis and represent an affluent demographic. Their participation in the school support local merchants and hospitality establishments and bring in tax revenue. Both Mayors stated they knew of no negative impacts or incidents associated with the schools.



Change is difficult for the human species but we all know that the only thing that is constant is change. We have established zoning and building criteria and guidelines and those should be adhered to and enforced. If an applicant plays by the rules established by the governing entities and follows the design criteria their plans should be approved. Additionally, if the approving body cannot meet in full attendance then the decision should be put off until full attendance can be attained.

This is not to say that the Planning Commission, Building Department, Board of Supervisors and other agencies and departments should not listen to the public. They absolutely should as they represent the public and should act in their best interests. However, they should not act on unsubstantiated fears. It has been my experience living in this county and in other places that most, most issues with building can be mitigated when addressed openly and directly. I cannot control who purchases the house or property next to mine. I have no control over the individuals that enter properties surrounding mine. I have no control whether or not my neighbors are able to make their mortgage payments. I have no control of whether or not someone else's business will be successful or not. What I do have at least some control over is holding people responsible for following the law and the rules set forth by our local, state and federal governments.

In closing I again encourage the BOS to approve the Wolf Craft School project. It is well designed and they have followed County procedures and performed what has been asked of them. The project is supported by county educators and it is a win-win for students, adults and county merchants.

Thank you for your time and consideration.

Respectfully,

Heino Nicolai

## Tine Mathiasen

---

**From:** Margot Piper [REDACTED]  
**Sent:** Thursday, September 19, 2024 1:17 PM  
**To:** BOS Public Comment  
**Subject:** I am very excited about Wolf Craft Collective

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

To whom it may concern,

I love the idea of learning about and doing a craft in a peaceful outdoor setting. I'm especially excited to check out their fiber arts program. I've already got a group of crafty/outdoorsy friends who want to come up with me.

We've wanted something like this for so long.

Thanks, Margot P [REDACTED]  
[REDACTED]

## Tine Mathiasen

---

**From:** Lina Restrepo [REDACTED]  
**Sent:** Monday, September 23, 2024 8:45 PM  
**To:** BOS Public Comment; hello@wolfcraftcollective.com  
**Subject:** Wolf Craft

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Board of Supervisors

I am in full support of Wolf Craft and am looking forward to attending classes to learn or perfect a skill. Having a local school that can teach our communities how to thrive off their lands and animals as well as continuing a long history of craftsmanship and art in our beautiful community. Change is never easy especially in communities that have deep pride in being small, but this school can bring great opportunity for learning and building community.

Please support the building of Wolf Craft.

Thanks

Lina

## Tine Mathiasen

---

**From:** Ian Russell [REDACTED]  
**Sent:** Monday, October 21, 2024 10:32 AM  
**To:** BOS Public Comment  
**Subject:** SR 24 1324 - Wolf Craft Collective Proposed Craft School South county

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Board of Supervisors,

I am a grass valley resident in support of the Wolf Craft Collective being approved. Jay Morgan, one of the founders, was close to someone I hold in high regard. This mutual friend of Jay and I was monumental to so many people during his life, including mine. This mutual friend was a kind person of strong morals. He cared deeply for anything he did including taking care of the property he was entrusted with. The fact that our mutual friend would be so close with Jay leaves me no doubt that Jay and the Wolf Craft Collective would embody all of those same characteristics to make meaningful change for people in the community and their immediate neighborhood. I strongly urge the Board of Supervisors to approve the Wolf Craft Collective. I look forward to taking classes there.

Ian Russell

## Tine Mathiasen

---

**From:** Tamera Schroeder [REDACTED]  
**Sent:** Sunday, October 20, 2024 4:26 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

To whom it may concern:

My name is Tamera Schroeder and I visited Nevada City for the first time recently to attend a woodcarving retreat. I've always been interested in woodcarving and has been following a local expert woodcarver online for over a decade before I had the opportunity to sign up for a weekend retreat to learn the basics. The waiting list was over two years long. My husband Dr. Jarod Schroeder is a busy emergency medicine physician and accompanied me to the retreat to learn and to escape the chaos of his job. It was a life changing experience and a major bucket list item for me. I learned a lot more than woodcarving that weekend. I learned that anyone can be an artist, even me. We fell in love with Nevada City while staying in a historic home and walking to get coffee on foggy mornings. We dined at amazing restaurants. We shopped at local stores. We have plans to return for future retreats and also want to bring our kids so they can experience it. The world desperately needs these types of retreats. Please consider my strong support of the Wolf Craft Collective.



## Tine Mathiasen

---

**From:** Jay Siegan [REDACTED]  
**Sent:** Thursday, September 26, 2024 7:47 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

To whom it may concern: greetings. My name is Jay Siegan. I run an event. Production company called Jay Siegan Presents out of San Francisco, California, I'm writing in support of the potential Wolf Craft School as an advocate for art and craft programs for communities. I've known the creators of this project for many years and know them to be high integrity, diligent, and people who care very much about the community around them. I come from the background of working in community centric programs like this, and they were extremely important in my upbringing. Programs like this offer a unique and creative outlet for community members. It is a way to work together and collaborate in a world that is spending way too much time in front of screens and in too much isolation. These sort of collaborative classes will be even more essential in small communities like Grass Valley in the future. My hope is to see something like this thrive and for many years to come, benefiting future generations.

I do hope you consider granting them. The permits needed to build this.

My sincerest regards,

Jay

Jay Siegan  
CEO & Executive Creative Director  
Jay Siegan Presents  
[REDACTED]

## Tine Mathiasen

---

**From:** Emily Buck [REDACTED]  
**Sent:** Wednesday, September 18, 2024 1:42 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

To whom it may concern,

My name is Emily Sigler and I grew up in Grass Valley going to Bear River High School. My parent's property actually shares a property line with where wolf craft collective will be going in. I wanted to reach out in full support of this project, I personally think this would be a great addition to our community and also add value to our community. I see a lot of people visiting our beautiful town and I think having a craft school where they could draw inspiration from the land and create a custom keepsake would be an amazing experience for visitors.

