

5/3/2018

Edcgov.us Mail - S16-0008 Leaning Tree Lodge

PL 5-10-18



Planning Department <planning@edcgov.us>  
#4  
2 pages

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## S16-0008 Leaning Tree Lodge

1 message

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Larry & Gay Berge RE/MAX Gold <Lberge@comcast.net>  
To: planning@edcgov.us

Thu, May 3, 2018 at 7:36 AM

May 2, 2018

EDC Planning and Building Dept.

Regarding permit number S16-0008

To Whom It May Concern:

Our names are Larry and Gay Berge. We have been local Realtors for over 33 years and are currently with RE/MAX Gold.

We have known Barry and Cara Nelson for over 22 years. They are an amazing Christian family who have contributed greatly to our community. They bought 2747 Leaning Tree 21 yrs ago and have raised their 4 children there and now enjoy time spent with their grandchildren .

We have attended several of their functions and they have been tastefully done and with great respect for their neighbors with carefully measured and controlled noise levels with a 10 PM end time. We do not live nearby but can attest to what we have seen as to how they enforce their rules and respect their neighbor's peaceful enjoyment of their homes and property. El Dorado County has some very special B&B's, event venues and vineyards many of which do weddings. In our experience, these are higher end beautifully maintained properties that do not negatively affect the overall values of the neighborhoods .

As real estate professionals, we do not believe property values have been affected in a negative manner due to the venues the Nelson's are holding on their property on Leaning Tree. We have sold two homes in the neighborhood since Dec 2016 on Ivy Knoll relatively close to the Nelson's property . The most recent home we sold in Feb 2018 for \$860,000 is located on the parcel contiguous to the Nelsons where the buyers had full knowledge of the Nelson's venues . We also have 2 beautiful 5 AC parcels currently listed for sale priced in the \$200,000's. The potential buyers of these properties will more than likely build high end homes. There have been other properties sold in the area and we do not believe the values have been diminished .

We thank you for taking the time to read our letter . We pray this issue can be resolved in a manner where all concerned can have peace of mind.

Sincerely,

Larry & Gay Berge

RE/MAX Gold Realtors

GRI and CRS

[https://mail.google.com/mail/b/AHud471vrqR1MAmchff3QI1aEErLg4AXkfn-Cp\\_eFBKx6PFquVU/u/0/?ui=2&ik=c5aea7cbc3&jsver=TV2A1ycJovk.en.&cbl=gmail\\_f](https://mail.google.com/mail/b/AHud471vrqR1MAmchff3QI1aEErLg4AXkfn-Cp_eFBKx6PFquVU/u/0/?ui=2&ik=c5aea7cbc3&jsver=TV2A1ycJovk.en.&cbl=gmail_f)

18-0614 Public Comment  
PC Rcvd 05-03-18

5/3/2018

Edcgov.us Mail - S16-0008 Leaning Tree Lodge

530-677-1536

Lberge@comcast.net

Sent from my iPad  
Larry & Gay Berge  
RE/ MAX Gold  
Lberge@comcast.net  
530 677-1536  
www.Lberge.com

PC 5-10-18

#4

2 pages

2018 MAY -3 AM 11: 11

RECEIVED  
PLANNING DEPARTMENT 4/26/18

Dear Mr. Hansen,

We are resident of Ivy Knoll Road and are writing to voice our opposition to the approval of a Special Use Permit (S16-0008) for the proposed Leaning Tree Lodge (location 2747 Leaning Tree Road). We are unable to attend the public hearing to be held on May 10, 2018 regarding this matter due to work commitments. We are opposed to this business on multiple accounts:

First and foremost, this is a **residential** area on a **private** road. We, like most of our neighbors, moved here for the peace and quiet that is the essence of rural living. Allowing a business in this residential neighborhood would significantly alter the character and tranquility of the area. Being that this is a private road, the desires of the residents should be carefully weighed before the Planning Commission makes a decision.

