



EDC COB <edc.cob@edcgov.us>

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**Fwd: Special use permit S10-0009**

1 message

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**Gary Coverdale** <covey@slicknotes.com>  
To: edc.cob@edcgov.us

Thu, Mar 22, 2018 at 8:40 PM

**Subject: Special use permit S10-0009**

I am a parcel owner on Carvers of which we expect to eventually build.

I support allowing the Villa Florentina Bed and Breakfast to have amplified music up to 10:00 PM! I feel that this County should embrace music and gatherings enjoying such music. Please consider allowing flexibility and the ability to perform amplified music.

Sincerely,

Gary Coverdale  
covey@slicknotes.com





EDC COB &lt;edc.cob@edcgov.us&gt;

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**S10-0009 Villa Florentina Bed & Breakfast\_BOS - April 10, 2018**

1 message

**Sara SK** <skpriority@earthlink.net>

Fri, Mar 23, 2018 at 12:10 PM

To: John Hidahl &lt;bosone@edcgov.us&gt;, Shiva Frentzen &lt;bostwo@edcgov.us&gt;, Brian Veerkamp &lt;bosthree@edcgov.us&gt;, Michael Ranalli &lt;bosfour@edcgov.us&gt;, Sue Novasel &lt;bosfive@edcgov.us&gt;, BOS Clerk &lt;edc.cob@edcgov.us&gt;

To Supervisors Hidahl, Frentzen, Veerkamp, Ranalli, and Novasel, and to the Clerk of the Board,

Please find attached six documents: my letter with regard to Villa Florentina, and five attachments to that letter.

Thank you for your review and consideration,

Sara Schwartz Kendall

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**Sara Schwartz Kendall**

skpriority@earthlink.net

(530) 295-3488

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**6 attachments****S.K. Villa Florentina BOS letter.pdf**

76K

**S.K. Villa Florentina Distances BOS.pdf**

1556K

**S.K. Villa Florentina Map words numbers distance.pdf**

1171K

**SK Villa Florentina public comment 2017 and emails.pdf**

108K

**S.K. Villa Florentina Hearing 2 comment August 2017.pdf**

84K

**S.K. Villa Florentina comment Hearing 3 Feb-2018.pdf**

57K



*Sara Schwartz Kendall*

March 23, 2018

Re: S10-0009 Villa Florentina Bed & Breakfast\_BOS - April 10, 2018

To Supervisors Hidahl, Frentzen, Veerkamp, Ranalli, and Novasel:

Thank you for receiving public comments about the conflict regarding Villa Florentina. As I see it, this is a tale of two businesses. Two businesses operate on the same tiny plot of land, 3.57 acres, that is wedged into a small neighborhood that is full of houses, where I and my neighbors have had our peace at home disturbed by loud events beginning almost three years ago.

The first business is a beautiful, tasteful bed and breakfast. It is a lovely retreat that offers tranquility and rest in our Rural Residential neighborhood. From this elegant and attractive place, guests can enjoy the scenery and activities of the Coloma-Lotus Valley and El Dorado County. No one has ever suggested that this bed and breakfast should not operate, even at the 2011 Planning Commission's hearing on Villa Florentina's initial Conditional Special Use Permit. The bed and breakfast fits beautifully into the area and contributes well to the local economy.

The other business at Villa Florentina is a large event center that brings almost unimaginable levels of noise to surrounding – and often distant – neighbors. This business does not fit into this tiny rural neighborhood, as neighbors predicted at that same 2011 hearing when they said amplified noise and large events should not be permitted. However, the Conditional permit was approved. After a few small events were held, that followed the rules and were not a problem, it changed to a regular -- but still Special Use -- Permit.

Starting in 2015 with the current owners, problems with noise and nuisance erupted. The Planning Department received many complaints and tried to work with the owners. After it sent three letters to them, the first Planning Commission hearing was scheduled. From there followed a well documented history of our neighborhood distress.

This is a very polite, civil neighborhood. The owners say they are nice people, and have had people write in and testify to that effect. We are nice people, too. In this small neighborhood are people working in health care, libraries, and education, and volunteering with community boards, committees, and nonprofits. Neighbors include a search and rescue volunteer, several who work with youth in the outdoors, and a

children's advocate. Some are doing innovative work to protect bees, and some make delicious honey and olive oil in this quiet rural area. We have been nothing but polite and accommodating to the owners, even when they did not live onsite the first few years. We made efforts to resolve our concerns in the most neighborly ways possible, but we were unsuccessful.