I do have some concerns around the fact that this decision is being influenced by individuals that don't actually have the community in mind but more so their own personal agenda. For example, there has been multiple people trying to get a cult like group together trying to oppose this project due to the fact that they actually want to trespass onto the property. It blows my mind that one of our neighbors has been posting propaganda on our road against this project claiming to be opposed to this project for the sake of the community when these individuals don't even wave at their neighbors. I find it hard to believe that one can be vocal for their community but does not love thy neighbor. Furthermore, there is even an artist who is also opposing this school and claims that he draws his inspiration from the land but yet he wants to deprive his community of being able to do the exact same thing. Not to mention a board member voting on this use to live off of wolf road.

I hope moving forward you take this into consideration when making your decision. I would hate for our community and town to be deprived due to these folks personal agendas.

Regards,  
Emily Sigler

Sent from my iPhone

## Tine Mathiasen

---

**From:** Susan Snook [REDACTED]  
**Sent:** Friday, October 18, 2024 2:43 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School Appeal

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

As a 6 1/2 year resident of a 20 acre parcel at [REDACTED] I am requesting that you **deny the conditional use permit requested by the Wolf Craft School.** The project plans are clearly for an entire school campus that includes 2 classroom buildings, a barn for a few animals, food trucks, future cafe, tent rentals with bathrooms, future cabins for lodging, and a private residence for the property owners. Realizing that city water and sewer services are not available in this rural area, extra land space will be needed to install wells and a sewer site. The 15 acres of this property are not adequate for this plan.

To say that such a development would have a limited impact on traffic to Wolf Road is a gross inaccuracy.

Tent cabins built next to each other on raised wooden platforms (that allow for cars to park under ) are not firesafe.

People staying overnight will likely be seeking off site food and enterertainment venues after school hours which would also contribute to added traffic on Wolf Rd.

Leslie has mentioned the school could be used by 16 yr old high school students after stating that the Craft School was for adults.

### **To summarize, my major concerns are:**

1. The overnight lodging...how will noise and commotion be contain and how will security be provided?
2. The increased liability inherent in providing fire fueled welding and blacksmithing instruction for students in an area of extreme fire risk.
3. Increased traffic and accidents on Wolf Rd
4. Year-round tents which are not fireproof or weather proof
5. Inadequate water availability, and limited area available for sewer sites
6. Potential inability to obtain fire and/or liability insurance
7. Seven year plan for project completion

8. Inadequate and unreliable project funding

9. Wolf neighborhood opposition

Thank you for your consideration,

Susan Snook

## Tine Mathiasen

---

**From:** Laura Snow [REDACTED]  
**Sent:** Monday, September 23, 2024 6:47 PM  
**To:** BOS Public Comment  
**Cc:** [REDACTED]  
**Subject:** Wolf Craft School

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Members of the Board-

As a resident of South County, not far from the proposed site of the Wolf Craft School, I am writing to express my support for the proposed project. I would love to be able to attend classes like these so close to my home. I hope you will consider approving the project.

Thank you,

Laura Snow  
[REDACTED]



## Tine Mathiasen

---

**From:** Kyle Spaulding [REDACTED]  
**Sent:** Wednesday, October 16, 2024 2:54 PM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Members of the Board of Supervisors,

My name is Kyle Spaulding, founder of Lionhound, a digital design and development agency based here in Nevada County. I live on [REDACTED] in Alta Sierra, in District 1 at the moment, but I have owned rural property in Nevada County in the past and understand what is like to want to preserve the rural character of our community. I'm writing to express my strong support for the Wolf Craft School project and what it represents for Nevada County. As someone who thrives on creativity and entrepreneurship, I believe this school offers an incredible opportunity to foster the kind of hands-on, artisanal skills that are increasingly rare in today's world.

Growing up on a remote 22,000-acre ranch near Healdsburg, CA, I learned from an early age the importance of self-reliance and creativity. Throughout my career, I've seen firsthand the value of nurturing creative talent. That's why I strongly support the Wolf Craft School project. This school will foster the kind of entrepreneurship Nevada County needs—by cultivating hands-on skills that inspire individuals to build businesses and contribute to our local economy. Projects like this will attract creative minds, generate new opportunities, and help this community thrive.

I urge you to reconsider the denial of Wolf Craft School. By supporting it, we are investing in a future that balances creativity, economic development, and community growth -- all while preserving the rural and agricultural heritage of our area.

Creative entrepreneurship is essential to Nevada County's future.

Sincerely,  
Kyle Spaulding



Kyle Spaulding | Creative Director, Brand Specialist and UI Designer | [REDACTED]  
Driving Business Growth and Brand Elevation Through Strategic Creative Vision

## Tine Mathiasen

---

**From:** Rose Sponder [REDACTED]  
**Sent:** Monday, October 21, 2024 2:17 PM  
**To:** BOS Public Comment  
**Subject:** In support of Wolf Craft Collective

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Supervisors -

As a recently-returned resident to South County, I'm writing in support of the Wolf Craft Collective project.

I grew up off McCourtney Road, attending Clear Creek School from pre-school in the 1970's until graduating to Nevada Union High School in the 80's. During that time, the Wolf-McCourtney area was vibrant with school/community activities, 4-H meetings, farms and farm stands, and wellness retreats. While we all loved the rural lifestyle, connection with our community and the land were equally important. It is truly a privilege to now be a landowner near Higgins Corner, but we are concerned that the development coming here seems more "Roseville" than "Nevada County": franchises like Quick Quack, gas stations, and self-storage units create a strip mall look and feel that, while useful, don't build community.

I previously served on the board for the North Star House in Grass Valley, whose mission was to rehabilitate an historic site. Neighbors there initially expressed concerns about increased traffic, noise, and questions about its use. However, in the end, those fears did not come to pass: we were able to save the Julia Morgan-designed structure and contribute a valuable asset to the community.

