



CALAVERAS COUNTY PLANNING DEPARTMENT
891 Mountain Ranch Road,
San Andreas, California 95249
(209) 754-6394

Planning Commission Staff Report

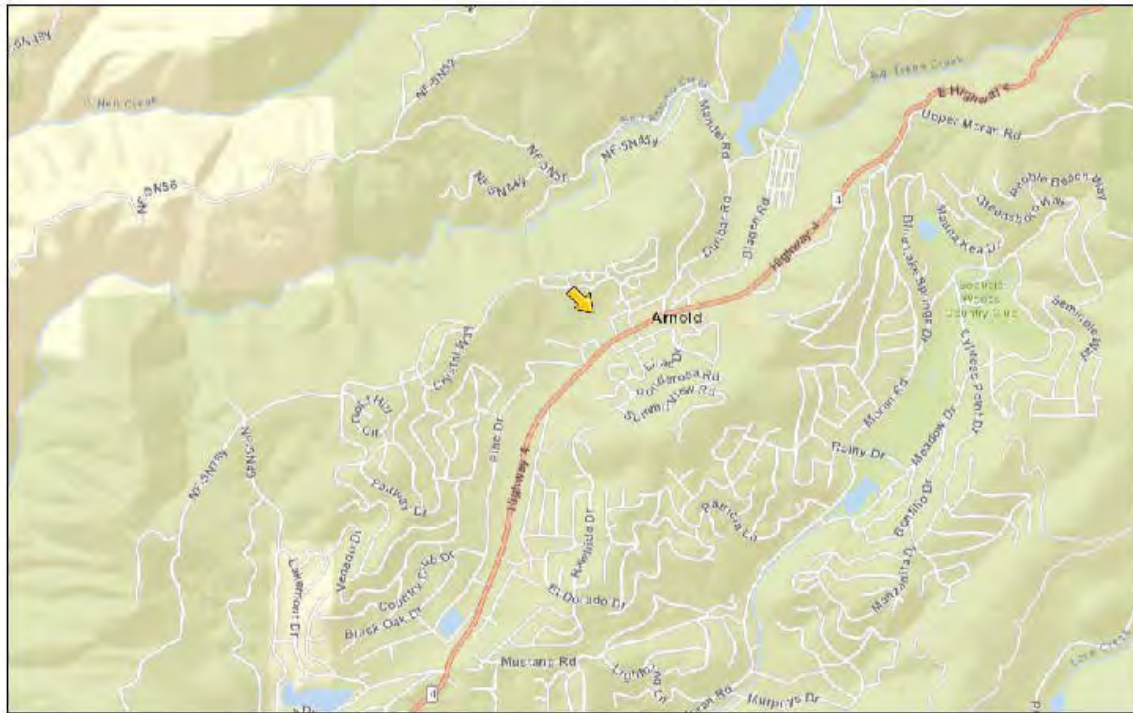
Hearing Date	February 9, 2023
Project Number/Name	2022-031 Planned Development
Supervisory District Number	District 3, Martin Huberty
Assessor's Parcel Number(s)	028-001-046
Planner	Gina Kathan, Planner IV

Date: January 26, 2023


PROJECT DESCRIPTION: The applicants seek approval of a Planned Development Permit for the design of the proposed artist retreat development on 13.16 acres in Arnold. The facility will include a 35' x 50' "A" framed structure to be used as an event space, eleven (11) small cabins for short term lodging, and an outdoor event area. In addition to the commercial uses, the proposal includes a Quonset hut style structure to be occupied by the property owners as their primary residence. Access includes the main entrance to the facility off Oak Circle and an emergency access also off Oak Circle approximately 500' east of the main entrance. An on-site parking area includes 21 parking spaces, 2 of which are ADA van accessible, which will be located near the front entrance. Additionally, there will be a minimum of 2 spaces for the private residence. Access to the private residence and the event space will be via an existing road, while access to the cabins will be over new walking/cart paths surfaced with compacted decomposed granite.

Location: The subject parcel is located off Oak Circle in Arnold, approximately 0.14 miles north of the Oak Circle / Hwy 4 intersection. APN: 028-001-046 is described as parcel 2 of Parcel Maps, Book12, Page 190. The parcel is in the northeast ¼ portion of Section 30, T5N, R15E, MDM.

ArcGIS Web Map



7/26/2022, 12:52:42 PM

 BOUNDARIES COUNTY BOUNDARY

0 0.23 136,112 0.45 0.9 mi
0 0.38 0.75 1.5 km
Bureau of Land Management, Esri, HERE, Garmin, GeoTechnology, Inc., NGA, USGS

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnology, Inc., NGA, USGS | United Douglas Pitman 202-794-8803 | California Department of Fish and Wildlife, California Natural Diversity Database | California Department of Fish and Wildlife, ArcGIS Web AppBuilder

Figure 1 - Location Map

APPLICANT: John and Maryna Jeffries, 2668 Ball Way, Sacramento CA 95821

ANALYSIS: The project site is an undeveloped 13.16-acre parcel zoned General Commercial – Planned Development (C2-PD) and is designated by the County General Plan as Community Center within the Arnold/White Pines Community Area.

ArcGIS Web Map

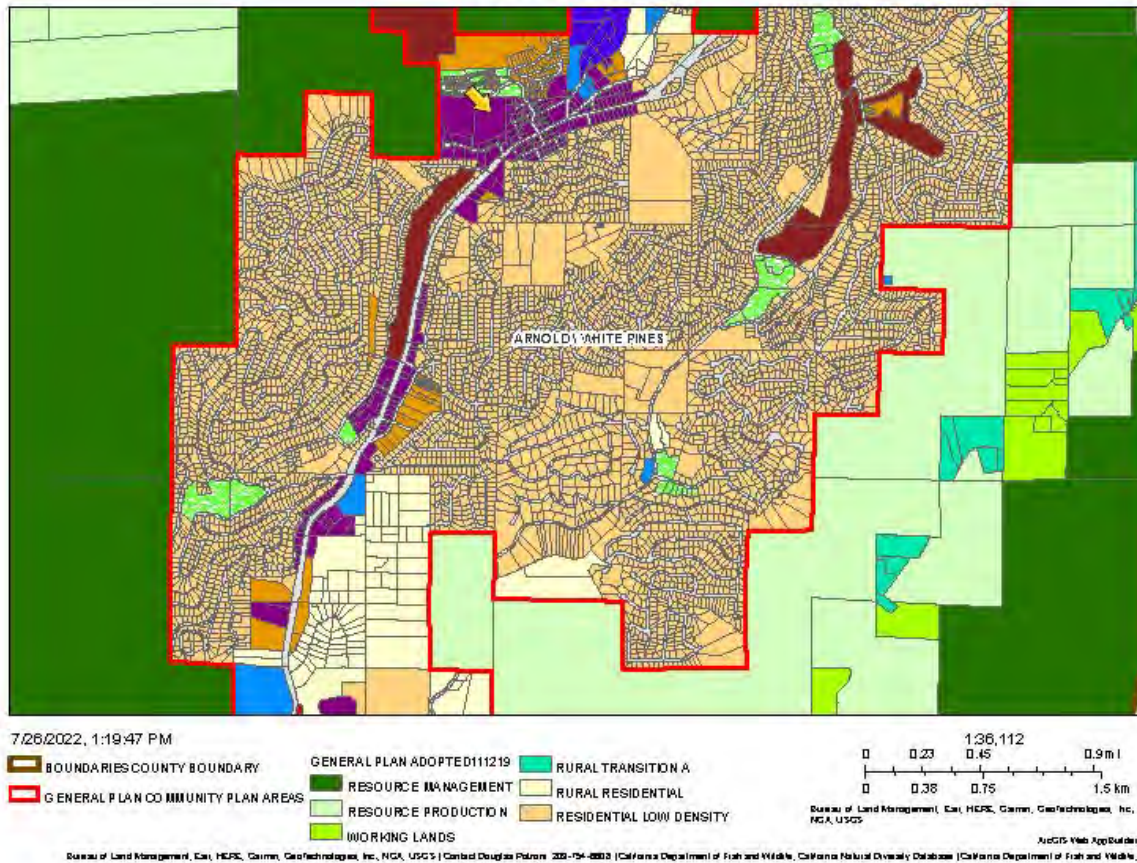


Figure 2 - Arnold / White Pines Community Area Map

The parcel was zoned C2-PD in 1998 during the community wide re-zone for compliance with the Arnold Community Plan. The uses enumerated in the proposed project are permitted uses in the C2 base zone; However, the PD combining zone requires the project be approved by the County Planning Commission prior to a Building Permit for construction of the buildings. The intent of the PD combining zone is to regulate site development and aesthetics to ensure compatibility with the surrounding area.

The Arnold / White Pines Community does not have a community plan; thus, there are no community plan policies or design guidelines that may otherwise direct the aesthetics and/or architectural features of a project in Arnold. In this case, the design of all structures, fences and signs shall be compatible with the project location and its natural environment. In addition, performance standards include additional landscaping above the percentage required in the base zone, refuse storage, visual screening where applicable, restrictions regarding mechanical and rooftop devices in addition to standard parking and access requirements shall apply.

The community of Arnold is in the Ebbetts Pass area of Calaveras County, 20 miles northeast of Angels Camp off Hwy 4, approximately 12 miles northeast of Murphys, and

approximately 33 miles southwest of the Bear Valley/Mt. Reba Ski area. The community of Arnold is bordered mainly by US Forest Service and land owned by the Sierra Pacific Land and Timber Company. Arnold is a rural community in the middle of coniferous forests. Located within the community are several small streams and creeks, notably Moran Creek, Love Creek, Cowell Creek which runs through the southern portion of the parcel, and San Antonio Creek. During the Gold Rush era, the area surrounding present day Arnold consisted of a large sawmill and two large ranches which raised cattle, and farmed potatoes and hay. For more than 100 years, Arnold has also been known for its recreational advantages. Now, Arnold has largely, residential subdivisions which began being developed since 1938.

Vegetation: Vegetation habitats within the site include mixed coniferous forest with an understory of manzanita, deer brush and mountain pink currant. Two intermittent or ephemeral creeks traverse the property. A 2009 Biological Resource Assessment describes the vegetation on site as moderately disturbed because of a relatively recent timber harvest. Logging roads and trails that meander throughout the site altered the historic vegetation composition, resulting in an increased number of non-native species.

