



**NEVADA
COUNTY**
CALIFORNIA

Community Development Agency

Planning Department

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Memorandum

Date: October 22, 2024

To: Nevada County Board of Supervisors

From: Tyler Barrington, Principal Planner *TB 10-22-24*

Subject: Wolf Craft Collective/Barbazette Revised Environmental Health Memo- Condition F.5

Dear Supervisors,

For the public record attached is a revised Environmental Health Memo reflecting additional information provided by the Department of Environmental Health including justification for and a revision to the project conditions of approval for the proposed septic system as follows:

Existing Environmental Health Condition of Approval:

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

Revised Environmental Health Condition of Approval:

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

This revised condition of approval replaced condition F.5 of the draft Resolution, provided as Exhibit A of Attachment 1 of the Board of Supervisors Staff Report dated October 22, 2024.

Attachments:

1. October 21, 2024 Environmental Health UPDATE REVISED CONCLUSIONS Memo



TO: Nevada County Planning Department

FROM: Amy Irani, Nevada County Environmental Health Department 

DATE: October 21, 2024

RE: **UPDATE REVISED CONCLUSIONS** for PLN23-0085; APN(s):057-030-011; Address(s)10734 Wolf Rd, Grass Valley;

PROJECT:

PLN23-0085 Barbazette /Wolf Craft Collective. Wolf Craft Collective. Low intensity camp offering craft classes and community event facility hosting events of up to 100 people.

CONCLUSION:

This application is complete with conditions:

1. Barns or other enclosures for animals or fowl must be a minimum of 100' from any well, Well Ordinance Sec L-X2.10 Well Location. Well must be abandoned by permit; capping is not enough to change setback requirements.
2. Please note, Class II wells require a 200' setback.
3. Project will require Water Permit.
4. Project will require a Centralized Septic System.
5. *Centralized Septic System pressure-dosed disposal trenches will include 5' of effective soil below the bottom of the trench for proper operation at installation. A consultant's report verifying the 5' of effective soil below the bottom of the trench will be required prior to final.*
6. The proposed Centralized System size needs to be based on Estimated System Demands, including future expansions with Phases II and III. The following is a partial list; final septic plan will need to include all uses:
 - a. The Boarding School GPD discharge rate is required for the student population (100 gpd/student);
 - b. The Café waste discharge;
 - c. Luxury Camps are 100 gpd/person
 - d. Food Truck
 - e. Grease Trap
 - f. Special Events
7. Site will not exceed the planned use of the permitted Centralized Septic System.
8. Submit final Centralized Septic Plans prior to Building Permit issuance.
9. Submit Water Technical Report prior to drilling of Class II well.
10. The water system will require a permitted Class II commercial well and a Small Domestic Water Supply Permit from this Department. Submit a major drinking water plan check, along with applicable fees, to begin the permitting process. Please reference the [guidelines for a new public water system](#) to get more information regarding the drinking water plan check submittal requirements.
11. Food: The mobile food facility shall obtain a mobile food facility permit from this department. To begin the permitting process, submit a food facility plan review, along with applicable fees. The submittal shall contain 2 sets of plans along with specifications sheets and operating procedures. The mobile food facility shall have CA Housing and Community Development Agency approval and operate out of an approved commissary kitchen.

12. The commercial food facility shall obtain a food facility permit from this department. To begin the permitting process, submit a major food facility plan review application, along with applicable fees. The plan review submittal shall contain design/plans for the construction of the food facility/retail space. If submitted in paper form, please include 2 sets plans along with equipment specifications, specific design of the commercial kitchen, any proposed retail area, storage areas, janitorial areas, restrooms, plumbing, electrical, etc.
13. Mobile Food and Commercial Food plan check submittals shall be approved before any construction of the mobile food facility and/or the commercial food facility can begin. The facilities shall pass a final construction inspection with Environmental Health, submit for annual Certificate of Operation permits, and pay applicable fees prior to opening.
14. Organized Camps: The proposed project shall meet the standards set forth in the California Health and Safety Code Section Division 13, Part 2.3, Sections 18897 – 18897.7 to include section 1596.792, and the California Code of Regulations Title 17, Subchapter 6, Sections 30700 – 30753, for laws and regulations relating to Organized Camps.
15. Hazardous Materials: The applicant and/or facility operators must adhere to all applicable codes and regulations regarding the storage of hazardous materials and the generation of hazardous wastes set forth in California Health and Safety Code Section 25500 – 25519 and 25100 – 25258.2 including the electronic reporting requirement to the California Environmental Reporting System (CERS). The applicant and/or facility operator must apply for and obtain a permit for the storage of hazardous materials and the generation of hazardous wastes from the Nevada County Department of Environmental Health (NCDEH), Certified Unified Program Agency (CUPA).

UPDATED REVISED CONCLUSIONS:

Item #5 of Page 1 of the Conclusions section for the Environmental Health Department memorandum to the Nevada County Planning Department has been revised based upon the following information:

- A. *On November 17, 2021, additional soils testing provided supportive documentation indicating that effective soil depths for Mantles 9A-11A depths of 69"-73" averaged a percolation rate of 35mpi (percolation rates must be no less than 5mpi or greater than 60mpi) at P9-11.*
- B. *The system installed will be a cap and fill, pressure-dosed system with a 48" deep curtain drain in the area of Mantles M5A, 6A, 9A, 10A and 11A which would be the primary disposal system.*
- C. *The repair/replacement area would be set aside/designated in the areas of Mantle 1-3 would include a pretreatment system such as AdanTex AX-20 followed by a geoflow drip field.*
- D. *Project set back is ~750' from Wolf Creek which meets the current Local Area Management Plan required setback of 600'.*
- E. *The proposed system has been sized based upon updated student population of 40 (from 100) and 10 employees. With the occasional special event that may have up to 100 attendees with no overnight stay.*

The system is currently proposed for an average daily flow demand of 4,200 gallons and a primary disposal area of 14,310 ft² and a repair/replacement area of 22,100 ft². The specifications of the primary system as a cap and fill pressure-dosed system with a 48" deep curtain drain with an adjusted percolation rate of 46mpi meets the Local Area Management Plan requirements for this proposed project use.