

2018 APR 30 AM 11:32

PC 5-10-18  
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2 Pages

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PLANNING DEPARTMENT 4/29/18

Dear Mr. Mattes,

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

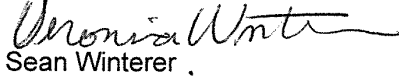
Safety issues need to be considered. Ivy Knoll Road is a narrow undivided winding road with no sidewalks or lights. Many residents walk their dogs in the street and must share the road with cars. This is precarious at times even with just our neighbors using the road. People who are unfamiliar with the 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 in 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

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

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Planning Department <planning@edcgov.us>

## S16-0008/Leaning Tree Lodge

1 message

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

Mon, Apr 30, 2018 at 4:08 PM

April 30, 2028

EDC Planning and Building Department

2850 Fair Lane Ct.

Placerville CA

To whom it may concern,

We are responding to the application for a conditional use permit to allow for a wedding venue and B&B, by our neighbors, the Nelson's of Leaning Tree Lodge, Project number S 16 0008.

Thirty years ago we purchased our 3 acres and built our dream home on Ivy Knoll Drive, a private road, which all of the residents and property owners pay to maintain annually. We have enjoyed, very much, living here over the years however, allowing for a commercial business to exist in a private rural neighborhood will negatively change our way of living which we currently enjoy.

Most days of the week we walk Ivy Knoll Drive to Leaning Tree and up Still Meadows to access the El Dorado trail, as do many other of our residents. If this SUP is granted we will be and feel less safe.

Having our windows open on warm summer evenings and enjoying outdoor BBQ's with family and friends will not be pleasant on Saturday evenings with the sounds of amplified music and worst of all people shouting on microphones, e.g. "the bar closes in 15 minutes come and get your last drink".

This is a huge concern - intoxicated guests using our road as they exit the venue in the evening. All residents of Ivy Knoll and Leaning Tree roads will be at risk if they are on the road, in an auto or on foot, at the same time. A neighbor has recently complained to me that they have experienced drunk drivers using their private driveway mistakenly thinking they are on Ivy Knoll Drive, when leaving one-of-many illegal commercial events that the Nelson's have continued to hold over the past 4 years.

Finally we will have a feeling of unease by being exposed to hundreds of strangers passing through our private community.

We firmly believe that a commercial business does not belong in our private neighborhood.

Thank you for carefully considering these consequences,

Bob & Linda Erfle

[https://mail.google.com/mail/b/ADtZraJhvbVA8yeSNHmEao6J5CguArJfAoReb9F093YYSS4N6yy/u/0/?ui=2&ik=c5aea7cbc3&jsver=VWMnsm10n\\_o.en.&cbl=gmai](https://mail.google.com/mail/b/ADtZraJhvbVA8yeSNHmEao6J5CguArJfAoReb9F093YYSS4N6yy/u/0/?ui=2&ik=c5aea7cbc3&jsver=VWMnsm10n_o.en.&cbl=gmai)

18-0614 Public Comment  
PC Rcvd 04-30-18

4/30/2018

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2723 Ivy Knoll Dr  
Placerville, CA