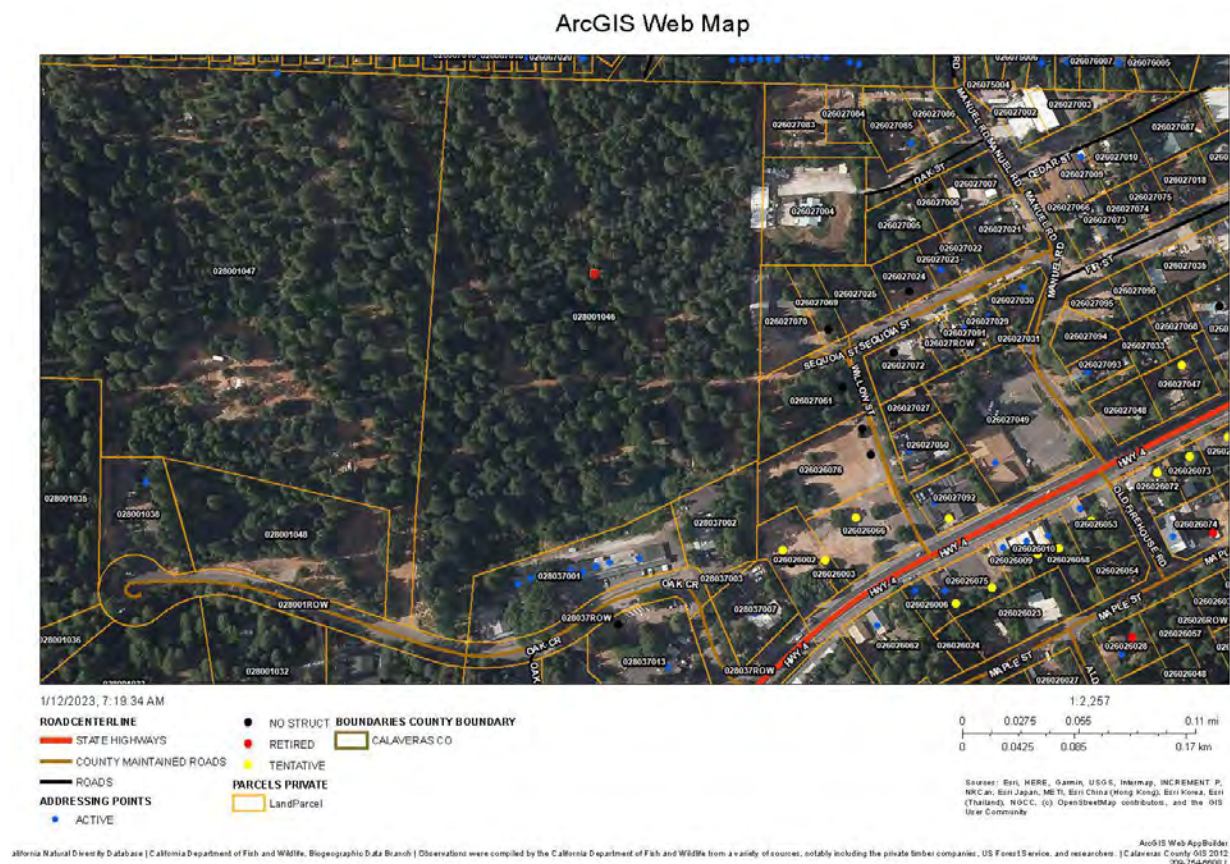


Figure 3 - Aerial Phot of Project Site

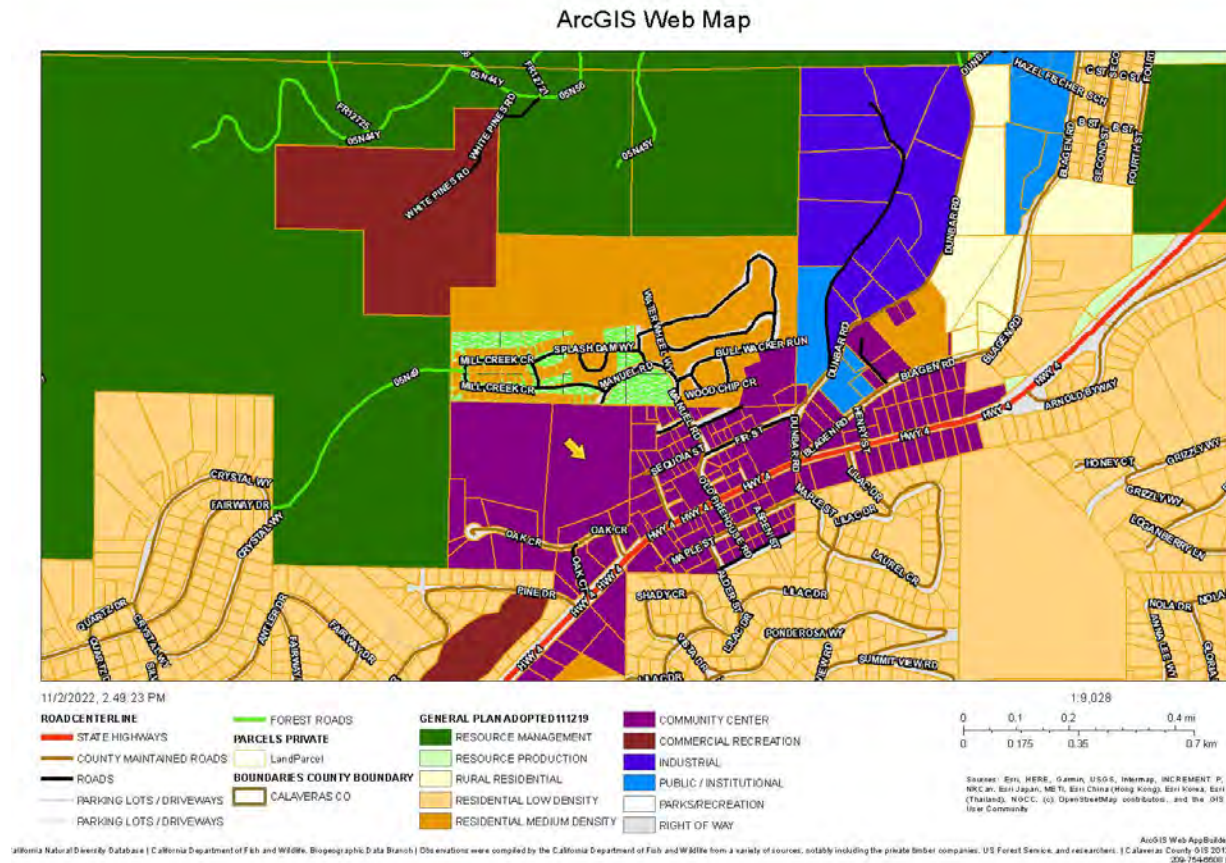


Figure 4 - General Plan Map of Area Surrounding Project Site

Surrounding land use and zoning: Parcels to the south and the east of the project site are designated Community Center with a mix of commercial and residential uses, zoned C2-PD and C1-PD. To the north is a multi-family residential subdivision including townhomes and the Mill Site Townhomes Association Common Area designed Residential Medium Density and zoned R3-12-PD and REC-X-EP. Property directly west of the subject parcel is a larger vacant parcel and a smaller 2.32-acre parcel with a single-family residence, both of which are designated and zoned the same as the subject parcel. Further beyond the parcel to the west is US National Forest Service land.

General Plan and Zoning Consistency: The parcel is designated by the County General Plan as Community Center. This designation identifies a mix of residential and commercial uses intended to serve the residents of and visitors to the community and the surrounding area. Typical commercial uses include: retail and service establishments, lodging, professional offices, eating establishments and other support services for residents and visitors. Residential uses typically include live/work units, second floor residential, single, and multi-family units; public and quasi-public uses and similar uses in support of the community. With limited exceptions, development in Community Centers must be served by public water and sewer. Compatible zoning in a Community Center includes R1, R2, R3 (Single, Two-Family & Multi-Family Residential), C1, C2 (Local & General Commercial), CP (Professional Office), M4 (Business Park), REC (Recreation), and PS (Public Service). The proposed land use is described as a mix used project with lodging, professional and

recreational services along with a residential component. The applicants/landowners will live on-site and operate the retreat and lodging facilities. All the proposed uses are enumerated as permitted in the C2 zone. The property is in the Arnold/White Pines Community Area; although, community plan policies have not been adopted for this area of the County. General Plan Implementation Measures that apply to this project include the following:

COS-3C Stream and Wetland Setback Guidelines - For new development, adopt building and/or grading setback standards for intermittent and perennial streams (as identified on USGS topographic maps and verified by field survey) and wetlands. The standards may contain a provision for reduction of the setback based on a qualified biologist's recommendation. In the interim, require new development to identify wetlands and riparian habitat areas. Where feasible, the developer shall designate a buffer around each area sufficient to protect them from degradation, encroachment, or loss or shall develop a mitigation compensation plan consistent with state and federal policies. This site underwent a full environmental analysis back in 2002 when the parcel map creating this parcel was approved. At that time, a qualified biologist identified the Cowell Creek located in the southern portion of the parcel. Wetland limits are delineated on Parcel Map 12-190 to setback future structures from the creek.

COS-4L Streams and Wetlands For any discretionary permit that will be required for a property that has been identified on any resource map as supporting waters (creeks, rivers, streams, tributaries) and/or wetlands (for example, ponds, marshes, vernal pools), or that constitutes an open space or natural lands conversion, the County will require the land owner/project applicant to contract with a qualified wetlands scientist or biologist to evaluate if the project could result in the fill or hydrologic disruption of waters of the U.S./State (which includes wetlands) onsite or offsite. If a preliminary evaluation determines that a proposed project could adversely affect waters of the U.S./State, then a qualified wetlands scientist or biologist should delineate the extent of regulated waters in accordance with the federal and state policies. The project shall comply with the applicable requirements of Section 404 of the Clean Water Act, appropriate Regional Water Quality Control Board permitting requirements, Streambed Alteration Agreement requirements of California Fish and Game Code Section 1602, and other State and Federal laws. As previously mentioned, wetland limits are delineated on Parcel Map 12-190 to setback future structures from Cowell Creek. The proposed project will not encroach into the delineated wetland setback. However, the proposed emergency access could potentially impact the creek. During the grading permit and improvement plans process, the County Public Works Department will ensure that necessary permits are obtained and proper procedures for such activities are followed.

COS-5N Wood Burning Appliances - Wood burning appliances, including fireplaces, shall be limited in new construction to one non-EPA rated appliance per residence, except as may be provided in the Housing Element or for off-grid construction. All other wood burning appliances shall be EPA rated. The PD review doesn't include discretion over interior improvements; however, for compliance with the General Plan, this permit will be conditioned and enforced upon review of building permits for construction of each unit.

S-1H Underground Utilities - When feasible, require the establishment of underground utilities. Above ground utilities would include power and telephone lines. The scope of this project does not describe above ground utilities, nor does it describe other green alternatives. Parcel Map 12-190 delineates a Pacific Bell Pole Line easement traversing the parcel. Provided that the facility will be served by PG&E, the permit will be appropriately conditioned.

