

PC 5/10/18

2 pages

#4

April 15, 2018

RE: Special Use Permit # 516-0008
Leaning Tree Lodge - parcel # 04812165

Mr. Evan Mattes
2850 Fairlane Ct.
Placerville, CA 95667

Dear Mr. Mattes,

I would like to again voice my strong opposition to the granting of this permit.

The article on Villa Fiorentina in last Friday's Mountain Democrat (4-13-2018) only reinforces all my concerns.

- Safety on our small narrow private road both from persons unfamiliar w/ conditions; (and possibly incapacitated)
- our ability to use our road during an emergency, such as fire or ambulance.
- Although safety is our first concern, we also believe our property value is decreased w/ this permit being allowed.

I have attached a copy of my 1st letter of Sept 29, 2017. Please do not grant this permit.

Thank you for your attention.

Marty J. Camp
2649 Leaning Tree Rd
Placerville, CA 95667
(530) 622-2599

cc: Jeff Hansen
Brian
Veerkamp

2018 APR 17 PM 1:50
RECEIVED
PLANNING DEPARTMENT

September 29, 2017

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

Mr. Evan Mattes
2850 Fairlane Ct.
Placerville, CA 95667

Dear Mr. Mattes,

I wish to voice my strong opposition to the issuance of this Permit.

I live within 1/4 mile of this property and believe our neighborhood would definitely be negatively impacted.

Leaning Tree and Ivy Knoll Roads are very narrow, winding private residential roads which were never intended for commercial use. With this heavy increase of traffic, we are concerned for the disintegration of our roads and the safety of everyone from possible accidents with confused visitors especially at night.

Emergencies in case of fires, ambulances, etc. would also present problems.

We bought our land in 1989 and built our family home because of this lovely rural residential environment. It is a shame to have it overrun.

We've seen the Leaning Tree Lodge property already becoming an events center with weddings, seminars, B&B activities, and Vintage Rental outlet, all of which are already happening, as we see driving by their property daily going to and from our home.

Although we understand people wanting to use their own property as they wish, it seems unfair to impact your neighbors negatively.

Your consideration of our concerns will be very much appreciated. Please do not grant this Permit.

Sincerely yours,

Marty J. Camp

Marty J. Camp
2649 Leaning Tree Road
Placerville, CA 95667
(530) 622-2599

*cc: Jeff Hansen
Brian Veerkamp*

PC 5/10/18

#4

- Attention: *Evan Mattes EDC Planning Services*
~~330~~ Fair Lane 2850
Placerville, Ca.

We are completely opposed to the approval of a (SUP) Special Use Permit at Leaning Tree Lodge
Parcel 048121165

We live in a quiet, small residential neighborhood with one main Road in and out. We are concerned
about the traffic and all that traffic entails. i.e. noise, trash, and possible fire danger as we are
surrounded by trees and forest.

Thank You
The Scelsi's
2655 Alvy Knoll Dr.
Placerville, Ca 95667
(530) 626-6348

2018 APR 18 PM 1:45
RECEIVED
PLANNING DEPARTMENT

4/26/2018

Edcgov.us Mail - Leaning Tree Lodge

PC 5-10-18
#4
3 pages



Planning Department <planning@edcgov.us>

Leaning Tree Lodge

1 message

Jean Huettis <jeanhuettis@gmail.com>

Thu, Apr 26, 2018 at 11:10 AM

To: planning@edcgov.us, bosthree@edcgov.us, jeff.hansen@edcgov.us

Please find an attachment letter regarding Leaning Tree Lodge.

Thanks



Special Permit Letter-final.docx

131K

November 12, 2017

Evan Mattes
El Dorado County Planning Services
2850 Fairlane Ct.
Placerville, CA. 95667

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

Dear Mr. Mattes,

We wish to voice our concern and opposition to the granting of the Special Use Permit referred to above for the following reasons:

Road Safety

Ivy Knoll is approximately a one mile long winding residential road that was not intended for increased traffic related to commercial use. It is narrow, has tight turns, several steep drop-offs and no shoulder, sidewalk or curbing. It also has no lighting or center-line striping. The increased traffic along Ivy Knoll due to the events held contemplated by the Special Use Permit raises road safety concerns. People unfamiliar with the road and neighborhood going to and from the events, possibly substance impaired, distracted and unfamiliar with the road potentially poses a traffic / safety problem, especially at night. There have been several instances where people have driven off the road. Furthermore, many of the neighborhood residents walk along the road. Additional traffic would make that less safe.