However, it does not matter how "nice" people are on either side of this conflict. Everyone deserves to have peace in their home. The fact is that this tiny neighborhood, less than 1/2 mile long and less than 1/5 mile wide, is blasted with noise when Villa Florentina holds large events with amplified music. Our windows rattle, our children cannot get to sleep, and we cannot entertain guests or enjoy our own back yards. We hear the noise inside our houses even with all windows closed, fans on, TV on, anything we can think of on. And yet we live here because we love to be outside. It is unacceptable.

I took the following readings **inside** my house on two occasions last fall, and those were not the loudest. The county maximum level is 50 Db from 7-10pm and on October 14, 2017, my measured peak was 63.9 dB inside my house with the max at 57.7 at 7:55pm. The allowable eq, or average ongoing noise, is 40 but I recorded 47.8 that night. On October 7, 2017, I recorded a peak of 53.6 and an eq of 47.1 at 8:52pm – again, not out in the yard, but right inside my home.

The owners have repeatedly said in Planning Commission hearings that they are not able to keep their events within the allowable sound limits. The reason is physical reality – the echoing river valley and the small size of the parcel makes it is the wrong location for this second business. There are several gorgeous event centers very close to our neighborhood that are on dozens of acres and hold their events at a distance from neighbors. It works to have events there. But not in our small neighborhood.

The event business is not suitable for the location. It is a shame that the owners have repeatedly chosen not to follow the event regulations of their SUP nor directions of the Planning Commission, even after they repeatedly promised to do so. It is a shame that they chose to keep putting effort into an unworkable situation. But the neighbors have paid for their single-minded persistence with our own peace of mind for far too long. We have endured great levels of noise, conflict and stress for over two event seasons.

After many complaints, letters, and hearings, it is time for the failed experiment of the second business of events to come to an end, and for the first business, a lovely bed and breakfast, to move front and center.

I hope with all my heart that you will approve the Planning Department's recommendation that Villa Florentina continue to do business as a bed and breakfast, and

to have its Special Use Permit modified to remove events and amplified sound. I can't tell you how much I hope to finally be able to once again lie in my hammock in my backyard on a warm spring weekend evening without being blasted away by wedding noise.

Thank you for your consideration.

Sincerely,

*Sara Schwartz Kendall*

Attachments: Neighborhood map  
Maps of Villa Florentina's distances as compared to the BOS building  
My previous letters and emails of complaint dating back to April 2015





## Villa Florentina Distances

Distance from unpermitted Villa Florentina lawn to property line:  
64.31 ft (19.60 m)

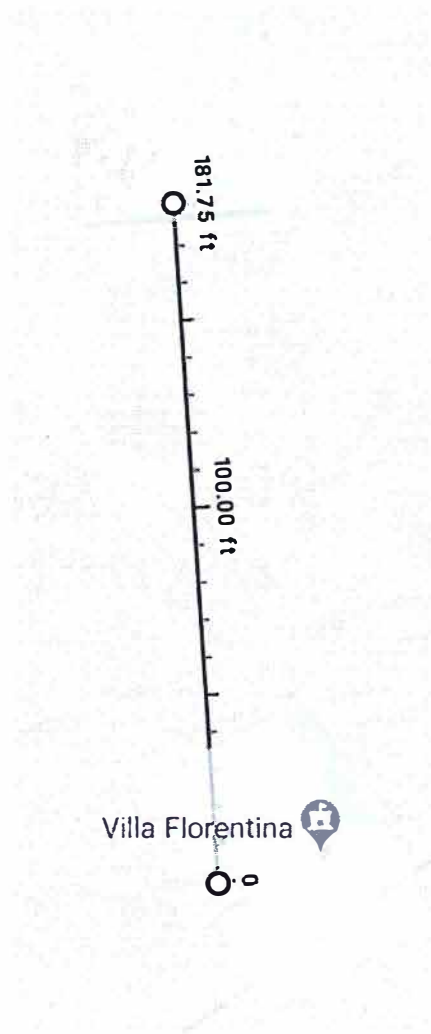


Distance from Supervisor building front door toward parking lot:  
64.90 ft (19.78 m)

