

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: February 9, 2017

Staff: Jennifer Franich

SPECIAL USE PERMIT

- FILE NUMBER:** S15-0016/Reverie Retreat Center
- APPLICANT:** Tamara Johnston and Ramon Fliek
- AGENT:** Robin Peters, Cal State Engineering, Inc
- REQUEST:** Conditional use permit to allow the operation of a retreat center and campground that includes a full-service kitchen with outdoor dining areas, a conference facility and spa for use by guests, and a campground with 35 camping cabins and 10 tent campsites with shared/communal restrooms and showers.
- LOCATION:** The property is located on the north side of Spanish Flat Road, approximately 0.8 mile east of the intersection with State Route 193, in the Kelsey area, Supervisorial District 4 (Exhibit A).
- APN:** 088-021-02 (Exhibit B)
- ACREAGE:** 32.01 acres
- GENERAL PLAN:** Rural Residential (RR) (Exhibit C)
- ZONING:** Rural Lands 10-Acre (RL-10) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 2. Approve S15-0016 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow a retreat center, camping facilities, conference center, spa, and commercial kitchen in the Kelsey area. Health and Wellness retreats, campsites, full-service kitchens, and conference facilities are allowed in the RL-10 (Rural Lands 10-Acre) Zone, with a Special or Conditional Use permit. The proposed project is authorized in the RL zone according to Table 130.21.020, as detailed below:

Uses Proposed Under Conditional Use Permit S15-0016			
Use Type	Proposed Use	Approvals Needed	Specific Use Regulation
Lodging Facilities: Health Resort and Retreat Center	Retreat center for up to 75 guests and 6 employees	CUP required	130.40.170, Lodging Facilities, See Finding 3.4
Campground	35 tent cabins and 10 campsites	CUP required	130.40.100, Campgrounds and Recreational Vehicle Parks, See Finding 3.3
Commercial Kitchen	Full-service kitchen for the preparation of food for guests, outdoor dining deck	Permitted as accessory to Campground/Retre at Center	See Finding 3.3
Employee housing	Re-purpose existing residence	Permitted as accessory to Campground/Retre at Center	See Finding 3.3
Agricultural: Processing of Agricultural Products	Cheese making, juices, jam	CUP Required	
Uses Not Subject to Special Use Permit			
Single-unit Dwelling	Proposed new residence	Permitted by right	
Agricultural: Animal Raising and Keeping, Crop Production, Accessory Structures, Dairy, Grazing, Orchards and Vineyards	Agricultural production including vegetables and fruit, poultry goats and/or sheep	Permitted by right	130.40.080, Animal Raising and Keeping, and 130.40.030, Accessory Structures and Uses, See Finding 3.5

Staff has determined that the proposed project is consistent with the Rural Residential land use designation and RL-10 zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT INFORMATION

Site Description: The site is located north of Spanish flat road, east of Highway 193. The property slopes up to the east, with rolling terrain throughout. Vegetation on-site is mixed oak and conifer woodland, with approximately 80% canopy cover. The site is not within the Important Biological Corridor, but does feature potential habitat for plant and animal species. A Georgetown Divide Public Utility District water conveyance ditch enters the property near the northeasterly corner, meanders across the easterly boundary of the property and exits near the southeasterly corner. The property is traversed by several seasonal drainage courses; a small pond is located in the southwesterly quadrant of the property, and a somewhat larger pond straddles the west-central property boundary (Exhibit E). A single-family dwelling, a guest house, a cabin, and several sheds and other outbuildings are currently on-site. The site is accessed by a paved encroachment and gravel driveway off Spanish Flat Road. The site is served by a private septic system, as well as GDPUD public water. A spring-fed water system also exists on the site, but is not used for drinking water.

Project Description: The applicant requests a Conditional Use Permit in order to construct and operate a retreat center to include agricultural production of fruits and vegetables and animal husbandry, workshops and classes related to agriculture, art, health and wellness, all-inclusive food services for guests, 35 small or tent cabins and 10 campsites with communal restrooms for guests attending multi-day events, and a conference facility, spa, and full-service kitchen facilities (Exhibit F, G). Up to twelve special events per year are proposed, which could include class reunions, family reunions, guest lecturers, motivational speakers, and other one day events. Events may include amplified sound in the form of music and speech (Exhibit H). Phase I of the project would result in the construction of infrastructure and facilities for up to 40 guests and 4 employees. Phase II represents the full project and would allow for 75 guests and 6 employees. The retreat would operate year-round with peak seasonal usage expected between May and September. Programs will be conducted up to seven days per week with peak daily usage expected on weekends. The existing 1,500-square-foot single-family dwelling will remain, to be occupied year-round by caretaker residents responsible for security and maintenance of the livestock and other agricultural infrastructure. The existing 400-square-foot guest house is proposed to be converted to a spa and massage facility. A new guest cottage will be constructed to provide housing for senior staff and owners. The existing 600-square-foot cabin would be repurposed as a full-service kitchen and would include an outdoor teaching kitchen and an outdoor dining deck. A new 600-square-foot shared bathroom & shower facility would be constructed, and additional satellite restroom facilities may be considered at or near the cabin and campsite areas to provide for more convenient access during evening hours. A new conference facility would be constructed immediately west of the existing cabin. Initially the conference facility would be a small structure, geared toward smaller events, but may be remodeled as a facility of approximately 1,800-square-feet. On-site improvements would include parking stalls, improved encroachment onto Spanish Flat Road, and an emergency vehicle turnaround (Exhibit I).

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit J). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Site Plan; Revised March 2016
- Exhibit G.....Applicant’s Project Description; Revised March 2016
- Exhibit H.....Noise Study, October 31, 2016
- Exhibit I.....On-Site Transportation Review, November 2016
- Exhibit J.....Proposed Mitigated Negative Declaration and Initial Study