Fire Safety

We are highly concerned about the impact a potential fire has on this area. Having events as contemplated in the Special Use Permit highly distresses us. With events where a hundred or more people could possibly attend, in a rural area with high concentrations of dry vegetation and brush, there is enhanced risk of fire. It wouldn't take much for a fire to wreak devastation. Even a small fire in the area would have the potential to impact the ability to obtain or maintain homeowner's / fire insurance. Furthermore, evacuation during an event would be impaired by increased traffic / congestion.

Road Impact

Ivy Knoll would be subject to increased wear and tear and associated maintenance costs as a result of increased traffic. Ivy Knoll is a private road used and maintained by residential homeowners via the Ivy Knoll Road Association. Increased traffic related to the events proposed via the Special Use Permit will only exacerbate the degradation of Ivy Knoll with additional repair costs born by the Road Association.

Ivy Knoll road is already experiencing increased traffic as it is used by Still Meadows as an alternate travel route as crossing Hwy 50 (by Apple Café) to head west is

hazardous. With the future Hwy 50 construction project and the installation of a concrete barrier center divide, the impact to Ivy Knoll road will only increase. Other comparable venues - Eden Vail, High Sierra Iris and Wedding Gardens, Shadow Ridge Ranch, etc. are all accessed via county maintained roads.

Privacy

We have lived in our house since 1990. One of the reasons we choose to live here was the rural residential neighborhood, the two-acre or more size lots with privacy, seclusion and very little traffic, noise or other activity. The Special Use Permit, allowing 12 events with potentially a hundred or more people per event, (Bed and Breakfast, VRBO, Organic Farm as well) would infringe on the privacy and seclusion of the neighborhood. The permit application infers consistency with "Apple Hill" and that the location is no different. We do not think so. And we certainly do not wish the increased traffic and people from outside the area entering and wandering about in what is a very private and secluded neighborhood. We know many people that live in Apple Hill. The issues that they endure during the season are less than desirable and burdensome. I certainly do not want something even remotely like that, would you?

Property Value

The issuance of a Special Use Permit allowing commercial events to be held in a residential neighborhood could negatively impact property values. We have talked to several realtors regarding the impact of an "Event Center" in a residential neighborhood. We are of the understanding that it would diminish the pool of potential buyers of our residence and negatively impact its value.

Your consideration of the concerns listed above is very much appreciated. We believe the contemplated permit is detrimental and as such, should not be issued.

Respectfully,

Jean and Glenn Huettis
2652 Leaning Tree Road
Placerville, Ca. 95667
(530) 919 - 4060

Cc: Brian Veerkamp
Jeff Hanson

4/26/2018

Edcgov.us Mail - S16-0008/Leaning Tree Lodge

PC 5-10-18
#4
2 Pages



Planning Department <planning@edcgov.us>

S16-0008/Leaning Tree Lodge

Bob & Linda Erfle <erfle@directcon.net>
To: planning@edcgov.us

Thu, Apr 26, 2018 at 11:44 AM

April 26 2018

El Dorado County – Planning and Building Dept
2850 Fair Lane Ct.
Placerville CA

To whom it may concern,

We are contacting you at this time to express our concerns regarding the application for; *Special Use Permit – S 16 0008 - Leaning Tree Lodge, parcel 04812165.*

Our first and foremost concern is one of safety; both fire safety and road safety.

Fire safety - because this permit will allow for outdoor events to be attended by hundreds of people, thousands annually. We are extremely distressed to think of these guest attendees tossing their cigarette butts out into the perimeter areas, resulting in a fire, perhaps immediately, or later in the night, after smoldering for several hours.

Many guests will be from urban areas where they are accustomed to tossing their butts out on the streets and sidewalks, they may not cause a fire there, but in a rural area like this one, as we have recently witnessed it only takes a spark to cause death and massive destruction.