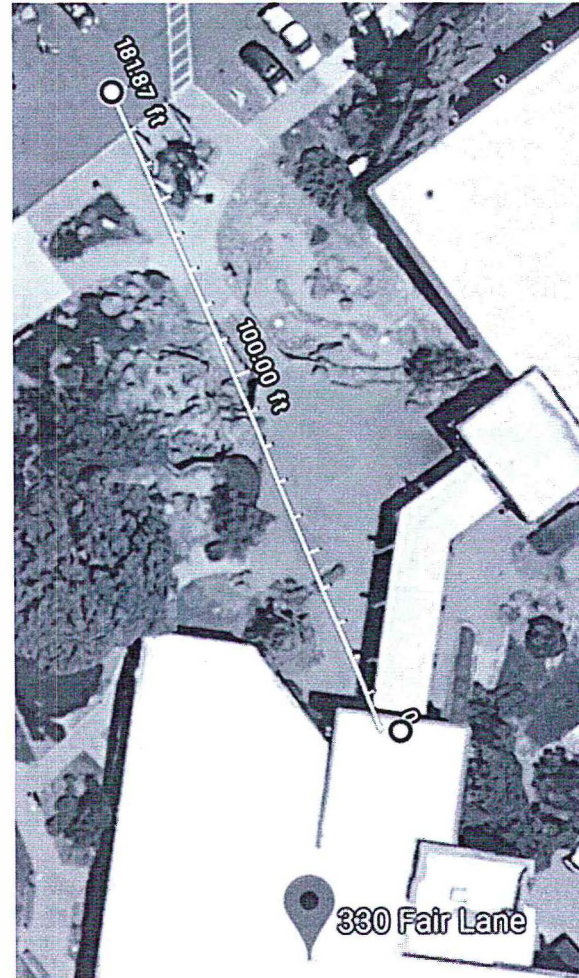


## Villa Florentina Distances

Distance from Villa Florentina foyer  
(where speakers are supposed to be)  
to closest neighbor's house:  
181.75 ft (55.40 m)