A business in what should strictly be a residential area will have a negative effect on the resale values of our homes. When selling our homes, we will have to disclose to prospective buyers that a business exists on this private residential street. Part C of the California Real Estate Disclosure Statement asks the seller if he/she is aware of "any of the following," including:  
No. 10) any zoning violations, **nonconforming uses**, violations of "setback" requirements.  
No. 11) Neighborhood **noise** problem or **other nuisance**.

The fact that these issues will need to be disclosed because of the presence of Leaning Tree Lodge in our private neighborhood is proof that they are considered problematic for most buyers. It does not seem ethical to allow one neighbor to profit at the expense of others, even if that is not their intention.

The revocation of the Villa Florentina SUP should prove to the Planning Commission that a business of this nature within a residential area will be a cause of conflict and discord amongst neighbors. Commercial and residential zones are separate for a reason. Although the applicant is proposing to limit the number of events held to 12 per year, it is my understanding that this could be revised in the future with little recourse available to other residents in the neighborhood. It is also my understanding that if the applicant sells the property in the future, the SUP will stay with the property. Even if the applicant can be trusted to limit events to 12 per year, future owners could not be forced to abide by this understanding. I foresee the same problems for this proposed venue that resulted in the Villa Florentina SUP being revoked

Safety issues need to be considered. Ivy Knoll Road is a narrow undivided winding road with no sidewalks or lights. Many residents walk their dogs in the street and must share the road with cars. This is precarious at times even with just our neighbors using the road. People who are unfamiliar with the curves in the road, and the fact that residents are walking on it, would significantly compound that danger. When walking our dog, we do not want to dodge 50+ cars driving up our road to attend a wedding. Worse yet would be walking on the road when people are leaving an event held at the venue after likely consuming alcohol.

The residents of Ivy Knoll and Leaning Tree privately maintain our roads via annual dues paid to the Ivy Knoll Road Association (IKRA). The increased traffic on our road as a result of this business would cause increased road maintenance costs. Although there have been some overtures by the by applicant concerning increased dues to account for this wear and tear of the road, no exact amount has been proffered and once the business is approved, the owners could potentially withdraw this offer and not compensate IKRA for the use of the road. If the planning commission does not heed the requests of the many of the residents in our neighborhood and considers allowing this business (to the benefit of only one resident, to the detriment of many), no **final** approval of this business should occur until a **binding** agreement has been reached between the applicant and IKRA. Trusting the applicant to "do the right thing" voluntarily after the fact would be a poor bet for the road association. (We are NOT in any way endorsing the approval of the SUP by asking for this binding agreement between the applicant and IKRA **prior** to final approval of the SUP. But if the Planning Commission is going to approve this SUP despite opposition from the neighborhood, it would be proper to make sure the newly approved business is held legally/financially responsible for use of this privately maintained road).

Thank you for allowing us the opportunity to communicate our strong opposition to this SUP.

Sincerely,

Veronica Winterer



Sean Winterer



2609 Ivy Knoll Dr.  
Placerville, CA 95667  
(530) 642-1403

4/29/18



Planning Department &lt;planning@edcgov.us&gt;

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**Fwd: Leaning Tree Lodge Special Use Permit**

1 message

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**Evan Mattes** <evan.mattes@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Thu, May 3, 2018 at 2:34 PM

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

From: **Bethany Weisser** <bethanyweisser@gmail.com>  
Date: Thu, May 3, 2018 at 2:22 PM  
Subject: Leaning Tree Lodge Special Use Permit  
To: evan.mattes@edcgov.us  
Cc: brian.veercamp@edcgov.us, jeff.hansen@edcgov.us

To whom it may concern,

I am writing in regards to the Leaning Tree Lodge Wedding and Event Venue. I would love to see the venue get approved to host more weddings and events in the year. I only have amazing things to say about this venue, the people who run it, the atmosphere they create, the respectful way they host events, and the way they make events a truly amazing experience. I had my wedding here in September of 2012 and I could not have asked for a better experience with the planning and preparation, working with the people, and the incredible event. My wedding was more than I could have ever imagined and Leaning Tree Lodge made it possible to have this experience.