Regulatory Compliance: The application was circulated to various County and State Departments, special interest organizations and local public agencies seeking comments that might result in conditions of the approved permit. The circulation resulted in comment letters from the County Public Works Department, County Environmental Management Agency, County Building Department and Calaveras County Water District. Agency comments are summarized below:

Public Works

The parcel is accessed from Oak Circle, a County Maintained Road which provides two 12-foot travel lanes as well as class II bike lanes in each direction. The County Public Works Department will require an encroachment permit to bring the existing encroachment up to current road standards as required in Chapter 12.08. Additionally, the existing internal road shall be improved in accordance with current California Fire Code standards which includes a minimum of two, 10-foot traffic lanes, not including shoulder and drainage and shall not exceed 16% grade. A turnaround at the end of the internal road must be constructed with a roadbed diameter of 84-feet with a road surface diameter of 80-feet. The applicant shall meet all applicable requirements of the County Road Ordinance, Chapter 12.02, the Storm Water Quality Ordinance, Chapter 13.01, and the Grading and Drainage Ordinance, Chapter 15.05.

CCWD & EMA

The project is in the Calaveras County Water District (CCWD) service area for both public water and sewer. An email from CCWD verified that the district has capacity to serve the project. The applicant shall be required to provide sufficient evidence to the County Environmental Management Agency (EMA) that CCWD will serve the project with public water and sewer prior to validation of the permit. EMA also requires that all food services comply with applicable Health and Safety Codes and food areas and/or caterers be properly permitted through the Department.

Building

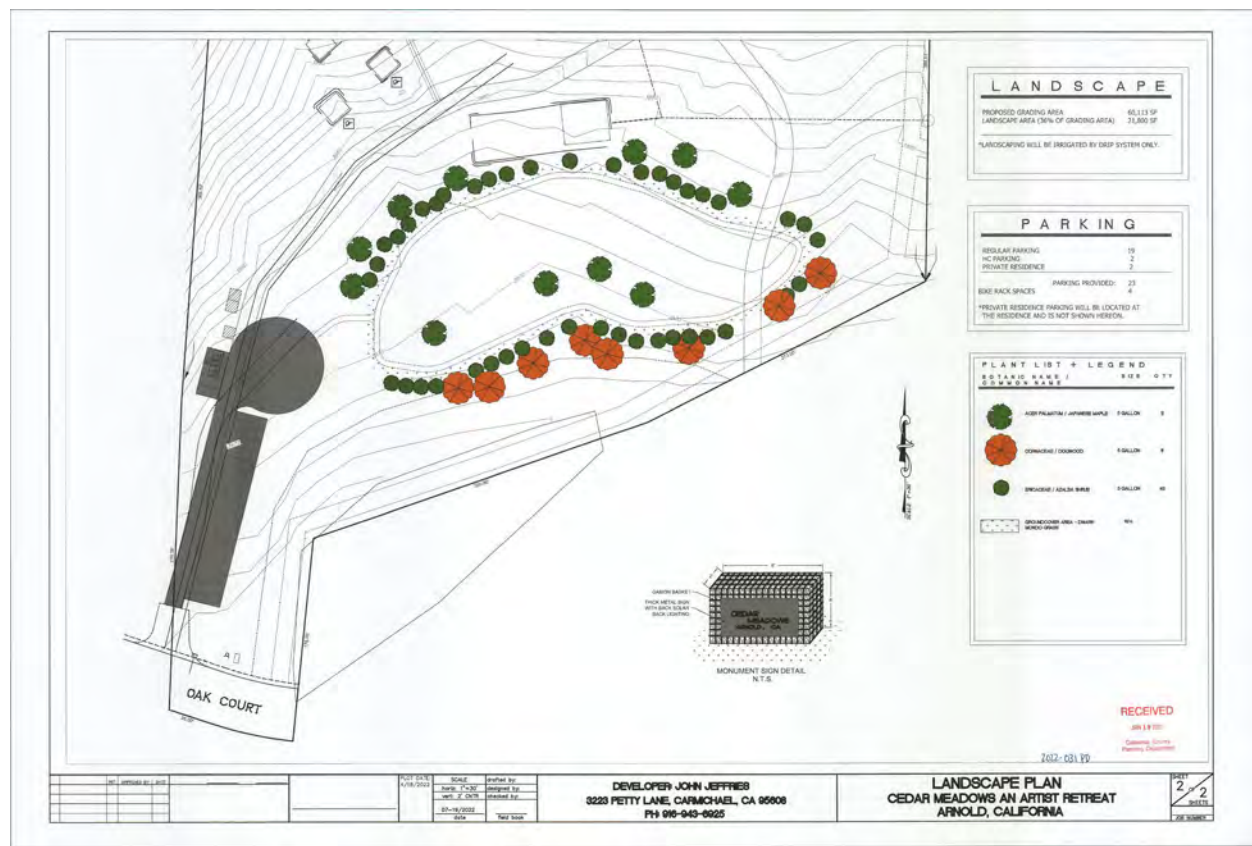
The County Building Department comments are pursuant to the California Building Code and the California Fire Code. Consistent with the Public Works on-site road improvement requirements, Building Department comments require a 20' wide access road for fire apparatus be located within 150' of all sides of every structure. Prior to construction of any new structure, on-site fire suppression water storage shall be provided in conformance with National Fire Protection Agency (NFPA) 1142 and California Fire Code. Project related transient lodging shall comply with either; a) transient lodging requirements in the California Code Regulations Title 24; or b) recreational vehicle park program of the California

Department of Housing and Community Development (Title 25).

PD Performance Standards: The purpose of the planned development combining zone is to encourage design innovation and provide more detailed county project review than would otherwise normally be allowed in the base zone, to improve the visual quality of a project and provide more efficient land use, to provide more open space, to protect fragile natural resources, and to develop public services at minimal cost. Pursuant to Chapter 17.50.060 performance standards apply to all construction within the PD combining zone:

Landscaping

A minimum area equal to ten percent (10%) of the gross disturbed land area shall be planted with new landscaping in a manner that improves the visual quality of the project from surrounding parcels and roads. This project is not a "typical" commercial project in that it will be built out in the center of a 13-acre conifer forest with a significant amount of land left untouched. The applicants will own and operate the facility while living on site in their private residence. They have designed the project to minimize tree removal to 10± trees as needed. Approximately 20% new landscaping will be planted around the event center and walking paths to enhance the beauty of the natural vegetation on the parcel. New landscaping will consist of drought resistant plants native to the Arnold area and will be watered by drip irrigation.



Grading

The total disturbed area will be 1.38 acres, including a 0.8-acre graded area that will match the existing slopes and existing onsite roads as much as possible. The applicants indicate that the cabins have a narrow width and will be placed perpendicularly to the slope to limit grading. All grading will be limited to approximately 2-3 feet of slope heights, and gabion basket retaining walls will be used where necessary. The gabion basket is a heavy gauge steel basket which is filled with natural materials from the site.

Structures, Fences and Signs

The project design of all the structures, fences and signage is compatible with the natural environment and architectural characteristics of the Arnold Community. The event space building is a typical "A" frame style structure approximately 1,750 sq. ft. in size. The building will have a roof pitch of 12/12 (45 deg) and will be approximately 20' high. The foundation will be a stem wall with an exterior rock finish. The building will be finished with dark metal and Hardie backer faux wood siding and metal roofing, matching the materials that will be used for the cabins.



Figure 5 - Proposed Artist Retreat

The eleven cabins for transient lodging are basically tiny homes on wheels. They are approximately 220 sq. ft. in size, placed on a gravel pad with a small wood deck providing access to the front door. They will be constructed using light gauge steel framing and the exterior will be built using sheet metal, or Hardie backer faux wood siding. All materials will be non-combustible and colored to blend into the forest using dark natural colors. Two of the eleven cabins will be ADA accessible units.



Figure 6 - Proposed Cabin Idea

The private residence is proposed to be two Quonset hut style buildings connected by a breezeway. The total footprint will be approximately 2,700 sq. ft. which shall include heated living space, storage, and a shop. The building will be placed on a slab foundation, 2' tall, thickened stem walls with exterior rock finish. Each building is 35' wide x 39' deep x 20' high. Future expansion shall include a detached garage and an accessory dwelling unit.



Figure 7 - Proposed Single Family Residence

A monument sign measuring 8' wide x 4' high will be placed at the front entrance to the facility. The sign will be a gabion basket design constructed with thick metal and back lit by a solar power light. The sign shall include the name of the facility, Cedar Meadows, Arnold CA. The sign detail is shown on the landscape plan and attached as an exhibit to the Staff Report.

The final structures are two 6' gabion/wood fences with steel support posts. One fence will be constructed along the western boundary of the parcel approximately 375' long. The other will be constructed in a location that creates privacy between the private residence and the cabins on the interior of the parcel.



Figure 8 - Proposed 6' Gabion/Wood Fence

The project site is heavily wooded. The natural vegetation provides visual screening between the project and the multi-family residential development to the north. Public access to the facility will be scheduled by appointment and/or reservation. The site plan does not delineate a refuse storage area but is located near the front entrance. The owners will manage trash removal at the completion of each event and/or stay at the facility. Parking is located near the front entrance which includes 21 total spaces, 2 of which are ADA van accessible. Guests will park their vehicles at the entrance and either walk or take a golf cart into the site to access the cabins and/or the retreat facility and area. Except for solar collectors, all rooftop mechanical devices, pipes, vents, and fans, shall be screened from view and baffled for sound. Although actual construction plans are not currently being reviewed, it does not appear by the structural design of these buildings that mechanical and rooftop devices will be visible. To ensure this performance standard is met, the permit shall be conditioned to screen all mechanical and rooftop devices.

ENVIRONMENTAL REVIEW:

The project is exempt pursuant to Section 15061 (b)(3), the Common-Sense Exemption which states that a project is exempt from CEQA if: (3) The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

None of the 15300.2 exceptions apply to this project and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per the following:

A negative declaration was adopted for a prior project on the site which created the subject parcel via parcel map. The negative declaration was certified with a less than significant impacts finding resulting from the division of 24.6 acres into four parcels (2002).

Location. Specifically, the proposed use does not include the use or storage of hazardous substances. The site itself does not have any identified hazardous materials pursuant to a review of the California Department of Toxic Substances Control (DTSC) database, EnviroStor, which lists hazardous materials sites compiled pursuant to California Government Code Section 65962.5; GeoTracker, which provides information on Leaking Underground Storage Tanks (LUST) and other cleanup sites; and EPA's Toxic Release Inventory (EPCRA TRI) databases identified no hazardous materials sites within 1,000 feet of the Project area. Based on the preceding, no impacts associated with known hazardous material sites are anticipated.

Cumulative Impacts. Calaveras County has neither currently nor recently approved a similar project or projects in the general area. No similar projects in the general area are pending. Therefore, cumulative impacts will not occur.

Significant Effect. No unusual circumstances exist on the subject property. The surrounding properties have been developed to the north, east and south and partially developed to the west. No unusual circumstances were observed during site visits.