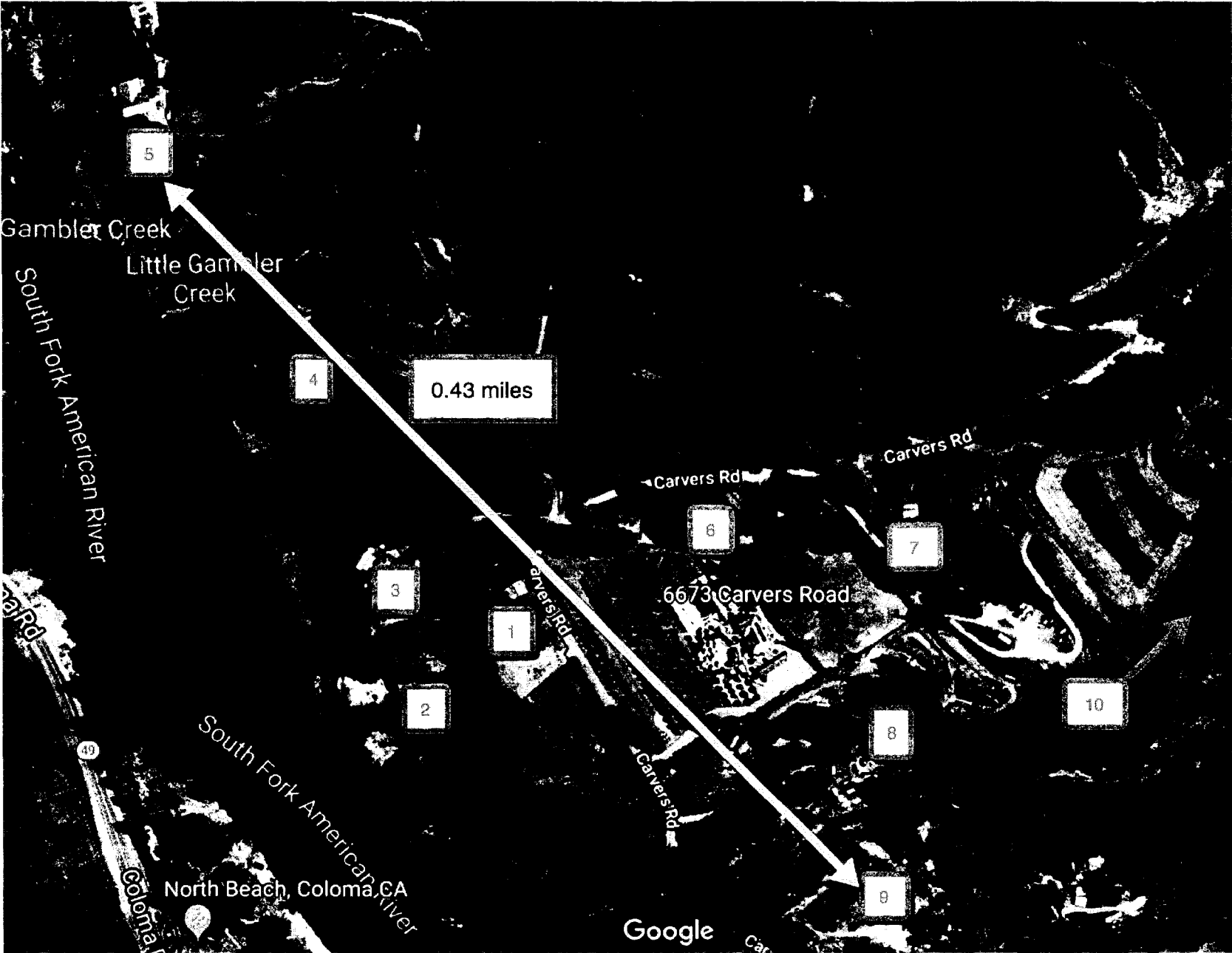


Distance from Supervisor front door to  
parking lot  
Total distance: 181.87 ft (55.43 m)



Information from Google Maps  
Put together by Sara Schwartz Kendall

Neighbors of Villa Florentina, Coloma, who have repeatedly complained about the noise and nuisance and/or have repeatedly attended Planning Commission meetings to modify their Special Use Permit





**Sara Schwartz Kendall**  
**P.O. Box 172**  
**Coloma CA 95613**

August 22, 2017

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

To the El Dorado County Planning Commissioners and to Planning Services Department Planner Evan Mattes < evan.mattes@edcgov.us>:

I am writing to let you know how events that have been held at Villa Florentina since the March 23, 2017 Planning meeting have affected me as a close neighbor, and how the actions of the owners have negatively affected me.

My experience of their spring 2017 events has not been as bad as the extreme trials of last season, but they have not been good, as I will detail below. I believe this venue cannot comply with the sound restrictions necessary to co-exist with close neighbors in this Rural Residential area, if it is allowed to use amplified sound at its events, and if it is allowed to have large events. I continue to support it as a bed & breakfast, and I am open to the possibility of small family, healing, or corporate retreats that are not overly large and are not amplified, if the owners can demonstrate improved responsibility. Sharing the beauty of Coloma, without polluting it with excessive noise and cars on a tiny road in a Rural Residential neighborhood, could be a positive thing. However, amplified events are not working in the space that is so close to residents and has an echoing quality from being in a river valley.

With regard to owner actions (or inactions), I am upset that the Andersons did not provide the neighbors, or it seems the Planning Department, a schedule of events as they promised they would. The event date they told me verbally at the March hearing was incorrect and led to problems, as I note below. I am upset at the lack of respect shown for the Planning Department that is shown by this lack of compliance and communication.

I am also upset that I have had to wait quite a long time to make this comment, and finally have to submit it without sufficient information. As of this afternoon I do not see anywhere in the case documents online the sound studies the Andersons were supposed to have submitted on July 1, nor the Planning Department's analysis of that study. I am told this is because the Andersons' data was not submitted until mid-August. We all spent a lot of time in the March meeting setting a date for the follow-up late August meeting centering around the amount of time the Andersons would need to have to get good sound data, and the Planning Department would need to analyze that report and make their own recommendations. Apparently the Andersons disregarded this express requirement that came out of the March meeting. This inconveniences everyone and again shows a lack of respect for the planning process.

