

5/1/2018

Edcgov.us Mail - Fwd: Public Comments for S16-0008 Leaning Tree Lodge

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3 pages



Planning Department <planning@edcgov.us>

Fwd: Public Comments for S16-0008 Leaning Tree Lodge

1 message

mi.jackson22 <mi.jackson22@yahoo.com>

Tue, May 1, 2018 at 9:17 AM

To: planning@edcgov.us

Sent from my Verizon, Samsung Galaxy smartphone

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

From: "mi.jackson22" <mi.jackson22@yahoo.com>

Date: 5/1/18 8:35 AM (GMT-08:00)

To: planning@edcgoc.us, evan.mattes@edcgov.us

Subject: Public Comments for S16-0008 Leaning Tree Lodge

Please find attached Public Comments for the Public Hearing on the above referenced project at the May 10, 2018 Planning Commission.

Sent from my Verizon, Samsung Galaxy smartphone



Leaning Tree Comments.pdf

357K

May 1, 2018

To: El Dorado County, Community Development Services, Planning and Building Department
County Planning Commission

From: Mindy Jackson, Resident at 1380 Ivy Knoll Court, Placerville, CA

RE: Conditional Use Permit S16-0008/Leaning Tree Lodge

Honorable Commissioners:

I live in the vicinity of the Project, Leaning Tree Lodge, am a member of the Ivy Knoll Road Association and oppose this site for a wedding/event venue. There several issues related to the above referenced project that warrant a review prior to deciding on a Special Use Permit for events.

The application, staff report and public hearing notice state several times that this application is for a Bed and Breakfast that includes the use of twelve special use events per year. It's the special use events that we feel do not fit our neighborhood.

I appreciate that the applicants have a dream of hosting weddings, in fact, on their Facebook page they have hosted events on this site and other venues since at least 2012. They are professional wedding planners and would continue to have the opportunity to plan weddings at sites other than this location within a residential community. Not approving this application will not close their business.

I would submit that ourselves and many people who live in this rural community also dream of being able to continue to sit on their decks or patios with friends and family for a dinner or a BBQ, or leave their windows open any Saturday night without having to listen to amplified music, announcements, laughter, traffic etc. The Negative Declaration states that there is "Less than significant" impact however; I submit that to the current residents who currently experience no amplified music events, there is a significant impact if events are allowed. The conditions allow the applicant to plan for mitigating the noise however; how are the residents going to plan for the impact to their backyards?

The conditions do not clearly state the actual number of events permissible, just the number of events associated with the Bed and Breakfast. There should be clear definitive conditions that state the actual numbers of events allowed at this site. If an event does not have Bed and Breakfast guests, are the events still allowed? Would that be more than 12 events per year? The applicant stated in a group meeting that they were told by "the County" they could have 12 events for friends and family (this was prior to the SUP application). As noted, there have been events held at least since 2012 at Leaning Tree Lodge. When asked if they were paid for those events, they replied (paraphrasing) that they are wedding planners and expected to get paid. If the Commission approves this permit, please state the number of exact events (revenue or otherwise) to be allowed per year.

TRANSPORTATION

As stated in the Negative Declaration, Project Characteristics. 1. Transportation/Circulation/Parking states, "Access to the parcels would be from Leaning Tree Road and Still Meadows."

This statement probably fits the project area per some law related to planning or the Negative Declaration however; there are two (2) significant issues that are not addressed. When I use MapQuest

or Google Maps from Placerville to Leaning Tree Lodge, both mapped the trip to Newtown Road to Ivy Knoll Road. Ivy Knoll Road is a privately maintained, right-to-pass, curvy road that does not have painted fog lines or center lines. Leaning Tree Lodge is at the end of Ivy Knoll Road.

Persons in automobiles may also drive State Route 50, turn right onto Still Meadows and arrive at Leaning Tree. None of the reports indicate that access on Ivy Knoll Road is by permission only. The Ivy Knoll Road Association has done an outstanding job of maintaining Ivy Knoll Road and the impact of traffic to Leaning Tree Lodge will be significant.

The applicant stated verbally at a meeting, that they will use shuttles for guests however; there is no condition/requirement for shuttles. With some prior events, they used the Stay and Play Shuttle through the Chamber of Commerce but this is not a guaranteed shuttle. It is funded with grants and not guaranteed for any specific venue or event. Obviously, because they used shuttles, they considered the impact of traffic/parking/dedicated drivers for events.

PUBLIC SAFETY

As mentioned, access could be from State Route 50 onto Still Meadows. Also, outside but adjacent to the project area is the CalTrans Camino Safety Project. CalTrans will be installing a concrete median barrier that will restrict westbound left-turns from Still Meadows onto State Route 50. The result is that all patrons of the event venue will use Ivy Knoll Road to exit the Leaning Tree Lodge events.

Not only does this add traffic to the privately maintained Ivy Knoll Road, the addition of 150-200 people (vendors/staff and guests) to the area hinders a safe evacuation in case of fire, natural or man-made disasters.

The Conditions Report states, *"The Transportation Division and Long Range Planning Division review of the application materials and site plan for adequate access for emergencies. The project was required to address the adequacy of vehicle parking for anticipated demand, vehicle types, and zoning requirements. It was determined that traffic study was not required to Long Range Planning. As conditioned, the project would provide the required access."* I reviewed the public documents and did not locate the written review noted above. It appears as though the project was only conditioned for on-site and adjacent road access. In my opinion, the emergency access has not been addressed relative to the CalTrans installation of a concrete barrier on State Route 50 and the "permissible" use of Ivy Knoll Road.

If the Commission is inclined to grant the Special Use Permit for events, please consider conditions that require the applicant to obtain a legal grant easement for the entire length of Ivy Knoll Road from Newtown to Leaning Tree, require professionally developed traffic study and maintenance program and fund those impacts to the Ivy Knoll Road Association.

Thank you for considering the comments of the residents related to placing an event venue in our quiet residential neighborhood. We strongly recommend that you take action to *not* approve the Special Use Permit for events at Leaning Tree Lodge