With Wolf Craft Collective, you can create an opportunity to foster art, craft, culture, and community in South County. We can encourage more people to experience the wineries, restaurants, bakeries, farm stands, and scenic beauty of our corner of Nevada County. We have an opportunity to extend to our area the assets that have made Grass Valley and Nevada City gems of northern California.

Sincerely,  
Rose Sponder  
Lake of the Pines Ranchos

## Tine Mathiasen

---

**From:** Tiffany Kimmel Stubbert [REDACTED]  
**Sent:** Friday, October 11, 2024 10:02 AM  
**To:** BOS Public Comment  
**Subject:** Leslie Barbazette - Outdoor Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Hi,

I wanted to write in with support for the Outdoor Craft school's public hearing. Leslie is a wonderful teacher and community builder, and her vision would be an incredible assist to the local community.

Thank you!  
Tiffany



## Tine Mathiasen

---

**From:** Frances Sukut [REDACTED]  
**Sent:** Wednesday, October 16, 2024 8:20 PM  
**To:** BOS Public Comment  
**Subject:** Re: Opposition to Wolf Craft Collective Hearing on Tues. Oct. 22, 2024 Rood Center

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Board Of Supervisors:

As a resident of the Wolf Road neighborhood, my wife and I are fortunate to call this precious pocket of serenity our home, a place where open space is bountiful and tranquility is valued above commerce. However, our treasured lifestyle and community remains threatened due to the refusal of Applicant, Leslie Barbazette, to accept the Nevada County Planning Commission's denial of a conditional use permit allowing commercial development of her Wolf Craft Collective, also known as the Wolf Craft School and Collective, at 10734 Wolf Rd., which is zoned AG-10.

The Planning Commission denied Ms. Barbazette's application for a number of reasons, including that Ms. Barbazette's project fails three important tests:

1. THE PROPOSED DEVELOPMENT IS NOT A PERMITTED USE UNDER THE ZONING ORDINANCE FOR LAND ZONED RURAL-AGRICULTURAL. Ms Barbazette has "rebranded" her commercial development numerous times in an effort to fit any definition of a permitted use for rural-agricultural zoned property in Nevada County. The Planning Commission denied the permit based on the fact that the project does not meet the definition of a "LOW DENSITY CAMP," the proposed location of this project is not zoned for commercial development, and the project is not in keeping with the rural, agricultural character of the area. Ms Barbazette's project does not meet the definition of a "low density camp," the proposed location of this project is not zoned for commercial development, and the project is not in keeping with the rural, agricultural character of the area. Ms. Barbazette's project does not meet the definition of a "low density camp," as it lacks THE REQUIRED ORGANIZATIONAL COMPONENT. This

is not a "camp" where, for a set price, campers are provided lodging, food and prescribed organized activities. The "CABIN HOTEL" desired by Ms Barbazette is not for the exclusive use of "campers" attending her "camp." The lodging component is separate from the school. People can attend a class at her school and as a matter of convenience, book a room at her "HOTEL" and stay overnight. People can book a room at her "HOTEL" and perhaps take a class at her craft school as an amenity. The scenario DOES NOT meet THE REQUIRED COMPONENT under the definition of "low density camp."

Brought to light in a recent phone conversation with Tyler Barrington, the project planner, is the fact that Ms. Barbazetts is not mandated to build her project as described in her proposed plan. She can build as much or as little as she chooses. This is very deeply concerning to me as Phase 1 of her plan calls for building the entire 'CABIN HOTEL". She can choose to stop construction after building her "CABIN HOTEL,



## Tine Mathiasen

---

**From:** Frances Sukut [REDACTED]  
**Sent:** Wednesday, October 16, 2024 9:42 PM  
**To:** BOS Public Comment  
**Subject:** Fwd: Opposition to Wolf Craft Collective Hearing on Tues. Oct. 22, 2024 Rood Center

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

----- Forwarded message -----

**From:** Frances Sukut [REDACTED]  
**Date:** Wed, Oct 16, 2024 at 8:19 PM  
**Subject:** Re: Opposition to Wolf Craft Collective Hearing on Tues. Oct. 22, 2024 Rood Center  
**To:** <[BOS.PublicComment@nevadacountyca.gov](mailto:BOS.PublicComment@nevadacountyca.gov)>

Dear Board Of Supervisors:

Continuation, sorry the letter was sent before it could be completed.

As a resident of the Wolf Road neighborhood, my wife and I are fortunate to call this precious pocket of serenity our home, a place where open space is bountiful and tranquility is valued above commerce. However, our treasured lifestyle and community remains threatened due to the refusal of Applicant, Leslie Barbazette, to accept the Nevada County Planning Commission's denial of a conditional use permit allowing commercial development of her Wolf Craft Collective, also known as the Wolf Craft School and Collective, at 10734 Wolf Rd., which is zoned AG-10.

The Planning Commission denied Ms. Barbazette's application for a number of reasons, including that Ms. Barbazette's project fails three important tests:

1. THE PROPOSED DEVELOPMENT IS NOT A PERMITTED USE UNDER THE ZONING ORDINANCE FOR LAND ZONED RURAL-AGRICULTURAL. Ms Barbazette has "rebranded" her commercial development numerous times in an effort to fit any definition of a permitted use for rural-agricultural zoned property in Nevada County. The Planning Commision denied the permit

based on the fact that the project does not meet the definition of a "LOW DENSITY CAMP," the proposed location of this project is not zoned for commercial development, and the project is not in keeping with the rural, agricultural character of the area. Ms. Barbazette's project does not meet the definition of a "low density camp," the proposed location of this project is not zoned for commercial development, and the project is not in keeping with the rural, agricultural character of the area. Ms. Barbazette's project does not meet the definition of a "low density camp," as it lacks THE REQUIRED ORGANIZATIONAL COMPONENT. This is not a "camp" where, for a set price, campers are provided lodging, food and prescribed organized activities. The "CABIN HOTEL" desired by Ms Barbazette is not for the exclusive use of "campers" attending her "camp." The lodging component is separate from the school. People can attend a class at her school and as a matter of convenience, book a room at her "HOTEL" and stay overnight. People can book a room at her "HOTEL" and perhaps take a class at her craft school as an amenity. The scenario DOES NOT meet THE REQUIRED COMPONENT under the definition of "low density camp."