I would rate the venue as a 10 out of 10 overall. The people who run it are kind, accommodating, welcoming, on top of things, respectful, great to work with, very organized, and look to make the experience incredible for everyone. The venue itself is beautiful. It is truly one of a kind. They keep the place very clean, the landscape kept up, and have created such a fun atmosphere for weddings. It is such a beautiful area and needs to be put to good use, and wedding are the perfect occasion! I believe our wedding was over by a certain time to be respectful of the people around the area and the parking was perfect and they had people help out with getting people in and out. The place just transforms into whatever you want it to be for the special day. Never once did I have a doubt in my mind that things would go smoothly and the hosts of the venue were doing everything they could to make it the best day possible. I hope more people can have their weddings at Leaning Tree Lodge and have the experience I did to make it the best day of my life. Please consider my experience in the process of approving Leaning Tree Lodge. I know they will do everything they can to create wonderful experiences for people, use their property in the best way possible, and be respectful of all those around them.

Thank you for your time.

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In His Service,  
Bethany Wilkes

"Walk by Faith, Not by Sight"  
2 Corinthians 5:7

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**Evan Mattes**  
Assistant Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Office: (530) 621-5994 Fax: (530) 642-0508  
evan.mattes@edcgov.com

5/3/2018

Edcgov.us Mail - Fwd: Special Use Permit for Leaning Tree Lodge

PC 5-10-18

#4  
2 Pages



Planning Department <planning@edcgov.us>

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## Fwd: Special Use Permit for Leaning Tree Lodge

1 message

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**Evan Mattes** <evan.mattes@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Thu, May 3, 2018 at 2:52 PM

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

From: **Rhonda Piper** <rhondapiperphotography@gmail.com>  
Date: Mon, Apr 30, 2018 at 11:14 PM  
Subject: Special Use Permit for Leaning Tree Lodge  
To: evan.mattes@edcgov.us, brian.veerkamp@edugov.us

Attached is our letter in support of the Special use permit for Leaning Tree Lodge.

Dave and Rhonda Piper

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**Evan Mattes**  
Assistant Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Office: (530) 621-5994 Fax: (530) 642-0508  
evan.mattes@edcgov.com

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 **LTL County Letter Pipers.pdf**  
1588K

April 30, 2018

Evan Mattes  
El Dorado Co. Planning Services

RE: Special Use Permit #S 16 0008  
Leaning Tree Lodge  
Parcel #04812165

Mr. Mattes,

We are writing this letter as direct neighbors to Cara and Barry Nelson. We are sending this letter to let you know we are in full support of the special use permit.

We have a unique perspective as direct neighbors. Our oldest daughter also had the privilege of having her wedding at the Nelson's property in June of 2011. I (Rhonda) am a photographer and I have had the privilege of photographing senior and family portraits and a wedding on the property.

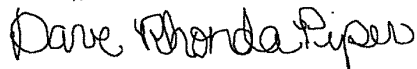
The Nelson's are excellent neighbors. They keep their property immaculate and are very conscientious about everything they do. When they have weddings on the property they always have more staff than they need to insure everything runs smoothly. Several parking attendants are in the parking area, insuring that the guests are quickly directed to a parking spot. They only allow the best vendors on the property. They monitor the noise level carefully. They have called us numerous occasions and asked us to go outside let them know if we can hear the music. Their staff cleans up quickly right after the wedding and the property is returned to immaculate condition.

We have read some of the letters written by neighbors. We strongly feel that their fears are unfounded. Several months ago the Nelson's invited the Ivy Knoll neighbors to a meeting on their property to let them know their intentions, (we attended). They did a great job answering questions and explaining what their vision for the venue is. It was clear at that meeting that there were a couple of neighbors that were very intent on stirring up the other neighbors.

We purchased our property in 1999. We love where we live. It is quiet, secluded, very little noise or activity. We have not been impacted by the weddings that the Nelson's have had on their property and we are a direct neighbor. Even when we are outside listening for the music we can barely hear it. We have heard more music from one of our other neighbors that lives the other direction. We feel that our property value has increased because of their property. If you have not had the chance to visit the property, you should. It is simply breath taking.

Please let us know if you have any questions.

Sincerely,



Dave and Rhonda Piper  
2880 Still Meadow Road  
Placerville, CA 95667

Cc: Brian Veerkamp