The biological resources study conducted for the previously prepared negative declaration creating the project parcel identified no special status species or sensitive biological resources. An updated review of the California Department of Fish and Wildlife's California Natural Diversity Database on January 25, 2023, identified three species in the general vicinity:

1. A 1967 record of unspecific location for the crotch bumblebee (*Bombus crotchii*, a state candidate for endangered listing). The site lacks the preferred food for the bumble bee (e.g., *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*). No evidence of the species was identified on site and it is not expected to occur.
2. A 1971 record for Hara's cave amphipod (*Stygobromus harai*, which lacks a state or federal status designation). The site lacks suitable habitat (i.e., no caves or mine tunnels) and the species is not expected to occur.
3. A 1953 record for foothill yellow-legged frog (*Rana boylei* population 5, a BLM and US Forest Service sensitive species) on a different creek than the on-site creek and south of the site. The species is recorded as no longer present (i.e., extirpated) at that location. The species prefers rocky creek beds. The on-site creek lacks the

requisite rocky substrate. Therefore, the species is not expected to occur on the project site. In addition, the species is rarely found outside its creek habitat, when present. Project design and setbacks avoid the creek habitat.

Finally, Project setbacks along the creek will ensure that no biological resources (e.g., wetlands) will be disturbed. A Section 1600 (CDBG Streambed Alteration Agreement) and, if necessary, Section 404 (wetlands) permit will be secured prior to any future creek crossings in accordance with state and federal laws.

Scenic highway. The site is not visible from a state scenic highway.

Historical Resources. The applicant indicates the site was originally part of the Dunbar Ranch purchased around 1912 by the Hunt family. The Hunt family are ancestors of the applicant. No evidence of cultural resources was identified on site during a site visit. Creeks generally have a relatively high sensitivity for cultural resources; however, the on-site creek is being avoided through setbacks and project design and, therefore, no impacts to any resource in association with the creek will occur. The project application was circulated to all the Native American tribes on the County's notification list, and none responded to the request for comments.

Based on the preceding; the project meets the criteria for an exemption from CEQA pursuant to 15303, Class 3 and pursuant to 15061(b)(3) and the Common-Sense Exemption.

Conclusion:

The purpose of the PD is not to regulate the type of use, but to regulate site development and aesthetics by encouraging project design that improves the visual quality of a project, provides more efficient use of the land, provides more open space, and protects fragile natural resources. This design of the structures is compatible with the aesthetics and/or architectural features in Arnold. The visual quality of the project is enhanced by not only the design of the structures, but also by the use of materials and colors that blend with the natural environment of the surrounding area. The structures have been located on the 13-acre parcel in a manner that retains the natural vegetation along the boundaries of the property, minimizes the removal of trees within project site and maintains open space throughout the parcel. Where possible, natural materials such as decomposed granite will be used on the property to surface walkways and cart paths. New landscaping will be planted in areas surrounding the walking paths within the project site to enhance the beauty of the natural vegetation. Parking and signage will be constructed to the minimum standard, lessening the amount of disturbed land necessary for the improvements. Natural materials from the project site will be incorporated into the gabion / wood fencing as well as the retaining walls. The project is conditioned to provide improvements that will satisfy County and State Code requirements which provides for the health, safety, and welfare of the public. As proposed, the project meets the performance standards of the PD combining zone and is consistent with the County General Plan and Zoning Ordinance.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

1. Approve Resolution 2023-002 approving Planned Development Permit 2022-031 for the design of an artist retreat, eleven cabins for short term lodging and a single-family residence to be located on APN: 028-001-046; and
2. Approval of the Notice of Exemption

ATTACHMENTS

1. NOE
2. PC Resolution 2023-002
3. Project Application
4. Site Plan (reduced size)
5. Landscape Plan (reduced size)
6. Agency Correspondence
7. Full Size Plans

Attachment #1

NOE

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency _____

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Attachment #2

PC Resolution 2023-002

**COUNTY OF CALAVERAS, STATE OF CALIFORNIA
PLANNING COMMISSION**

RESOLUTION NO. 2023-002

>>A RESOLUTION APPROVING PLANNED DEVELOPMENT PERMIT FOR PROJECT 2022-031 APPROVING THE DESIGN OF THE CEDAR MEADOWS ARTIST RETREAT INCLUDING A 1,750 SQ. FT. EVENT SPACE, ELEVEN CABINS FOR SHORT TERM LODGING AND A SINGLE-FAMILY RESIDENCE ON APN: 028-001-046 FOR JOHN AND MARYNA JEFFRIES.

WHEREAS, the Planning Department of the County of Calaveras received application 2022-031 from John and Maryna Jeffries requesting a Planned Development Permit for consideration of the design of their project "Cedar Meadows" an artist retreat which includes and an indoor and outdoor event space in addition to eleven cabins to be use as short term lodging and a single family residence for themselves located on a 13-acre parcel in Arnold zoned General Commercial-Planned Development (C2-PD); and

WHEREAS, the subject property is located off Oak Circle in Arnold, approximately 0.14 miles north of the Oak Circle / Hwy 4 intersection. APN: 028-001-046 is described as parcel 2 of Parcel Maps, Book12, Page 190; and

WHEREAS, a Notice of Exemption was prepared pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, during a noticed public hearing on February 09, 2023, the Planning Commission considered all of the information presented to it, including its staff report, information presented by the project proponent, and public testimony presented at the meeting; and

BE IT THEREFORE RESOLVED, that the Planning Commission approves Planned Development Permit 2022-031, based on the following findings:

1. A Notice of Exemption has been prepared in accordance with the California Environmental Quality Act (CEQA).

Evidence: Pursuant to Section 15300.2 Exemptions, this project is exempt from the state guidelines for the implementation of CEQA. The project does not include the use or storage of hazardous substances and the site itself does not have any identified hazardous materials. Furthermore, there are no identified hazardous material sites within 1,000 feet of the project site. Calaveras County has neither currently nor recently approved a similar project or projects in the general area. No similar projects in the general area are pending. Therefore, cumulative impacts will not occur. There are no potential impacts to biological resources including three species identified in the area since the 2002 biological resource assessment

completed on this site. There are no known cultural or archeological resources on site. Native American Tribes were notified of the application and no responses were received. There is a setback delineated Parcel Map 12-190 which will further ensure that biological and potential archeological resources are protected.

2. The proposed use is consistent with the county's General Plan, any applicable community or special plan, and the provisions Title 17.

Evidence: The parcel is designed by the County General Plan as Community Center. The project is consistent with the Community Center LUD as it is a mix of residential and commercial uses intended to serve the residents of and visitors to the community and the surrounding area. The C2 base zone is consistent with the Community Center LUD. All the proposed uses are permitted outright in the C2 base zone. The proposed development as designed complies with Chapter 17.50 – Planned Development Combining Zone. The subject site is within the delineated Arnold/White Pines Community Plan Area. There are no policies or implementation measures adopted for the Arnold/White Pines community. This project is subject to four General Plan Implementation Measures. COS-3C, COS-4L, COS-5N & S-1H have been satisfied and/or are conditions of the permit to be satisfied pursuant to subsequent review by the County Building Department during the permitting process (or construction) and the County Public Works Grading Permit for all on-site grading and road improvements.

3. The subject property is adequate in land area to accommodate the proposed project, its required parking area, access, landscaping, and site improvements.

Evidence: The project site is a 13.16-acre parcel. The total disturbed area will be 1.38 acres. The proposed development includes all structures, parking, access, and landscaped areas.

4. The proposed land use is compatible with neighboring land use and zoning.

Evidence: The neighboring properties consist of a mixed land use of commercial, multi-family residential, single family residential and public assembly. The surrounding land use is Community Center, Medium Density Residential and Parks and Recreation. The zoning of all properties is compatible with the Community Center LUD.

5. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access or have been amended by conditions of project approval to satisfy the access requirements.

Evidence: The site is accessed via an existing encroachment from a Cedar Circle, a County maintained road. The permit is conditioned to require the encroachment to be improved to meet a commercial encroachment standard and all on-site roads are to meet current road standards in compliance with County Road Ordinance and California Fire Code Regulations.

6. Conditions of project approval are necessary for protection of the public health, safety and welfare, and to reduce or eliminate potential environmental effects.

Evidence: This permit is conditioned to ensure that applicable permitting is in place for the improvement of structures, roads, fire suppression, and solid waste disposal and all food facility permits are obtained. The facility will meet all applicable ADA accessibility requirements. Conditions of this permit will ensure the project is served by public water and sewer.

BE IT FURTHER RESOLVED, that the Planning Commission approves Conditional Use Permit 2021-007 based on the following conditions:

I GENERAL CONDITIONS

- I-1 The Applicant(s) and Owner(s); and their Heirs, Successors, and Assigns shall abide by all terms of the Indemnification Agreement, fully executed on August 14, 2022, and on file in the Planning Department's records for 2022-031.
- 1-2 This approved Planned Development (PD) Permit is for the construction of the Cedar Meadows Artist Retreat which includes an "A" framed style structure not to exceed 1,750 sq. ft., 11 cabins not to exceed 220 sq. ft. each and a private residence constructed of two Quonset Hut Style buildings as described in the staff report. All improvements shall be in conformance with the approved site plan dated 1-11-2023 and the approved landscape plan dated 7-19-2022.
- I-3 This Planned Development Permit will expire if not validated prior to December 31, 2024. To validate this permit, a building permit shall be obtained, and construction commenced by the expiration date.
- 1-4 This Planned Development Permit is subject to all applicable county regulations or plans whether such requirements are specified as a condition of project.

II CALAVERAS COUNTY PLANNING DEPARTMENT

- II-1 Wood burning appliances, including fireplaces, shall be limited in new construction to one non-EPA rated appliance per residence, except as may be provided in the Housing Element or for off-grid construction. All other wood burning appliances shall be EPA rated.
- II-2 When feasible, establish utilities serving the project underground.
- II-3 Ground disturbance is prohibited within the delineated wetland limits noted on Book 12 Page 190A of Parcel Maps recorded 11/21/2014 in the office of the Calaveras County Recorder.

- II-4 Pursuant to County Code Chapter 17.50.060.F. - With the exception of solar collectors, all rooftop mechanical devices, pipes, vents, and fans, shall be screened from view and baffled for sound.

III CALAVERAS COUNTY BUILDING DEPARTMENT

- III-1 A 20' wide fire apparatus access road shall be provided to within 150' of all sides of every structure pursuant to current California Fire Code regulations.
- III-2 Prior to construction of any new structure, on-site fire suppression water storage shall be provided in accordance with NFPA 1142 and California Fire Code.
- III-3 Transient lodging shall comply with either; transient lodging requirements in CCR Title 24; or RV park program of the California Department of Housing and Community Development (Title 25).

IV Calaveras County Environmental Management Agency

- IV-1 Prior to validation of this permit, the applicant shall provide evidence that public sewer connections will be installed.
- IV-2 Prior to validation of this permit, the applicant shall provide evidence from the public water purveyor that public water will be served to the project.
- IV-3 All caterers hosted by the subject parcel shall possess a current and valid Environmental Health Caterer Permit.
- IV-4 All food services shall comply with Section 113700 et. Seq. of the California Health and Safety Code.
- IV-5 If employees are to handle and prepare food from inside the facility's kitchen to the public, the kitchen must meet commercial kitchen standards. The applicant must submit food facility plans and pay the appropriate fees for a commercial kitchen. All employees handling, preparing, and serving food from the commercial kitchen must obtain an Environmental Health Permit.
- IV-6 All solid waste shall be properly disposed of at the required frequency and at a County permitted site. The applicant can, but is not required to, secure services from a County permitted solid waste collection firm.