Brought to light in a recent phone conversation with Tyler Barrington, the project planner, is the fact that Ms. Barbazette is not mandated to build her project as described in her proposed plan. She can build as much or as little as she chooses. This is very deeply concerning to me as Phase 1 of her plan calls for building the entire "CABIN HOTEL". She can choose to stop construction after building her "CABIN HOTEL", and operate exclusively as a hotel, a use not permitted on land zoned AG (General Agricultural) Ms. Barbazette's proposed plan is nothing more than an attempt to circumvent the zoning ordinance to construct a HOTEL on AG-zoned land.


2. Water and Sewage is another big concern of mine. Existing wells in the immediate area do not produce the volume of water necessary to serve a development of the size proposed by Ms. Barbazette. Pursuant to well drill logs, the average gallons per minute for area wells is 5 to 10. Usage from a commercial well is regulated to a percentage of the gallons per minute produced. Ms. Barbazette estimates 44 guests on site year round; employees and staff will also reside on the premises raising the number to approximately 50 to 52 people. Even if the Class 2 Commercial well can produce a permitted usage of 5 galls per minute, that volume is grossly inadequate to serve employees and 44 guests using at least 15 bathrooms (at least 10 are full bathrooms with showers) and a COMMERCIAL KITCHEN. SEWAGE: The project seeks a variance for the centralized septic system as the soils on the property do not meet County Environment Health standards. Any variance in septic system requirements is unacceptable given the close proximity of this development to the protected

Wolf Creek watershed and to the neighbors surrounding the property. While Ms Barbazetts would most likely be required to sign a "hold harmless" agreement with Nevada County, her neighbors and interested invironmental protection groups are not required to do so.

3. The Planning Commission had serious concerns regarding the Collective's ability to finance the project. The Commission stated, "The last thing anyone wants to see is a failed project without any guarantees for the neighborhood, that if indeed there will be blight that they will have to deal with, this is not something that is very popular." The Commission also questioned, "This is a multi-million-dollar endeavor that you are going into, could you discuss the financing you've obtained or have planned or whatever else for this?" The response was that the financing would be obtained through fundraising, donations and grants. Despite testifying to the commission that donations could not be solicited until the use permit had been obtained, the Collective has been actively seeking donations on its website for months. Another note, a review of the IRS website under Tax Exempt Organization Search yields no results for "Wolf Craft Collective, LLC," Wolf Craft School Collective," or Wolf Craft School." Similarly, a review of the Franchise Tax Board site indicated Wolf Craft Colective, LLC's status is "NOT EXEMPT" .

The issues are simple: Rural zoning laws prioritize open space and discourage commercial uses that can upset the ecological balance and pastoral quality of the area. Ms. Barbazette's commercial development starkly conflicts with the foundational objectives of rural zoning and the preservation of open spaces despite her assertions to the contrary. As stated by Ms. Duncan , Ms. Barbazette's development does not fit the existing character of the area and it is not a "camp." Further, this project is not permitted under the Zoning Ordinance, Ms. Barbazette has provided not proof of her financial capability to fund this multi-million-dollar development. We do not want another eye sore of the failed Montissori School property that was abandoned on Wolf Rd.

Please accept the Planning Commission's denial of this use permit and reject Ms. Barbazett's appeal in its entirety.

Thank you ,  
Garry Suckut and Frances Suckut  
  
Grass Valley, Ca. 95949

## Tine Mathiasen

---

**From:** elda vargas [REDACTED]  
**Sent:** Monday, October 21, 2024 7:10 AM  
**To:** BOS Public Comment  
**Subject:** Fw: 10734 Wolf rd. Wolf craft camp hotel

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, October 21, 2024, 6:56 AM, elda vargas [REDACTED] wrote:

[Sent from Yahoo Mail for iPad](#)



**Instagram**

 **wolcraftcollective**

WOLF CRAFT COLLECT

# Donate To Wo School

\$10.00

Donation Level

\$10

\$20

\$30

\$100

\$500



12:02



🔒 wolfcraftcollective.com



## We have BIG plans

We are building a craft school and camp hotel in Grass Valley, just two hours from San Francisco!

Disciplines will include blacksmithing,

Dear Board of Supervisors

I am writing this letter to let you know I strongly oppose this Wolf Craft Project on Wolf Rd.

We live adjacent to this property, and we don't want the area west of Jennifer rd. to be developed with commercial projects like this one.

It has become very stressful for all of us neighbors since we received your letter regarding Leslie's Camp Hotel. Since 2021 Nevada county has known about this project but did not share it with the people that it's going to impact (the neighbors) so we had to quickly create a group and start learning while we still have our jobs and take care of daily chores.

This project does not fit in our neighborhood.

I understand why she calls this a CAMP HOTEL and it's because it is exactly a hospitality commercial business. Renting bunch of cabins is not AG business, teaching Welding and Pottery is not AG and can be done at other more suitable location, Restaurant and Gift shop is also not AG business.

Looking at it financially she said at the planning commission hearing that she had to take out a 2<sup>nd</sup> mortgage on her house for this project and she also said the project is going cost 3 million to develop. I don't think she got 3 million dollars loan on her home. If she cannot fund raise the money needed what will happen to this project?

I don't see how a fashion designer according to her resume can become a real estate developer over night without enough money and building experience.

We do not need any more failed projects or projects that do not blend in with our neighborhood.

The future of our peaceful neighborhood is in the Board of Supervisors hands, I hope our voices against this project are heard.

WE THE PEOPLE (neighbors ) DONT WANT THIS BUSINESS IN THE MIDDLE OF OUR NEIGHBORHOOD

Respectfully,

Elda  
Vargas

A black rectangular box used to redact the signature of the sender.