*Continued on next page*

Below are notes from the weekends of events when I was home or had guests letting me know how the sound was at my house, in reverse chronological order. I was not home every weekend. Most of the events seemed small. I am concerned that there will be more noise at possible future large events as there has been in the past.

The second weekend of June (I think Sat. June 10)

**\*\* Issue of owners not living at the B&B as required by their Special Use Permit:**

I came home at 9:20pm and there was a great deal of screaming and yelling from Villa Florentina. I bumped into Adam Anderson a few days afterward on a local trail and let him know that. He said that he "was told" that at 9pm the sound ramped up from the guests. So he was not even there. I don't know who is running the weddings if not the owner? He also said he wished they could hold up a sign saying something like "Be Quiet," but they can't do that. He therefore indicated that he and his staff cannot keep the noise of their guests within reasonable limits.

If the Andersons lived onsite as they should, it could have eased the situation because much more communication "over the fence" could have happened. It is for a good reason that owners need to live on B&Bs. They are in violation for not living onsite.

Sat. May 27

This weekend was blissfully quiet. It looked like they had some B&B guests. I love when they do - people enjoy the countryside here and we don't get bothered by noise.

Sat. May 20

There was a wedding on Saturday. I was inside sick with a cold and didn't notice much sound.

Fri. and Sat. May 12 & 13

There was amplified sound on Friday that did affect me. The wedding was the following Saturday. Both days should be counted as events with amplified noise.

Fri April 28 vs Sat April 29:

**\*\* Issue of no schedule of events provided by owners, including event size, that the Andersons promised and the Planning Department repeatedly requested.**

It looked like something was being set up for last night, Fri. 4/28, instead of today, Sat, which is the event date I heard in the hearing. The Andersons said they would tell me their schedule but have not. I was away in the evening but asked a neighbor who said they did have a wedding Fri night and it seemed most of the noise went to my house, which is bad because my friend who is ravaged by cancer came up for a restful getaway Fri night to avoid the anticipated VF noise Sat night. We can't even work around these people. My neighbor was supposed to mow Fri after work so as to not mow on the Sat wedding day, and couldn't. This is messing us up.

Thank you for considering my experiences, feelings, and conclusions that the Villa Florentina owners have violated their Special Use Permit in several ways, have not followed the planning process, and should not be allowed to hold large or amplified events at their establishment.

Sincerely,  
*Sara Schwartz Kendall*

February 3, 2018

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

To the Planning Commission, El Dorado County:

Coming up is the third hearing about how the owners of Villa Florentina, Angela and Adam Anderson, do not follow the conditions of their Special Use Permit. This is the third time I have sent comments to you about how the noise from their events has interfered with my peaceful use of my residence, and my ability to have guests over to also enjoy the peace of the Rural Residential neighborhood where we are located. I entreat you to adopt the recommendation of the Planning Department to modify Special Use Permit S10-0009 to exclude special events and outdoor amplified music at Villa Florentina. It is simply the wrong place for large, loud events.

When I last spoke to the Planning Commission in August, I explained that I didn't know about decibels and sound tests but I did know when it is so loud from events at Villa Florentina that I cannot enjoy my house in peace. The first season they operated, I could hear every word of every vow in my back yard where I was trying to get work done. It was cute the first couple of times but the charm quickly wore out. I do not want to have weddings in my back yard, which is exactly how it sounds. You have heard me talk in the last two hearings about the music and yelling from the weddings that is very disruptive to me and to my neighbors.

There were two events since our last hearing in August 2017 that were so loud that I did in fact measure the sound. The county maximum level is 50 Db from 7-10pm and on October 14, 2017, my measured peak was 63.9 dB INSIDE my house with the max at 57.7 at 7:55pm. The allowable eq, or average ongoing noise, is 40 but I recorded 47.8 that night.

On October 7, 2017, I recorded a peak of 53.6 inside my house and an eq of 47.1 at 8:52pm. This high sound level disturbs not just me but also my family and friends I want to be able to have visit. I had a friend come up for an afternoon in September 2017. He left in daylight hours saying, "I heard about it, but I can't believe how loud the noise is here, it sounds like it's right over the fence. It totally defeats the point of living here, to have a loud party going on so close."