V CALAVERAS COUNTY PUBLIC WORKS

The applicant shall meet all applicable requirements of the County Road Ordinance (Chapter 12.02), the Encroachment Ordinance (Chapter 12.08), the Storm Water Quality Ordinance (Chapter 13.01), the Grading and Drainage Ordinance (Chapter

15.05), and the requirements of other agencies having jurisdiction, including without limitation to the following:

- V-1 As the parcel is accessed off a County maintained road; an Encroachment Permit from Public Works is required for any improvements needed to bring the encroachment to current road ordinance standards. Oak Circle provides two, 12-foot travel lanes, as well as Class II bike lanes in each direction.
- V-2 The proposed internal road shall be improved in accordance with current Fire/Life/Safety standards.
 - a. All roads shall be constructed to provide a minimum of two, ten- (10) foot traffic lanes, not including shoulder and drainage. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress.
 - b. At no point shall the grade for all roads exceed 16 percent.
 - c. Improve a turnaround at the end of the internal road. Turnaround roadbed diameter shall be 84 feet with a road surface diameter of 80 feet.
 - d. Provide connection to Oak Circle for emergency access road.
- V-3 A Grading Permit is required for any grading work on the site. Consistent with the Grading, Drainage, and Erosion control manual, Chapter 15.05 the applicant must provide the following on the plans:
 - a. Show existing and proposed contours.
 - b. Show plan and profile for all roads.
 - c. Utilities
 - d. Signage as needed including road name signs, traffic control signs and "Not a County Maintained Road" signs.
 - e. Drainage plan signed by a registered civil engineer including hydrology / hydraulics analysis in support of design and analysis of pre- and post- project conditions to verify that downstream drainage appurtenances can handle the flows. All incremental increases in peak flows from the development must be detained onsite.
 - f. Erosion control plan implementing Best Management Practices (BMPs) for Storm Water Pollution Prevention (SWPP).
 - g. The removal / re-location of all fences from within the road rights-of-way.

- h. Wetland areas as shown on Parcel Map Book 12 at Page 190, must be accommodated.
 - i. Soils / geotechnical report in support of design.
 - j. The developer is required to apply for all necessary approval or permits including permits from Fish and Wildlife, Regional Water Quality Control Board, and Army Corps of Engineers. Permits from other agencies shall be submitted to the County along with the improvement plans.
 - k. Construction Quality Assurance Plan.
 - l. Prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) as required and obtain a General Construction Activity Storm Water Permit and a National Discharge Elimination System (NPDES) permit.
 - m. Implement Best Management Practices (BMPs) to manage storm water quality during project operations and post-construction. Identified BMPs shall be compliant with General Permit No. CAS000002 requirements, and may consist of, but would not be limited to: measures to detain storm water on the project site; measures to attenuate the concentration time of storm water; measures to attenuate peak flows at the boundary of the project; measures to prevent contamination of storm water within the project; measures to actively treat storm water; and measures to passively treat storm water.
 - n. Show evidence of ongoing maintenance of Best Management Practices.
 - o. Parking area shall meet the requirements of the Grading, Drainage and Erosion Control manual §6.14.5.
- V-4 At the time of a building permit, the developer will be required to pay the traffic impact fees in effect at the time, including the Road Impact Mitigation (RIM) fee.

Approved by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on February 9, 2023, on a motion by Commissioner _____ and seconded by Commissioner _____

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Planning Commission

ATTEST:

Gina Kathan, Planner IV

The project files are available for public review in the Planning Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA. 95249, between the hours of 8:00 a.m. and 4:00 p.m.

Attachment #3

Project Application

Project No. 2022-031 PD



County of Calaveras Department of Planning

Phone (209) 754-6394

Fax (209) 754-6540

www.planning.calaverasgov.us

APPLICATION FOR LAND USE DEVELOPMENT

<input type="checkbox"/>	General Plan Amendment	(GPA)	<input type="checkbox"/>	Administrative Use Permit	(AUP)
<input type="checkbox"/>	Zoning Amendment	(ZA)	<input type="checkbox"/>	Conditional Use Permit	(CUP)
<input type="checkbox"/>	Tentative Subdivision Tract Map	(TSTM)	<input checked="" type="checkbox"/>	Planned Development	(PD)
<input type="checkbox"/>	Tentative Parcel Map	(TPM)	<input type="checkbox"/>	Other	

NOTE: FAILURE TO FULLY COMPLETE APPLICABLE FIELDS AND PROVIDE REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

Applicant (s):

Name John & Maryna Jeffries

Project Address Oak Circle City Arnold

Mailing Address 2668 Ball Way City/ZIP Sacramento, CA 95821

Phone (Business) (916) 943-6925 (Home) Same

Email jjeffries@bwengineers.com

Landowner (s):

Name Same as above

Mailing Address _____ City/ZIP _____

Phone (Business) _____ (Home) _____

Email _____

Name and address of property owner's duly authorized Agent who is to be furnished with notice of hearing. (Section 65091 – Calif. Govt. Code):

Authorized Agent:

Name Amy Augustine, AICP - Augustine Planning Associates, Inc.

Mailing Address P.O. Box 3117 City/ZIP Sonora, CA 95370

Phone (Business) (209) 743-2323 (Home) (209) 532-7376

Email tuolandplanner@gmail.com

Assessor's Parcel Number(s): 28-001-046 Parcel Size: 13.16 ac

Project No. 2022-031 PD

Site location, including physical address, with directions to the project site:

(Vacant, no physical address). SR 4 to Arnold, turn left onto Oak Court then left onto Oak Circle

First dirt driveway on the right (behind Cedar Center, approx. across from Black Bear Inn)

See Attachment A

Detailed Project Description (or attach separate document):

Cedar Meadows, An Artist Retreat - See attached detail (Attachment B)

An Artist retreat - place to perform and learn from visiting and local artists

or be introduced to fine art and professional dance.

A base camp to explore the natural beauty of Ebbetts Pass and an events center.

Proposed construction (Attachment C):

One Single-Family private residence

One Events Center (35' X 50' approx.)

Event space and walking trails, golf cart paths.

11 small cabins (grouped in three or two units)

Phase 1: Single family residence and events center

Phase 2: Cabins 1-6 (nearest events center)

Phase 3: Cabins 7-11 (progressively further away from events center)

EXISTING LAND USE INFORMATION

Describe the existing use of the property:

☐
☒

Agricultural
Timber

☐
☐

Commercial
Industrial

☐
☐

Residential
Multi-family Residential

☐
☐

Public Service
Recreational

Existing General Plan Designation(s): Community Center (CC)

Existing Zoning Designation(s): C-2:PD

Describe the existing man-made features of the subject property, including buildings, roads, wells, septic systems, etc.:

Power lines, old dirt road

Describe any known archaeological, paleontological, or historical resources on the subject property. Provide Archaeological Sensitivity designation from the General Plan Map V-13. Check appropriate level.

Project No. 2022-031 PD

(High) ☐ (Medium/Moderate) ☐ (Low) ☐ If sensitivity is shown as high or medium/moderate an archaeological assessment study will be required prior to completing the environmental review. If an assessment has been completed on a prior project that included the project area, provide the information where the study can be found.

No known archaeological or paleontological resources are known. Area is within the Arnold Community Plan and is not shown on the map.

Describe the existing natural features of the subject property, including terrain or topography, vegetation, bodies of water, wetland habitat (marsh, riparian, vernal pools), etc.:

A small drainage traverses the southern project boundary. It will be incorporated into the project design as open space to be avoided except for limited trail use and an emergency access crossing.

Describe the existing land uses within 500 feet of the subject property. (Example: Five single family residences to the north, a duplex and pine forest to the west, a state highway and a gas station to the east, and grazing land to the south.) Be specific:

North: Mill Woods Subdivision (approx 77 SFR/Townhouses)

South: Cedar Center, Commercial, professional, retail, Black Bear Inn, isolated SFRs, old golf course, SR 4

East: Mixed uses, SFR, retail, automotive, ministorage, vacant, offices, bank

West: 13.8 acre vacant parcel (junk storage?), church, 2+/- SFRs

Access:

Name of road on which property fronts: Oak Circle

If property fronts on a private road, provide the name of nearest publicly maintained road:

N/A

If the subject property does not have frontage on a County road or State highway, describe the legal access to the property from the nearest public road: N/A

Level of Service (Check with Calaveras County Public Works Department): Undetermined.

PROJECT SPECIFIC QUESTIONS

Will grading be required to implement the proposed use? ☒ Yes ☐ No

Project No. 2022-031 PD

If yes, estimate the total cubic yards that will be moved and explain what will be done with the graded material: See Attachment B (Total disturbed area 1.38 acres. Of that, 0.8+/- to be graded)

Graded to match existing slopes and existing on-site road. Small cabins with narrow width will be perpendicular to slope to limit grading. Grading limited to 2-3' slope heights with gabion basket retaining walls, if necessary. Materials to be re-used on-site.

Will there be any potentially hazardous materials or toxic substances, flammables or explosives used, stored, manufactured or disposed of at the site? ☐ Yes ☒ No

If yes, list and describe the method of disposal of these items:

Describe any odor, noise, smoke, or dust which will result from the proposal: _____

No odor, smoke or dust. Noise associated with the event space is anticipated (e.g., outdoor performances, showings, occasional weddings or other special events)

ANSWER THE FOLLOWING QUESTIONS APPLICABLE TO YOUR APPLICATION

GPA Proposed General Plan Designation: _____

ZA Proposed Zoning: _____

TSTM Proposed Land Division: _____

& TPM Total Acres: _____ Number of Lots: _____

Minimum Lot Size: _____ Average Lot Size: _____

TSTM Type of proposed land uses for land divisions: _____

& TPM Natural Resource: Ag/Timber/Mineral _____ lots _____ total acres

Single Family Residential _____ lots _____ total acres

Multi-Family Residential _____ lots _____ total acres

Commercial _____ lots _____ total acres

Industrial _____ lots _____ total acres

Public Service _____ lots _____ total acres

Recreation/Open Space _____ lots _____ total acres

CUP/PD Is the proposed use an expansion of an existing use? ☐ Yes ☒ No

If yes, when was it established? _____

Project No. 2022-031 PD

CUP/PD

Is the proposed use part of an intended larger future project? ☒ Yes ☐ No

If yes, describe: See Project Description for proposed phasing.

This proposal includes the entire project.

CUP/PD

Will all proposed uses be confined within a building? ☐ Yes ☒ No

If no, describe what activities will not be (including storage that will occur outdoors):

No proposed outdoor storage. Events space and landscaped trails including
golf cart paths.

CUP/PD

Expected total number of people to be employed at the proposed uses:

Full Time 4 Part Time _____

CUP/PD

For commercial uses, the number of parking spaces to be provided: 15

CUP/PD

Estimated number of vehicles to use the facilities daily: 12 (differing times)

CUP/PD

How many trees with a breast-height diameter of 12" or greater will be removed as a result of the site development? 10 +/-

Any additional information or explanations supporting the proposal is encouraged and may be submitted on a separate sheet of paper.