Dr.

Grass Valley

## Tine Mathiasen

---

**From:** elda vargas [REDACTED]  
**Sent:** Monday, October 21, 2024 7:03 AM  
**To:** BOS Public Comment  
**Subject:** Wolf craft hotel project

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.







# Reels







**Instagram**

 **wolcraftcollective.com**

WOLF CRAFT COLLECTIVE

# Donate To Wolf C School

\$10.00

Donation Level

\$10

\$20

\$30

\$100

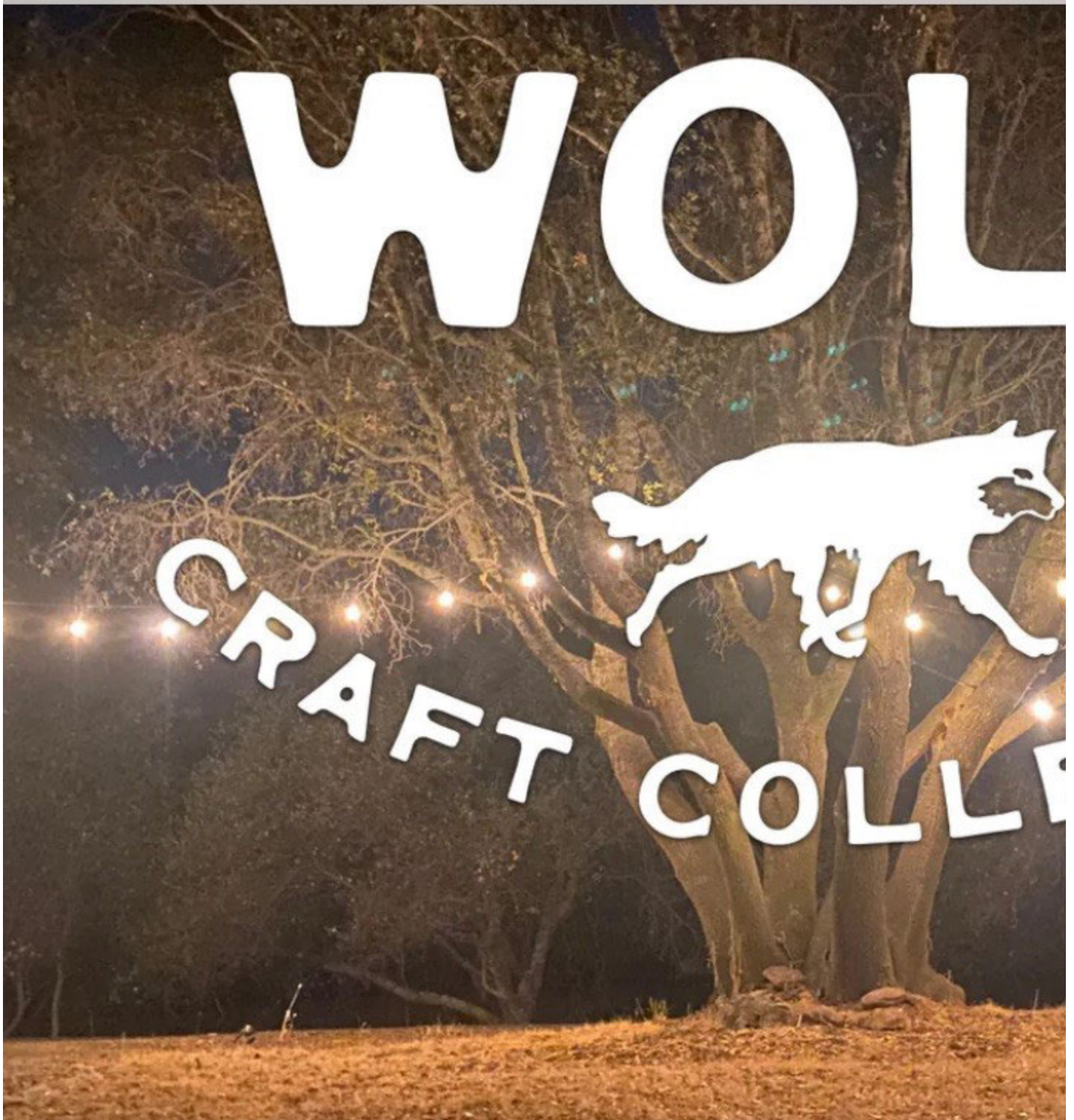
\$500

\$100



12:02

🔒 wolcraftcollective



I strongly disagree with this project please listen the neighbors voice this business can change drastically our peaceful country life.

[Sent from Yahoo Mail for iPhone](#)



## Tine Mathiasen

---

**From:** Jean Waschow [REDACTED]  
**Sent:** Monday, October 21, 2024 7:38 AM  
**To:** BOS Public Comment  
**Subject:** Wolf Craft Collective project

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Hello,

My name is Jean Waschow and in 2021 I visited Nevada City for the first time to attend a woodcarving weekend retreat. Let me tell you it was life changing! First of all the town was charming. I brought my husband with me and visited the area for the entire week staying at a local airBNB. We completely love this area and intend to visit again. We met lots of locals who were very friendly and some even wanted to socialize online going forward to see how my carving turned out when they heard the reason I was in town. Second I wish I had discovered carving earlier in my life as it was a zen experience for me (I also seem to have a knack for it). Everyone has an artist within them that just needs to be brought out. These kinds of workshops prove it. I fully support the Wolf Craft Collective and hope you consider the positive factors this project could bring.

Sincerely,

Jean Waschow

## Tine Mathiasen

---

**From:** Brianna Weston [REDACTED]  
**Sent:** Wednesday, October 16, 2024 12:39 PM  
**To:** BOS Public Comment  
**Subject:** Letter of support for Wolf Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.**

Dear Supervisor Sue Hoek and the other members of the Board of Supervisors,

My name is Brianna Weston and I live on [REDACTED] in District 4. I'm reaching out to express my strong support for the Wolf Craft School project. As someone who grew up in Nevada County and recently returned home after pursuing my career elsewhere, I know firsthand how limited the economic development opportunities are here. Too many talented professionals like myself have had to leave the area to find work, and we need projects like Wolf Craft School to change that dynamic.