Some of the comments that have been submitted in this matter support Villa Florentina because it is a small business. I too support small businesses in Coloma-Lotus, which is why I favored giving events there a try back in 2012. However, we have learned painfully that Villa Florentina is too close to other houses, and the acoustics carry too much in our river valley, for large events to be hosted there without disturbing the neighbors, sometimes extremely. The recommended modification allows the Andersons to continue to operate a bed and breakfast, a small business that does fit in with the neighborhood.

Some people have said in their comments around this issue that when they are in their own homes, they enjoy the sounds they hear of people recreating. I am glad they enjoy their own sound levels. Except for the Villa Florentina events, I too enjoy the sounds of kids on field trips in Coloma, families enjoying picnics at the State Park across the river from me, people whooping it up on the river and enjoying nature, and the distant sounds of music from Coloma-Lotus

establishments in the summertime. I think it is healing for people to come here, to connect with nature and history, to have outdoor adventures here, and to enjoy tunes in our eateries. However, none of that is right in my back yard. Villa Florentina's events are too close to its neighbors to allow them to continue.

Another line of support is that Villa Florentina contributes to the local economy. Even if this is true – and I have seen no figures, and the only fact I have seen is that Placerville Flowershop, a great local business, gets about five orders of flowers per year from Villa Florentina events – this cannot come at the expense of the well-being of their surrounding neighbors.

The location of Villa Florentina is wrong for large events. It has been tried, the Planning Commission and Planning Department tried to work with the owners to make it work, but it is a failed experiment. However, it is a nice B&B. I ask that you modify this Special Use Permit to be for a bed and breakfast only, so the residents can again enjoy peace in our neighborhood.

Thank you for all your hard work for our County.

Sincerely,

*Sara Schwartz Kendall*



## Sara Schwartz Kendall

March 14, 2017

To the Planning Services Department:

In March of 2012, I wrote a letter to the Planning Department in support of the new business at Villa Florentina. Since then, I have painfully realized that events held at that location, on the echoing river corridor, are too loud and disruptive for our neighborhood. The large number of cars on our small, one-lane country road with a dip and blind turn, is also in excess of what we can support. I now request that large events, and all amplified sound from Villa Florentina, be stopped.

I personally informed Adam Anderson when he first purchased VF that the sound carries in the river valley, and that the past owner would continually be outside with his sound monitor, and continually tell DJs to drop the volume to stay within acceptable noise limits. Despite this, in the last year plus, I have had to repeatedly let VF know that the sound was loud, even inside my house when I had shut all the doors and windows, and turned on my ceiling fan and air conditioner. (See attached messages from April 2015 through September 2016.)

This is more upsetting because I started staying away from my house on Saturday nights when they have weddings, to get away from the ruckus. The very few times that I was home, it was ridiculously loud at my house and in the Coloma Valley. Some of my neighbors have heard it in their houses over their TVs, some up Bayne Road have heard it identifiably, and some have said that their windows have rattled. One thing that makes me extra crazy is the screaming and shouting of over 130 people that happens regularly. Who acts that way at a wedding? It's like I am living across the street from a rock concert. Coloma, and any neighborhood in rural El Dorado County, is not the place for that kind of commotion.

We should not be inconvenienced by this sound, I should not feel like I cannot be at my own home, and I should not feel that I cannot have friends and family visit on a weekend because of the noise that regularly comes from Villa Florentina.

I also have a complaint about the cars and the wear and tear on the road. One attached message, of several incidences, shows that some of the visitors have driven recklessly, not considerately on our country road. Also, our little one-lane asphalt road has been so chewed up that it is hard to find a center strip to drive on without hitting eroded sections. One neighbor pointed out to me that one large wedding puts enough wear on the road as a full year of neighbors' regular use. There was also at least one incident where their wedding parties blocked the one-lane Mt. Murphy bridge to take photographs, backing up traffic and causing neighbors and Coloma state park rangers great aggravation.

Please use your authority to rein in this business that has shown no improvement in its disruption of our neighborhood. Even on one of their last weddings (this late fall), when it was very rainy, a more distant neighbor said she could hear the noise louder than the summer ones.

I hope you can shut down these large weddings and the amplified music. I speak for several neighbors who are inconvenienced in their lives, but are not writing a formal complaint. I am sure you are used to that situation. I do not think people would have a problem with VF running as a bed and breakfast with a few rooms; even at the 2012 meeting, the neighbors who spoke out against the amplified music and large events said a B&B would be fine.