ACKNOWLEDGMENT / AUTHORIZATION / VERIFICATION PAGE¹

Calaveras County Agriculture Disclosure Statement

Real property within or adjacent to areas zoned for agricultural operations or areas in zones which permit agricultural operations may be subject to inconveniences or discomfort arising from such operations. Calaveras County has determined that the use of real property for agricultural operations, as defined by County Code, is a high priority and a proper and necessary use, and will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are consistent with accepted agricultural practices and standards.

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge having read and understood this disclosure.

Right of Entry

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge that by making this application, and under the authority of Government Code Section 65105, County agency personnel, in the performance of their functions, may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Verification of Application / Declaration Under Penalty of Perjury

NOTE: If someone other than an individual applicant or land owner signs below (e.g. business entity representatives, agents) satisfactory documentation of signature authority must be provided [see application instructions]. Each record title property owner must sign the application.

APPLICANT(S):

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the applicant(s) for the project described in this application, and I (we) have completed and verified the truthfulness and accuracy of this application and all other documents required for its submittal.

Printed Name(s) of Applicant(s): John and Maryna Jeffries

Authorized Signature: [Signature] Date: 7/12/2022

Authorized Signature: [Signature] Date: 7/12/2022

LAND OWNER(S):

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the record title owner(s) of the property on which the project described in this application will be located and I (we) consent to the applicant's(applicants') preparation and submission of this application.

Printed Name(s) of Property Owner(s): John and Maryna Jeffries

Authorized Signature: [Signature] Date: 7/12/2022

Authorized Signature: [Signature] Date: 7/12/2022

FOR OFFICIAL USE ONLY

Receipt Number PLNG 329
 Application Number 2022-00031
 Method of Payment ☐ Cash ☒ Check # 729
 Amount \$5,491.00

Date Stamp
RECEIVED

JUL 12 2022

Calaveras County
 (Revised July 1, 2021)
Planning Department

¹ May be signed in counterparts.
 Land Use Application

1 – Project vision

Our vision for the proposed facility is as an artist retreat, a base camp to explore the natural beauty of Ebbetts Pass, and as a place to perform and learn from visiting artist and local artist, or simply to be introduced to fine art and professional dance.

We currently own Albedo Arts Community Inc., a growing artist studio in Sacramento CA. The studio is focused on providing a shared studio to over a dozen professional artist, and dancers and over 200 students and has been in business for over 7 years. It is a growing studio with strong ties to other multicultural studios in the area.

We have recently surveyed the studio and found a strong interest in the retreat in Arnold.

We anticipate 4 full time employees. Events will be supported by local catering businesses.

2 - Access – Emergency, maintenance, and walking/cart paths.

1. The onsite access road will be for emergency and maintenance purposes only.
2. The roads will be built to County emergency road standards. 18' wide traveled way with 4" minimum gravel.
3. All visitors will use parking area near entrance and either walk or use golf carts to access site.
4. All walking paths will be sloped to provide ADA access were possible without extensive grading.

3 – Water, Sewer service connections.

1. The water meter will be placed near the driveway on Oak Court.
2. The service line will probably be 2 inches. To be determined after it is designed.
3. A single fire hydrant will be installed north and adjacent to the event space to provide protection for both the event space and cabins.
4. The sewer connection will also be located at the driveway on Oak Court.

4 – Disturbed areas, Grading

1. The total area will be graded to match existing slopes and existing onsite roads as much as possible.
 - a. The cabins have a narrow width and will be placed perpendicularly to the slope to limit grading.
 - b. All grading will be limited to approximately 2-3 feet of slope heights and use gabion basket retaining walls.
2. The area of grading for the buildings, and cabins is approximately 0.36 acres.
3. The area of grading for the golf cart paths is 0.27 acres.
4. The area of grading for the access road/emergency access road is 0.45 acres.
5. The area of grading and paving for the parking area is 0.30 acres.
6. The grading will be 1.38 acres, with approximately 30 percent of this area to match existing roads onsite.

5 – Landscaping

1. The property will have a minimum of 20 percent landscaping coverage.
2. The majority of this landscaping will be along the paths and road and adjacent to the event space.
3. The irrigation will utilize drip irrigation and draught resistant native plants.

6 – Signage

1. A monument sign will be placed at the entrance.
2. The sign will have a stone footing and be wood or black steel approximately 5 feet high and 8 feet long.

7 – Lighting

1. All parking and path lighting will be placed on post with low power and covered to point downward.

2. All building entrance lighting will use LED lighting and also be covered to point downward and use low power to avoid light pollution.

Event space / reception area

1. The event space building will be an A-frame structure built to local standards.
2. The building will be 1,750 square feet with a small loft. Approximately 35' x 50' footprint.
3. The building will have a roof pitch of 12/12 (45 deg.). Total building height of approximately 20'.
4. The building will have a slab foundation with 2' tall, thickened stem walls with exterior rock finish.
5. The building will have similar finish materials as the small cabins. Dark metal and hardiebacker faux wood roofing and siding.
6. The building site will have a stamped concrete patio area of approximately 800 square feet.
7. The building will have interior exposed framing timber beams, and timber framed glass end walls.
8. The building will have a small warming kitchen and 2 bathrooms.
9. The building will be used primarily for receptions and gatherings after art and dance exhibits and classes.
10. The end walls of the building will have large doors to allow the space to open up to the patio area.
11. The building will use a split system for heating and cooling with a radiant floor system in the loft floor.



Cabins on wheels

1. The eleven glamping cabins will be Tiny Cabins on Wheels. All built and certified to NOAA (National Organization of Alternate Housing) standards. These standards are to certify that the structures meet national standards for energy efficiency and structural integrity.
2. They will be built using light gauge steel framing, and the exterior will be built using sheet metal, or hardiebacker faux wood siding, all non-combustible materials and colored to blend into the forest using dark natural colors.
3. The cabins will be heated using small split systems and pellet stoves.
4. The cabins will have full size bathroom, small kitchenette and lounge area with a murphy bed.
5. The square footage will be 220 square feet +/-.
6. The cabins will be placed on 6" gravel pads.
7. Each cabin will have a wood deck built to match finish floor of the cabin.
8. Bottom of Trailer will be skirted with gabion basket and wood decking.
9. Cabin exterior dimensions will be 8.5' width, 20' – 26' length, and 10' – 11' height finish floor to roof peak.
10. We anticipate the buildings will be used mainly for 3-4 day stays as a sort of base station to explore the scenic Ebbetts Pass outdoor activities when not attending music and art events on site.
11. Each structure will have attached split system and use the main trash enclosure located near the parking area.



Private residence

1. The private residence will be two Quonset hut buildings connected by a breezeway. The buildings have been structurally engineered for local snow loads and foundation plan and building plan is available if requested.
2. The total building footprint is 2,700 square feet with 1,300 square feet of heated living space. The remaining space will be for storage and shop space.
3. The buildings will have a slab foundation and conventional framed end walls, non-structural.
4. The building dimensions are: 35' width, 39' depth, 20' high. See below for visual representation.
5. The buildings will have a slab foundation with 2' tall, thickened stem walls with exterior rock finish.
6. The living space will have 2 bedrooms, 2 bath, kitchen and living room, and office space.
7. The building will use a split system for heating and cooling with a radiant floor system in the loft floor.

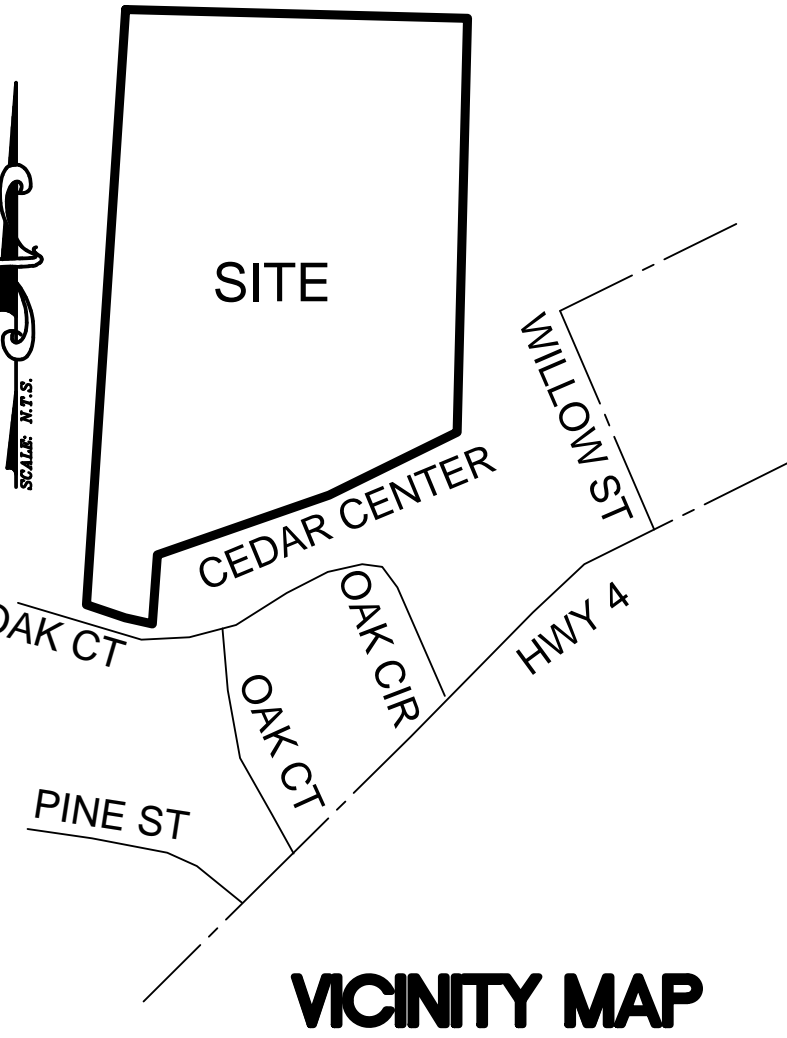


Attachment #4

Reduced Site Plan

LANDSCAPE NOTES:
1. TREES OVER 8" TO BE PRESERVED.
2. AREA TO BE KEPT CLEAR OF BRUSH AND
AREA ADJACENT TO WALKING PATH TO BE
SEEDED AND PLANTED WITH NATIVE FOLIAGE.