This school isn't just about preserving craftsmanship—though that is certainly important—it's also about creating opportunities for entrepreneurship and job creation in our county. Wolf Craft School can serve as a vital economic driver, attracting visitors and skilled workers while providing valuable educational and job opportunities for local residents. It's the kind of project that not only honors our region's rich cultural heritage but also invests in its future.

What resonates with me personally is that Wolf Craft School shares a vision I deeply believe in: one that values the land, the community, and the future it seeks to build. It aligns with the kind of sustainable growth that we need—growth that benefits both our economy and the character of Nevada County.

I urge you to reconsider the denial of this project. Wolf Craft School offers a rare opportunity to foster economic growth, keep talented professionals here, and enrich the cultural fabric of our community.

Sincerely,  
Brianna Weston

**BRIANNA WESTON**

**RGB GROUP INC**

[REDACTED]  
San Diego, CA 92109  
[REDACTED]  
[REDACTED]  
[www.rgbgroupinc.com](http://www.rgbgroupinc.com)

## Tine Mathiasen

---

**From:** Brianna Weston [REDACTED]  
**Sent:** Thursday, October 17, 2024 12:39 PM  
**To:** BOS Public Comment  
**Subject:** Support for Wolf Craft School

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Hello

I wanted to correct an error in my letter of support. I reside in District 1, the project is in district 4.

Thank you

**BRIANNA WESTON**

**RGB GROUP INC**

[REDACTED]  
San Diego, CA 92109

[REDACTED] [com](#)



**RECEIVED**

OCT 21 2024

**NEVADA COUNTY  
BOARD OF SUPERVISORS**

October 21, 2024

Clerk of the Board  
Nevada Board of Supervisors  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959

**RE: WOLF CRAFT COLLECTIVE PLAN**

As an adjoining property owner located along the eastern property line of the proposed Wolf Creek Collective I support the project as presented in the development plan. I believe the concept of offering craft skills in woodworking, metallurgy and fiber arts are a unique and welcome addition to our community. These skills are integrated into a holistic approach to our surrounding environment. I look forward to participating in these skill building activities myself.

Last summer I spoke with the project applicants and expressed my concerns with the special events aspect of their original plans. Prior to the Planning Commission meeting of July 25, 2024 special events were withdrawn from the plans along with corresponding reductions of on-site mitigation requirements such as parking, noise abatement, water use, etc.



In addition, I expressed a desire that the existing fence along their eastern property line be replaced to prevent camp participants from trespassing onto our property. The existing fence is old and easy to trespass. Although a new fence is not specified in the mitigation plan for the Conditional Use permit it would seem to be an appropriate measure to alleviate any trespassing concerns with the adjoining property owners.

Any concerns that the Wolf Creek Collective is a commercial development located outside the commercial area surrounding the intersection of Wolf Road and State Highway 49 are unfounded as detailed by County staff. This project should not be construed as a commercial development that violates any County ordinance or zoning requirements.

In summary, I have reviewed the Wolf Craft Collective Plan and concur with the recommendation of County staff. The applicants have complied with or exceeded all the mitigation requirements to reduce or eliminate any adverse impacts this project could be anticipated to create. I support the approval of this project.

Thank you,

  
Paul Carpenter

  
Grass Valley, CA 95949  




RECEIVED

OCT 21 2024

NEVADA COUNTY  
BOARD OF SUPERVISORS

Wolf Craft Collective, 10734 Wolf Rd, Grass Valley

Dear Board of Supervisors,

I hope this email finds you well! I am writing regarding the proposed **Wolf Craft Collective** on 10734 Wolf Rd. I know you must be very busy and this email comes just before the October 22nd hearing for comments, so I will be brief.

My property (10 acres at [REDACTED] Grass Valley 95949) **directly borders the property** of Leslie Barbazette and the proposed Wolf Craft Collective Project. I have met with Leslie several times and toured the property. I feel pretty informed on the details as given to me by Leslie, by reviewing the proposal and knowing the area landscape. I am in **SUPPORT** of the project. I would require a six foot fence on our adjoining property line to deter any trespassers.

I really think this is a farm with classes and believe the mission is very positive. Both Leslie and Jay have provided assurances and information to me that have enabled my full support of their Collective. The effort to help our next generation regain historic skills of weaving, pottery, metal work, etc is applaudable and I think fits into the Nevada County image of **historic art!**

I do strongly believe that this could be a destination place for artists and 'back to nature' tourists and locals. It will help south county bring in business as a cool location for things to do. I would not anticipate an increase in traffic, noise or crime from this venue and it's prospective customers. If anything, it will increase the value of my property.

The owners have gone above and beyond in their due diligence to meet and exceed the counties' requirements for a project of this nature. I cannot see any reason that this project would be denied approval.

Thank you so much for your time and attention to my email. Please feel free to reach out to me for further information.

Sincerely,

Gigi

Gabriela "Gigi" Perez Carpenter; [REDACTED]

[REDACTED]  
Grass Valley, CA 95949

## Tine Mathiasen

---

**From:** Celia Culver [REDACTED]  
**Sent:** Monday, October 21, 2024 1:13 PM  
**To:** bdofsupervisors  
**Subject:** Petition with signatures against The Wolf Craft Collective  
**Attachments:** PetitionSignatures.pdf; FullPetition.pdf

**CAUTION:** This email is from an external sender. If you are not expecting this email or don't recognize the sender, consider deleting.

**Do not click links or open attachments** unless you recognize the sender and know the content is safe. If you have more questions search for Cybersecurity Awareness on the County InfoNet.

Attached Find a petition with 42 signatures on it, AGAINST The Wolf Creek Collective.