Aside from the obvious devastation of an out-of-control wildfire, we are troubled to think of what even a small fire in our neighborhood would do to our ability to maintain fire insurance for our home, especially now in this era of Insurance companies terminating or refusing coverage for homeowners.

Road safety is another unsettling consideration. Our mile long – Ivy Knoll Drive – is a private road, in a residential area, which has multiple sharp corners, two hairpin curves, is narrow and has a couple steep drop-offs. We personally know of eight instances where vehicles have gone off the road and are quite certain there have been more. If this special use permit were to be granted then we will have people who are unfamiliar with our circuitous road trying to navigate in the dark; drivers who have likely been consuming alcohol, or recreational pot, or both.

Many of our residents enjoy taking walks along Ivy Knoll Dr. and Leaning Tree Rd., neither of which has a shoulder, but it will be far less safe when this permit would allow for so much more traffic along with drivers unaccustomed to our road.

Please tell us, where the legal responsibility for these issues lie? With the applicant? The Ivy Knoll Road Association? El Dorado County?

PLEASE - do not grant this special use permit

Thank you,
Robert & Linda Erfle
2723 Ivy Knoll Drive
Placerville CA 95667

4/26/2018

Edcgov.us Mail - S16-0008/Leaning Tree Lodge

530 622-2210

Cc: Brian Veerkamp & Jeff Hansen

4/26/2018

Edcgov.us Mail - SUP S16-0008/Leaning Tree Lodge

PC 5-10-18
#4



Planning Department <planning@edcgov.us>

SUP S16-0008/Leaning Tree Lodge

1 message

Bob & Linda Erfle <erfle@directcon.net>
To: Planning Department <planning@edcgov.us>
Cc: Jeff Hansen <jeff.hansen@edcgov.us>, bosthree@edcgov.us

Thu, Apr 26, 2018 at 2:30 PM

April 26 2018

El Dorado County – Planning and Building Dept

2850 Fair Lane Ct.

Placerville CA

To whom it may concern,

We are contacting you at this time to express our concerns regarding the application for; *Special Use Permit – S 16 0008 - Leaning Tree Lodge, parcel 04812165.*

I would like to express my concerns for the approval of SUP #S 16 0008 and register a **DO NOT APPROVE** Vote

The location for this SUP is in a fairly quiet residential area. We purchased a plot of land nearly 30 years ago and built our house in this (QUIET RESIDENTIAL only – not COMMERCIAL) neighborhood. We would be within earshot of the parties and celebrations that this SUP would allow. We chose to move to an area and neighborhood that would afford us this peaceful lifestyle. However this SUP would in large part change all of that. It allows for a certain number of events at the beginning but as you can see if you search the web, this is only the beginning step. Increased events and COMMERCIAL activities are clearly the intent of the owners seeking this SUP. Additionally, once approved this SUP stays with the property, affording the next owners the opportunity to hold events of their own – Such was the case of Villa Florentina, located in Coloma, held events that created problems for the surrounding neighborhood. There are several news articles outlining the complaints and these same issues are likely to occur in our neighborhood if this SUP is granted. I would like to believe the El Dorado County Planning Commission has learned from the Villa Florentina SUP problems. Events where hundreds of people are possible (and likely) are not fair to impose on a RESIDENTIAL NEIGHBORHOOD. In general - People living in rural neighborhoods, moved there seeking peace and solitude. Given, our neighborhood is an established neighborhood, its residences should not have to "put up with" or be subjected to these intrusions.

Please consider these negative impacts to our QUIET, RESIDENTIAL NEIGHBORHOOD and vote to NOT APPROVE this SUP.

Thank you,

Robert Erfle

2723 Ivy Knoll Dr.

Placerville, CA 95667

4/27/2018

Edcgov.us Mail - Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165



PC 5-10-18
#4
Planning Department <planning@edcgov.us>
2 pages

Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165

1 message

Jackie Evans <jackiejevans@sbcglobal.net>
Reply-To: Jackie Evans <jackiejevans@sbcglobal.net>
To: "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>
Cc: "planning@edcgov.us" <planning@edcgov.us>

Fri, Apr 27, 2018 at 10:47 AM

Mr. Hansen,
(Below is your copy of a letter addressed to Evan Mattes on Fair Lane Ct. If you can provide a physical address I would be glad to mail you any future correspondence. Thank you.)