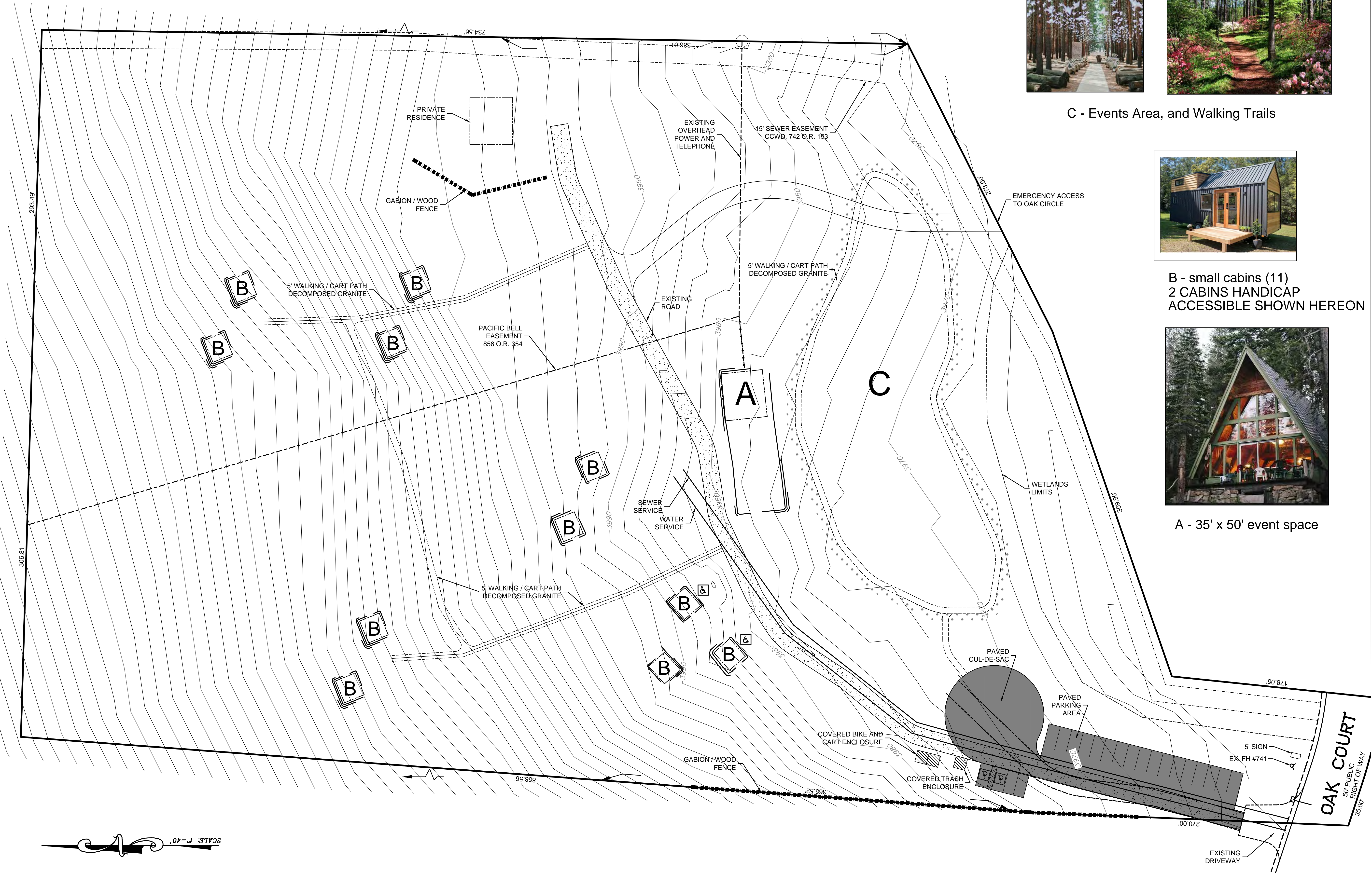
*NOTE: STRUCTURES SHOWN ARE
NOT BASED ON ACTUAL BUILDING
PLANS, BUT SHOW THE INTENT
ONLY FOR RETREAT THEME. THE
PRIVATE RESIDENCE SHALL
CONSIST OF A SEPARATE
RESIDENCE, A SHOP/GARAGE AND
A FUTURE ADU.



6' GABION / WOOD
FENCE WITH STEEL
SUPPORT POST.

SECTION 20, T.5N., R.15E., M.D.M.
APN 028-001-046
PREPARED APRIL 26, 2022
TOTAL ACREAGE: 13.16 ACRES
TOTAL SQUARE FOOTAGE: 7,000

WATER: CCWD
SEWER: CCWD



C - Events Area, and Walking Trails



B - small cabins (11)
2 Cabins Handicap
Accessible Shown Hereon



A - 35' x 50' event space

SCALE: 1"=40'

INIT	APPROVED BY	DATE

PLOT DATE:
4/18/2022

SCALE
horiz: 1"=40'
vert: 2' CNTR
01-11-2023
date

drafted by:
designed by:
checked by:
field book

DEVELOPER: JOHN JEFFRIES
3223 PETTY LANE, CARMICHAEL, CA 95608
PH: 916-943-6925

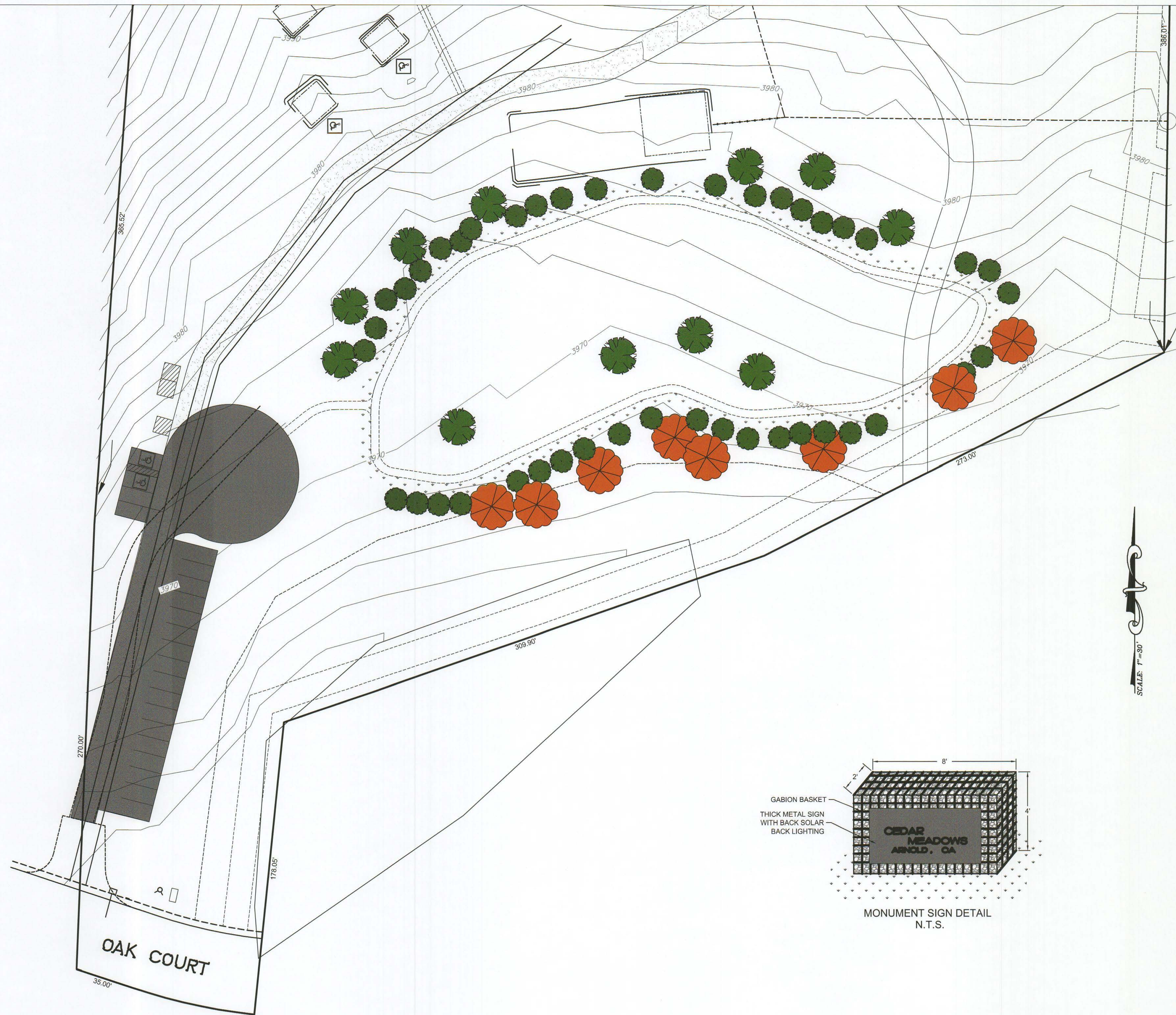
SITE PLAN
CEDAR MEADOWS AN ARTIST RETREAT
ARNOLD, CALIFORNIA

SHEET
1 OF 2
SHEETS
JOB NUMBER

SHEET NAME

Attachment #5

Reduced Landscape Plan



LANDSCAPE

PROPOSED GRADING AREA 60,113 SF
LANDSCAPE AREA (36% OF GRADING AREA) 21,800 SF

*LANDSCAPING WILL BE IRRIGATED BY DRIP SYSTEM ONLY.

PARKING

REGULAR PARKING 19
HC PARKING 2
PRIVATE RESIDENCE 2

BIKE RACK SPACES PARKING PROVIDED: 23
4

*PRIVATE RESIDENCE PARKING WILL BE LOCATED AT THE RESIDENCE AND IS NOT SHOWN HEREON.

PLANT LIST + LEGEND

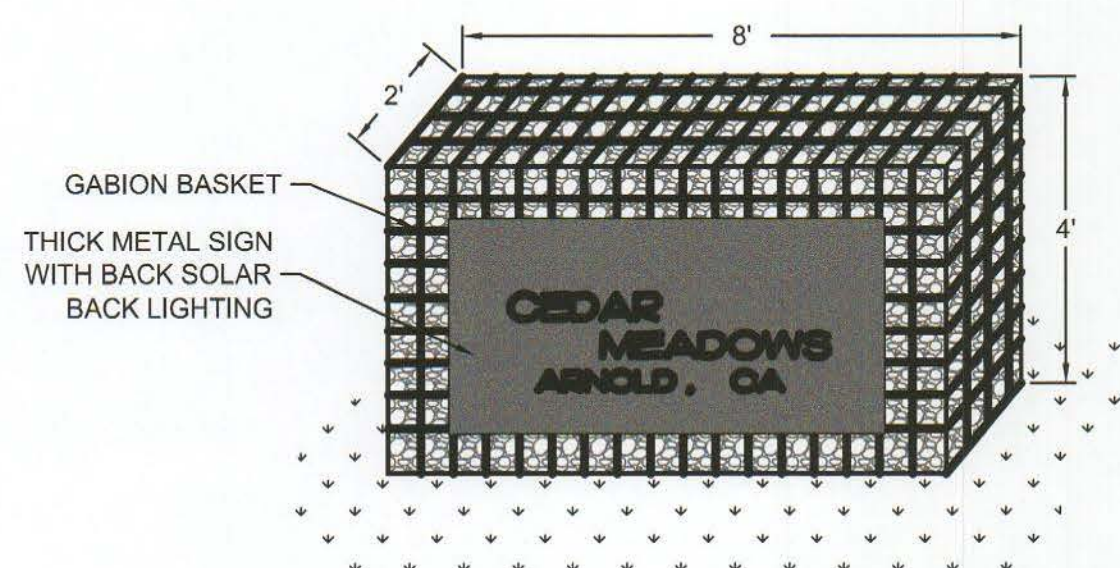
BOTANIC NAME / COMMON NAME SIZE QTY

ACER PALMATUM / JAPANESE MAPLE 5 GALLON 11

CORNACEAE / DOGWOOD 5 GALLON 8

ERICACEAE / AZALEA SHRUB 3 GALLON 43

GROUND COVER AREA - DWARF MONDO GRASS N/A



MONUMENT SIGN DETAIL
N.T.S.