Thank you  
Celia Culver

As residents of the Wolf Road neighborhood in Grass Valley, California, we are fortunate to call this precious pocket of serenity our home, a place where open space is bountiful and tranquility is valued above commerce. However, this treasured lifestyle is under threat due to the refusal of the Wolf Craft Collective to accept the Nevada County Planning Commission's denial of a conditional use permit allowing commercial development in our area, an area zoned rural-agricultural. The Collective is appealing denial of the permit to the County Board of Supervisors who will hear the appeal on October 22, 2024.


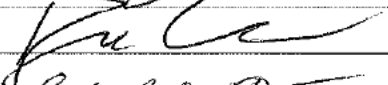
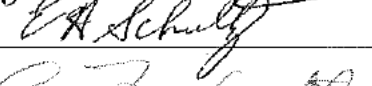
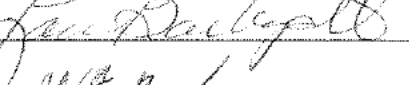
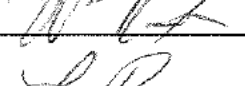

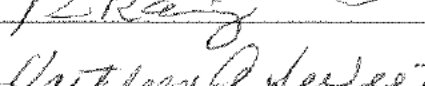

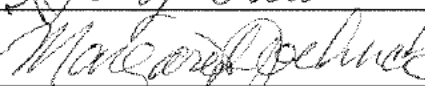
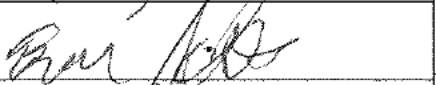
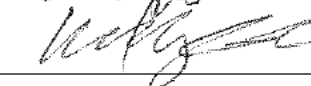
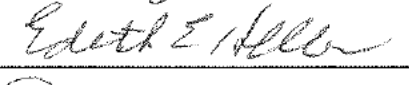


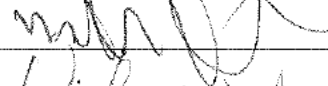

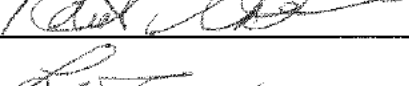


---


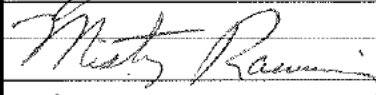
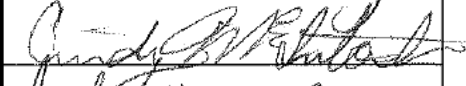
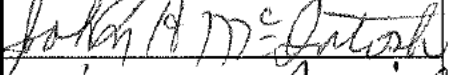
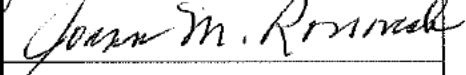
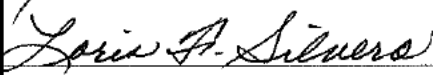
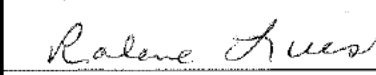

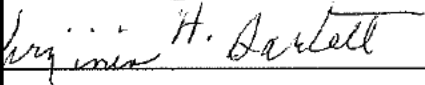
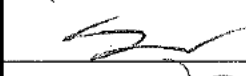
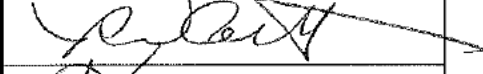
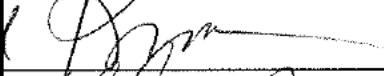
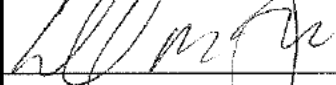
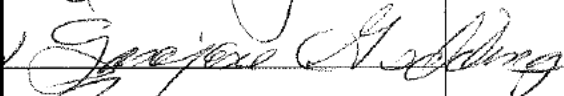

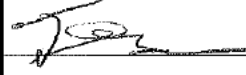

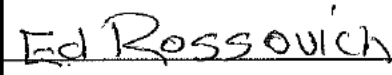
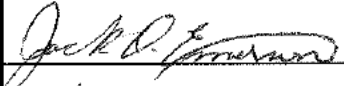
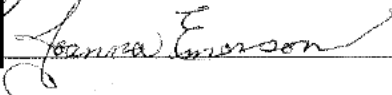
The Planning Commission denied the Collective's conditional use permit as the project failed three important tests:

**1) The proposed development is not a permitted use under the Zoning Ordinance for land zoned rural-agricultural.** The Collective has "rebranded" its development numerous times in an effort to fit the definitions of permitted uses for rural-agricultural zoned property in Nevada County. The Planning Commission denied the permit based on the fact that the proposed location of this project is not zoned for commercial development and the Collective's project is not in keeping with the rural, agricultural character of the area.

**2. The subject property is not capable of supporting the size and scope of the proposed development.** The subject property is 15 acres; however, with the existing geographic features, easements and encroachments, only approximately 8 acres are buildable. To accommodate the numerous structures, parking lots and "cabin hotel," development of the available space will be extremely concentrated and highly visible to the surrounding community and motorists on Wolf Road. The Collective equates its project to existing "camps" in Nevada County; however, it fails to address the one glaring contrast in its comparison - acreage. The three existing camps sit on 600 acres, 80 acres and 70 acres, not 8 acres. They are zoned for their intended purpose and do not encroach on their neighbors' right to the quiet enjoyment of their property. Water and sewage are also a concern. Existing wells in the immediate area do not produce the volume of water necessary to serve a development of the size proposed by the Collective. The Collective estimates 44 guests on site year round. Even if the commercial well can produce a permitted usage of 5 gallons per minute, that volume is grossly inadequate to serve 44 guests using 19 bathrooms and a commercial kitchen. The project seeks a variance for the centralized septic system as the soils on the property do not meet County Environmental Health standards. Any variance in septic system requirements is unacceptable given the close proximity of this development to the protected Wolf Creek watershed and to the neighbors surrounding the property.