Thank you for your review, and hopefully restoring some peace to our neighborhood.

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Email #1:

*The owners and manager of Villa Florentina were informed long ago that their noise is a problem for the neighborhood - Sara SK*

Begin forwarded message:

**From:** Sara SK <[skpriority@earthlink.net](mailto:skpriority@earthlink.net)>

**Subject:** Noise is loud

**Date:** April 11, 2015 at 8:51:51 PM PDT

**To:** [info@villaflorentina.net](mailto:info@villaflorentina.net)

Hi,

This is your neighbor Sara SK. I just left a voice message at 916-778-0109. I have just come home after a long day. I have closed all my windows and doors but I still hear the bass from your music in my house. Please turn the bass down and keep it down. Also, I'm sure you are aware of the 10pm noise cutoff in the Coloma-Lotus Valley.

I hope this will not be a problem in the future.

Thank you,  
Sara SK

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Email #2:

*Rob & team,*

*I have heard that Adam Anderson is claiming that he was never informed that the noise of his events was a problem. Please attach the following exchange to my comment as it clearly refutes that. Noise problems from Villa Florentina continued all through the summer and fall of 2016.*

*- Sara SK*

Begin forwarded message:

**From:** Adam Anderson <[admandrsn@msn.com](mailto:admandrsn@msn.com)>

**Subject:** RE: volume

**Date:** May 29, 2016 at 8:21:15 AM PDT

**To:** Sara SK <[skpriority@earthlink.net](mailto:skpriority@earthlink.net)>

Hi Sara,

Thanks for letting me know. The speakers were in the house entry way, maybe he had his mic turned way up. I'll monitor that better in the future.

My apologies,  
Adam

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Sara SK <[skpriority@earthlink.net](mailto:skpriority@earthlink.net)>

**Date:** 05/28/2016 8:46 PM (GMT-08:00)

**To:** Adam Anderson <[admandrsn@msn.com](mailto:admandrsn@msn.com)>, Villa Florentina <[info@villaflorentina.net](mailto:info@villaflorentina.net)>

**Subject:** volume

Hi Adam & Patsy,

This is the 1st Sat night I've been home in a long time and I am surprised at the volume of sound coming over. I kind of expected it from the music, and I know you will be good about it being off at the right time, thanks. However, if you can make sure the DJ and anyone on the mike is quieter - the fellow tonight is booming over the valley and I heard him first

when I was coming in and walking around the Park about 7:30 and now again at home his voice boomed out with an announcement.

I know it's a pain to keep them in line, and it does sound like people are having a good time, which is good - but I know Loren would check the volume with his sound-meter every now and then to keep it in range so it's an ongoing thing that's needed because they get excited and bring up the sound.

By the way I like your new wedding signs on the roads, very tasteful and helpful to the guests.

Thanks,  
Sara SK

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Email #3:

*Please attach this to my comment about Villa Florentina, thank you - Sara SK*

Begin forwarded message:

**From:** Sara SK <[skpriority@earthlink.net](mailto:skpriority@earthlink.net)>

**Subject:** bass music in my house again

**Date:** September 10, 2016 at 9:03:32 PM PDT

**To:** Villa Florentina <[info@villaflorentina.net](mailto:info@villaflorentina.net)>

Patsy/Adam/etc -

Can you please ask the dj to turn down the bass noise. I have closed all my windows, turned on my AC and a ceiling fan, and I can still hear the bass in my house.

Thank you,  
Sara Schwartz Kendall

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Email #4:

*This message was about problems with Villa Florentina guests driving far too fast on Carvers Road - Sara SK*

Begin forwarded message:

**From:** Sara SK <[skpriority@earthlink.net](mailto:skpriority@earthlink.net)>

**Subject:** Thanks and please

**Date:** September 9, 2016 at 5:49:52 PM PDT

**To:** Villa Florentina <[info@villaflorentina.net](mailto:info@villaflorentina.net)>

Hi Patsy,

First, thank you SO much for making the gate beep go away. You have improved the quality of my life!

One request - could you ask your current guests (again, I bet - I'm sure you do it regularly) to PLEASE drive slowly on Carvers - we almost had a collision on the road when several of them were driving just now way too fast.

Thanks! - Sara SK

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