April 27, 2018

Mr. Mattes,

Regarding: Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165

My husband and I own a home on Leaning Tree Road and have significant concerns with regard to the proposed change of utilization requested in the special use permit application. Our home is located less than a third of a mile from the subject property, and we will be directly impacted by the intended events, including but not limited to increased traffic, noise, potential safety issues specific to events where alcohol is consumed, and any subsequent impact to property values that may be related to the proposed changes. We contend that approval of this permit will result in a less safe road and neighborhood, a road that will require more maintenance cost, it will devalue our property and it will adversely impact the privacy we now enjoy. We are not in favor of the approval of this special use permit and we ask that you consider our concerns before you make any decision for approval.

One of the reasons we chose to live in this community is that the homes here are primarily located on lots of two or more acres, thus the homes are relatively secluded and afford a measure of privacy. It is our understanding these homes are zoned residential in most cases. Additionally Ivy Knoll Drive is the road the homes are located on or adjacent to and is a private road, privately maintained by the residents and as such its intended use is for and by the residents who access their homes via this road. There is a sign posted at the entrance to the road near Newtown Road stating that it is private. Given that the proposed special use includes the facilitation of large events in which potentially hundreds of people may attend, and that these events may occur up to twelve times a year, we believe these events will diminish the privacy currently afforded us. It will have a detrimental impact that will affect the character and quality of life for the residents in this area.

We have several key concerns, including but not limited to the appropriate use of the roads in their current condition, and subsequent safety issues that may arise including potential liability issues should an accident occur on the private road in association with a special use event. We are concerned about fire in that the neighborhood is already challenged by increased premiums for fire insurance in an area that is presently considered high risk. The events proposed do increase the potential for fire that would not occur if the property were not to be used for commercial purposes.

We believe that the change in use of the property will result in a loss of value for our property, and potentially for others living in this community. In selling our property we and all others in this neighborhood will be required to disclose a commercial property is located within a certain distance of our property which will act as a deterrent in selling.

Attendees of the events will be required to use Ivy Knoll Drive for access and again, this private road was not intended for this purpose. It is fairly narrow, unlined, unlit by any streetlights, has many curves, including a switchback, and as it is a private road, there is no way to enforce a speed limit. To allow access to a commercial venue via a private road contradicts the intended use of the road, and reduces the accessibility that the residents may expect of that road. Use of this road as proposed would result in occasional but significant periods of high congestion and greater access utilization by drivers who are both unfamiliar with the area and with the difficulties of navigating the road. The events also have the potential to result in impaired driving as alcohol may be part of the services provided, which further increase the risk of accident and danger to the residents who must access the road during these periods of high utilization. The road was never designed to accommodate this type of congestion, or to be used by people who are not residents and thereby not familiar with the road. In the event of a fire or other emergency, the suggested number of 90 vehicles at the event, which does not include the additional impact of resident's vehicles, would put both the residents and the guests at extreme risk. Further, as the road is private, any accidents that may occur on the road put all of the people who are owners of the road at risk for potential lawsuit.

Our concern is not solely one of potential financial loss, but also of safety for ourselves and the residents in the community, as well as for those who would be put in jeopardy by using roads that were never intended to accommodate the volume of traffic that would result. Please consider the impact that the proposed changes would have on property values, privacy issues, road safety, road maintenance costs, insurance and liability concerns that would affect all the residence who live on or adjacent to Ivy Knoll Drive. We believe that the costs and risks are such that this proposal should not be granted.

Thank you,
Jackie Evans
2648 Leaning Tree Road
Placerville, CA 95667

Cc: Brain Veerkamp
Jeff Hansen (email)
Planning@edugov.us (email)

4/27/2018

Edcgov.us Mail - Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165



PC 5-10-18
#4
Planning Department <planning@edcgov.us>
2 pages

Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165

Jim Swarts <jamesaswarts@gmail.com>
To: Jeff.Hansen@edcgov.us
Cc: planning@edcgov.us

Fri, Ap

Jackie Evans <jackiejevans@sbcglobal.net>

10/03,

To jeff.hansen@edcgov.us

Mr. Hansen,
(Below is your copy of a letter addressed to Evan Mattes on Fair Lane Ct. If you can provide us a physical address I would be glad to mail you any future correspondence. Thank you.