RECEIVED

JAN 19 2023

Calaveras County
Planning Department

2022-031 PD

Attachment #6

Agency Correspondence

Doug Oliver

BUILDING

1. 20' wide fire apparatus access road shall be provided to within 150 ' of all sides of every structure per current California Fire Code.
2. On-site fire suppression water storage shall be provided complying with NFPA 1142 and California Fire Code prior to construction of any new structures.

8/9/2022 8:47:22 AM

Doug Oliver

BUILDING

3. transient lodging that is part of this project shall comply with either a. transient lodging requirements in CCR Title 24 or RV park program of the California Department of Housing and Community Development (Title 25)

12/2/2022 2:22:26 PM

Doug Oliver

BUILDING -
FIRE

1. 20' wide fire apparatus access road shall be provided to within 150 ' of all sides of every structure per current California Fire Code.
2. On-site fire suppression water storage shall be provided complying with NFPA 1142 and California Fire Code prior to construction of any new structures.

8/9/2022 8:47:22 AM

From: [Kate Jesus](#)
To: [Gina Kathan](#)
Cc: [Sam Singh](#)
Subject: RE: Project Review for Jeffries 2022-031 PD
Date: Tuesday, January 10, 2023 9:29:32 AM

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Gina,

I've confirmed with Sam that the proposed project would be served by CCWD for water and sewer services. Let me know if you need anything else.

Thanks,

Kate Jesus | Engineering Coordinator

From: Gina Kathan <GKathan@co.calaveras.ca.us>
Sent: Tuesday, January 10, 2023 8:00 AM
To: Kate Jesus <KateJ@ccwd.org>
Subject: RE: Project Review for Jeffries 2022-031 PD

Great. I just need to know if CCWD will serve the project.

Gina Kathan
Planner IV
Calaveras County Planning Department
891 Mt. Ranch Rd.
San Andreas CA 95249
(209)754-2853

From: Kate Jesus <KateJ@ccwd.org>
Sent: Tuesday, January 10, 2023 7:56 AM
To: Gina Kathan <GKathan@co.calaveras.ca.us>
Subject: RE: Project Review for Jeffries 2022-031 PD

CAUTION: This email comes from outside the County. Do not click on links or open attachments unless you recognize the sender and know the content is safe. If you are unsure, use the Phish Alert button.

Good Morning Gina,

We did receive the original request and I don't believe there were any comments but I will have Sam review today.

Thanks,

Kate Jesus | Engineering Coordinator

From: Gina Kathan <GKathan@co.calaveras.ca.us>

Sent: Monday, January 9, 2023 9:42 AM

To: Kate Jesus <KateJ@ccwd.org>

Subject: Project Review for Jeffries 2022-031 PD

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kate,

I'm putting together a Planning Commission Staff report for application 2022-031 Planned Development. This is a permit process for an Artist retreat which includes 11 cabins for transient occupancy and a SFR. This parcel is located within the CCWD service area for both water and sewer. I routed the attached application back in July and am just noticing I've not received any response from CCWD. I just need to know if CCWD will serve the project or not. I'm in a time crunch as this staff report is due in 2 weeks. I apologize for not following up soon than now, but I just realized I had not heard back from you guys. Can you please pass this along for review. I appreciate your assistance. Please let me know if you need anything further.

Gina Kathan

Planner IV

Calaveras County Planning Department

891 Mt. Ranch Rd.

San Andreas CA 95249

(209)754-2853

Disclaimer

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Disclaimer

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of



Calaveras County

Environmental Management Agency

Lisa Medina ♦ Agency Administrator / Director of Environmental Health
891 Mountain Ranch Road, San Andreas, CA 95249
Phone: 209-754-6399 Fax: 209-754-6722

TO: Planning Department
FROM: Environmental Management Agency
Hany F. Benjamin, R.E.H.S.
DATE: August 3, 2022
RE: 2022-031 Planned Development for John & Maryna Jeffries
APN: 028-001-046

This Agency has reviewed the subject Land Use and has no objection to the proposed development provided the following conditions are met. The applicant shall provide to the satisfaction of the Environmental Management Agency including but not limited to the following:

1. Liquid waste/sewage shall be properly dispose of:
 - a. The application shows that public sewer connections will be installed.
2. The subject parcel shall be supplied with potable water for consumption by members of the public:
 - a. The application shows that services from a public water purveyor will be obtained.
3. Calaveras County Environmental Health (EH) permit(s) required:
 - a. Within the Project Vision section of the application, the applicant indicates public "Events will be supported by local catering businesses."
 - i. All caterers hosted by the subject parcel shall possess a current and valid EH Caterer Permit.
 - ii. All food service shall comply with Section 113700 et. seq. of the California Health and Safety Code.
 - b. Within the "Event Space/reception area" section of the application, it is indicated that the event area will have "a small warming kitchen."
 - i. If employees will be handling or preparing food inside this kitchen to serve to members of the public, then an Environmental Health permit is required. To obtain a permit, the applicant must submit food facility plans and fees for a commercial kitchen. A Food Facility Permit will be required and plans must be approved by Environmental Health prior to commencing operations.



Calaveras County Environmental Management Agency

Lisa Medina ♦ Agency Administrator / Director of Environmental Health
891 Mountain Ranch Road, San Andreas, CA 95249
Phone: 209-754-6399 Fax: 209-754-6722

4. All solid waste shall be properly disposed of at the required frequency and at a county permitted site. Securing services from a county permitted solid waste collection firm (i.e., permitted solid waste hauler) satisfies this requirement.

The above comments were e-mailed to the Planning Department. The signed copy is in the Environmental Health Department office file.



COUNTY OF CALAVERAS

DEPARTMENT OF PUBLIC WORKS

Robert J. Pachinger, Director

MEMORANDUM

Date: August 23, 2022
To: Gina Kathan, Planner IV
From: Monica Remus, Public Works Analyst *MR*
Subject: 2022-031 Planned Development for John & Maryna Jeffries

BACKGROUND

The applicant is requesting approval of a Planned Development Permit for the design of the proposed artist retreat development on 13.16 acres in Arnold. The facility will include a 35 x 50 foot A-framed structure to be used as an event space, eleven (11) small cabins for short term lodging, and an event area. The main entrance to the facility is off Oak Circle. A parking area including 15 parking spaces will be located near the front entrance. Walking/cart paths surfaced with compacted decomposed granite provide access to the cabins and the event space. Proposed is an emergency access to Oak Circle approximately 500 feet east of the main entrance. Also included in the proposal is a Quonset hut style structure to be occupied by the owners as their primary residence. The subject parcel is located off Oak Circle in Arnold, approximately 0.14 miles north of the Oak Circle/Hwy 4 intersection. APN: 028-001-046 is described as parcel 2 of Parcel Maps, Book 12, Page 190.

DISCUSSION

The subject parcel is an undeveloped 13.16 acres zoned General Commercial - Planned Development (C2-PD) and is designated as a Community Center within the Arnold/White Pines community area. The purpose of the Planned Development process is to regulate site development and aesthetics, not the type of use. The proposed uses are permitted in the C2 base zone. The applicant proposes to serve the dwelling unit with an internal existing road. An emergency access to Oak Circle is proposed. However, this access terminates at the property boundary and does not reach Oak Circle.

REGULATORY COMPLIANCE

The applicant shall meet all applicable requirements of the County Road Ordinance (Chapter 12.02), the Encroachment Ordinance (Chapter 12.08), the Storm Water Quality Ordinance (Chapter 13.01), the Grading and Drainage Ordinance (Chapter 15.05), and the requirements of other agencies having jurisdiction, including without limitation to the following:

1. As the parcel is accessed off of a County maintained road, an Encroachment Permit from Public Works is required for any improvements needed to bring the encroachment to existing standards. Oak Circle provides two 12-foot travel lanes, as well as Class II bike lanes in each direction.

2. The proposed internal road shall be improved in accordance with current Fire/Life/Safety standards.
 - a. All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and drainage. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress.
 - b. At no point shall the grade for all roads exceed 16 percent.
 - c. Improve a turnaround at the end of the internal road. Turnaround roadbed diameter shall be 84 feet with a road surface diameter of 80 feet.
 - d. Provide connection to Oak Circle for emergency access road.
3. A Grading Permit is required for any grading work on the site. Consistent with the Grading, Drainage, and Erosion control manual, Chapter 15.05 the applicant must provide the following on the plans:
 - a. Show existing and proposed contours.
 - b. Show plan and profile for all roads.
 - c. Utilities
 - d. Signage as needed including road name signs, traffic control signs and "Not a County Maintained Road" signs.
 - e. Drainage plan signed by a registered civil engineer including hydrology / hydraulics analysis in support of design and analysis of pre and post project conditions to verify that downstream drainage appurtenances can handle the flows. All incremental increases in peak flows from the development must be detained onsite.
 - f. Erosion control plan implementing Best Management Practices for Storm Water Pollution Prevention.
 - g. The removal / re-location of all fences from within the road rights-of-way.
 - h. Wetland areas as shown on Parcel Map Book 12 at Page 190, must be accommodated.
 - i. Soils / geotechnical report in support of design.
 - j. The developer is required to apply for all necessary approval or permits including permits from Fish and Wildlife, Regional Water Quality Control Board, and Army Corps of Engineers. Permits from other agencies shall be submitted to the County along with the improvement plans.
 - k. Construction Quality Assurance Plan.
 - l. Prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) as required and obtain a General Construction Activity Storm Water Permit and a National Discharge Elimination System (NPDES) permit.
 - m. Implement Best Management Practices (BMPs) to manage storm water quality during project operations and post-construction. Identified BMPs shall be compliant with General Permit No. CAS000002 requirements, and may consist of, but would not be limited to: measures to detain storm water on the project site; measures to attenuate the concentration time of storm water; measures to attenuate peak flows at the boundary of the project; measures to prevent

contamination of storm water within the project; measures to actively treat storm water; and measures to passively treat storm water.

- n. Show evidence of ongoing maintenance of Best Management Practices.
 - o. Parking area shall meet the requirements of the Grading, Drainage and Erosion Control manual §6.14.5.
4. At the time of development of this property, the developer will be required to pay the traffic impact fees in effect at the time, including the Road Impact Mitigation (RIM) fee.

Attachment #7

Full Size Plans for PC Only