**3) The Planning Commission had serious concerns regarding the Collective's ability to finance the project.** The Commission stated, "The last thing anyone wants to see is a failed project without any guarantees for the neighborhood, that if indeed there will be blight that they will have to deal with, this is not something that is very popular." The Commission also questioned, "This is a multi-million dollar endeavor that you're going on, could you discuss the financing you've obtained or have planned or whatever else for this?" The response was that financing would be obtained through fundraising, donations and grants. Despite testifying to the commission that donations could not be solicited until the use permit had been obtained, the Collective has actively been seeking donations on its website for months.

Printed Name	Address	Signature
Barbara A. Cloyd		
Roger M Cloyd		
EARL H SCHULTZ		
Laura Barhydt		
BILL SWEET		
Linda Ramirez		
ROBERT RAMIREZ		
KATHLEEN A. SWEET		
GARY R SWEET		
Margaret Joehnk		
Bruce Jones		
Kelly Glomson		
EDITH HELLER		
Bruce Heller		
Patrick Enry		
NATHAN TENLEY		
Vicky WADMAN		
BOS WADMAN		
Lori Long		

Printed Name	Address	Signature
Mike Ramirez		
Misty Ramirez		
Cindy McIntosh		
John McIntosh		
Joann Rossovich		
LORIS SILVERA		
Ralene Luis		
DONALD LUIS		
V.H. Sartell		
Linda Williams		
ROBERT WOLCOTT		
Kirsten Marine		
William Donnelly		
Jarajane Gaddling		
Ronny Frost		
SAMIE GOMEZ		
		
Jack D. Emerson		
JOANNA EMERSON		



[illegible]

As residents of the Wolf Road neighborhood in Grass Valley, California, we are fortunate to call this precious pocket of serenity our home, a place where open space is bountiful and tranquility is valued above commerce. However, this treasured lifestyle is under threat due to the refusal of the Wolf Craft Collective to accept the Nevada County Planning Commission's denial of a conditional use permit allowing commercial development in our area, an area zoned rural-agricultural. The Collective is appealing denial of the permit to the County Board of Supervisors who will hear the appeal on October 22, 2024.

The Planning Commission denied the Collective's conditional use permit as the project failed three important tests:

**1) The proposed development is not a permitted use under the Zoning Ordinance for land zoned rural-agricultural.** The Collective has "rebranded" its development numerous times in an effort to fit the definitions of permitted uses for rural-agricultural zoned property in Nevada County. The Planning Commission denied the permit based on the fact that the proposed location of this project is not zoned for commercial development and the Collective's project is not in keeping with the rural, agricultural character of the area.

**2. The subject property is not capable of supporting the size and scope of the proposed development.** The subject property is 15 acres; however, with the existing geographic features, easements and encroachments, only approximately 8 acres are buildable. To accommodate the numerous structures, parking lots and "cabin hotel," development of the available space will be extremely concentrated and highly visible to the surrounding community and motorists on Wolf Road. The Collective equates its project to existing "camps" in Nevada County; however, it fails to address the one glaring contrast in its comparison - acreage. The three existing camps sit on 600 acres, 80 acres and 70 acres, not 8 acres. They are zoned for their intended purpose and do not encroach on their neighbors' right to the quiet enjoyment of their property. Water and sewage are also a concern. Existing wells in the immediate area do not produce the volume of water necessary to serve a development of the size proposed by the Collective. The Collective estimates 44 guests on site year round. Even if the commercial well can produce a permitted usage of 5 gallons per minute, that volume is grossly inadequate to serve 44 guests using 19 bathrooms and a commercial kitchen. The project seeks a variance for the centralized septic system as the soils on the property do not meet County Environmental Health standards. Any variance in septic system requirements is unacceptable given the close proximity of this development to the protected Wolf Creek watershed and to the neighbors surrounding the property.

**3) The Planning Commission had serious concerns regarding the Collective's ability to finance the project.** The Commission stated, "The last thing anyone wants to see is a failed project without any guarantees for the neighborhood, that if indeed there will be blight that they will have to deal with, this is not something that is very popular." The Commission also questioned, "This is a multi-million dollar endeavor that you're going on, could you discuss the financing you've obtained or have planned or whatever else for this?" The response was that financing would be obtained through fundraising, donations and grants. Despite testifying to the commission that donations could not be solicited until the use permit had been obtained, the Collective has actively been seeking donations on its website for months.

The Collective's website is an impressive display of its owner's marketing prowess, touting the Collective's intentions of "Our Call to Stewardship" and a "Design with Harmony with Nature." This development has nothing to do with stewardship of the land and is not designed in harmony with nature as the subject parcel and its crucial wildlife habitat will be destroyed as will the quality of life of our community. The two year round ponds on the parcel are destinations for migrating geese and other fowl, and are used year-round by area wildlife. This commercial development will destroy access to this crucial habitat as well as decimate additional habitat by cutting down a landmark grove of Blue Oaks simply to widen the existing driveway to accommodate its hotel and business enterprise.

The Collective's competing petition seeks to garner national support for a business, a business that can be built in a more suitable location that is properly zoned for its intended purpose. However, this is not a national popularity contest. The issues are simple - the Collective's development is not permitted under the Zoning Ordinance, the subject property simply cannot support the size and scope of the proposed development, and the Collective's developers have provided no proof of their financial capability to fund this multi-million dollar development.

Rural zoning laws prioritize open space and discourage commercial uses that can upset the ecological balance and pastoral quality of the area. The proposed Collective commercial development starkly conflicts with the foundational objectives of rural zoning and the preservation of open spaces despite the Collective's assertions on its website.

Therefore, we firmly stand against this commercial development proposal. This project has very little to do with preserving a rural agricultural lifestyle and everything to do with providing "glamping to those who wish to experience the rural lifestyle." We are therefore attending the October 22, 2024 Board of Supervisors hearing to urge the Board to stand with the Planning Commission and its decision to deny the conditional use permit.

Every signature on this petition is a stand for the preservation of rural communities, nature, and the rural way of life. Please stand with us. Please sign this petition and stand with your rural neighbors.

Thank you -