April 27, 2018

Mr. Mattes,

Regarding: Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165

My wife and I own a home on Leaning Tree Road and have significant concerns with regard to the proposed change of utilization requested in the special use permit application. Our home is located less than a third of a mile from the subject property, and we will be directly impacted by the intended events, including but not limited to increased traffic, noise, potential safety issues specific to events where alcohol is consumed, and any subsequent impact to property values that may be related to the proposed changes. We contend that approval of this permit will result in a less safe road and neighborhood, a road that will require more maintenance cost, it will devalue our property and it will adversely impact the privacy we now enjoy. We are not in favor of the approval of this special use permit and we ask that you consider our concerns before you make any decision for approval.

One of the reasons we chose to live in this community is that the homes here are primarily located on lots of two or more acres, thus the homes are relatively secluded and afford a measure of privacy. It is our understanding these homes are zoned residential in most cases. Additionally Ivy Knoll Drive is the road the homes are located on or adjacent to and is a private road, privately maintained by the residents and as such its intended use is for and by the residents who access their homes via this road. There is a sign posted at the entrance to the road near Newtown Road stating that it is private. Given that the proposed special use includes the facilitation of large events in which potentially hundreds of people may attend, and that these events may occur up to twelve times a year, we believe these events will diminish the privacy currently afforded us. It will have a detrimental impact that will affect the character and quality of life for the residents in this area.

We have several key concerns, including but not limited to the appropriate use of the roads in their current condition, and subsequent safety issues that may arise including potential liability issues should an accident occur on the private road in association with a special use event. We are concerned about fire in that the neighborhood is already challenged by increased premiums for fire insurance in an area that is presently considered high risk. The events proposed do increase the potential for fire that would not occur if the property were not to be used for commercial purposes. We believe that the change in use of the property will result in a loss of value for our property, and potentially for others living in this community. In selling our property we and all others in this neighborhood will be required to disclose a commercial property is located within a certain distance of our property which will act as a deterrent in selling.

Attendees of the events will be required to use Ivy Knoll Drive for access and again, this private road was not intended for this purpose. It is fairly narrow, unlined, unlit by any streetlights, has many curves, including a switchback, and as it is a private road, there is no way to enforce a speed limit. To allow access to a commercial venue via a private road contradicts the intended use of the road, and reduces the accessibility that the residents may expect of that road. Use of this road as proposed would result in occasional but significant periods of high congestion and greater access utilization by drivers who are both unfamiliar with the area and with the difficulties of navigating the road. The events also have the potential to result in impaired driving as alcohol may be part of the services provided, which further increase the risk of accident and danger to the residents who must access the road during these periods of high utilization. The road was never designed to accommodate this type of congestion, or to be used by people who are not residents and thereby not familiar with the road. In the event of a fire or other emergency, the suggested number of 90 vehicles at the event, which does not include the additional impact of resident's vehicles, would put both the residents and the guests at extreme risk. Further, as the road is private, any accidents that may occur on the road put all of the people who are owners of the road at risk for potential lawsuit.

Our concern is not solely one of potential financial loss, but also of safety for ourselves and the residents in the community, as well as for those who would be put in jeopardy by using roads that were never intended to accommodate the volume of traffic that would result. Please consider the impact that the proposed changes would have on property values, privacy issues, road safety, road maintenance costs, insurance and liability concerns that would affect all the residence who live on or adjacent to Ivy Knoll Drive. We believe that the costs and risks are such that this proposal should not be granted.

Thank you,
Jim Swarts
2648 Leaning Tree Road

https://mail.google.com/mail/b/AHud471vraR1MAmchff3QI1aEErL.a4AXkfn-Cn_eFRKx6PFnfuV1I/u/0/?ui=2&ik=c5aa77c3&isver=CeNArV1IPo4n_en_&view=1&

4/27/2018

Edcgov.us Mail - Application for Special Use Permit #S 16 0008, Leaning Tree Lodge Parcel 048125165

Placerville, CA 95667

Cc: Brain Veerkamp
Jeff Hansen (email)