

5/2/2018

Edcgov.us Mail - Leaning Tree Lodge S16-0008

PC 5-10-18
#4



Planning Department <planning@edcgov.us>

Leaning Tree Lodge S16-0008

1 message

Billie Brust <coastalbillie@gmail.com>
To: planning@edcgov.us

Wed, May 2, 2018 at 12:08 PM

I am registering my opposition to the granting of a permit for Leaning Tree Lodge.

I am the property owner at 2525 Ivy Knoll Drive in Ivy Knoll Estates. I purchased this home because of its location in close proximity to town but yet a rural setting. I am concerned about the impact this business venture will have on our quiet neighborhood

My objections are as follows:

Safety. Ivy Knoll Drive is a road with curves and drop offs. 150 people that have been drinking are accidents waiting to happen.

Maintenance Ivy Knoll Drive is a private road whose maintenance and repair is at the expense of the Homeowners. This increased traffic once a month will be can only add to this burden.

Precedent Will this business now open doors for others to apply for conditional permits?

Property value How will this effect residential property values? What if any studies have been done showing the impact of this type business in a residential area.

I have additional questions. They

are as follows:

If this permit is granted, can the lodge then request the number of approved events be raised to 25 which is the number they originally wanted to hold?

What recourse will the property owners have should our concerns become reality?

My last question is not meant to be offensive but I believe in going direct to the source for information. There is a rumour circulating in the neighborhood that there is an individual associated with the Planning and Building Department that has a family connection to the Nelsons. I am relatively new to the neighborhood, keep to myself and do not know how to find out if this is true. If it is true, I would like to know the role of this person in the granting of this permit.

In conclusion, please know I am a great supporter of the " American Dream" of owning your own business. There is another "American Dream " which is the peaceful enjoyment of one's home. I do not feel that I should support this dream at the expense of my own.

Thank you for your time

Billie Brust

5/2/2018

Edcgov.us Mail - Conditional Use Permit S16-0008/Leaning Tree Lodge

*PC 5-10-18
#4
3 Pages*



Planning Department <planning@edcgov.us>

Conditional Use Permit S16-0008/Leaning Tree Lodge

1 message

Scott Weber <bman050993@gmail.com>

Wed, May 2, 2018 at 2:40 PM

To: planning@edcgov.us

Cc: mjkaton@hotmail.com



Nelson Letter.docx

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TO: COUNTY OF EL DORADO PLANNING AND BUILDING DEPARTMENT
FROM: MARY KATON
SUBJECT: CONDITIONAL USE PERMIT S16-00008/LEANING TREE LODGE
DATE: MAY 2, 2018

I have been a neighbor of Barry and Cara Nelson for 8 years and live approximately 300 feet from the site of the proposed B & B and wedding venues.

Prior to each of the past events which the Nelson's have held, I was notified well in advance of the date and timing so that if I had any concerns I could bring them to their attention. This was never a concern and I cannot express enough how considerate they have always been, ensuring that I was made aware well in advance of all events. During each event I received either a text or phone call getting feedback from me on the noise level and any other comments. My general response was "what wedding" since the ambient cacophony of sounds from the television, dogs, grandchildren, washing machine, etc. far outweighed any boisterousness from across the driveway.

The Nelson's bring joy and happiness to so many people which far outweighs any remote temporary setback that has been purported by a few local individuals who have emerged as a succinct group who want to spoil the goodness of their local neighbors, something that they do not recognize as a benefit to the entire neighborhood as well as the community.

My individual analysis of the negative letters received by the Planning Board and my personal observations from a neighborhood ad hoc meeting suggest that only a **few** Ivy Knoll residents object to the approval of the special use permit. These letters, predicated on many statements which cannot be substantiated with fact, have essentially been written the "same" with different various verbiage to persuade the Planning Board to deny the special use permit.

- *NOISE*-Complaints of noise from residents living 2934 feet away, separated by a gully and hill whereby I live 300 feet away in clear sight are subject to question? What about highway 50 EMS emergency traffic noise, construction vehicles, semi-truck jake brake and prop jet, small jet traffic approaching Placerville runway 23 at 300-500 over Ivy Knoll? The event noise can and is controllable to an acceptable level, but do we complain about every day noise?
- *TRAFFIC*-Ivy Knoll residents and guests frequently use Still Meadows Road, albeit ignoring the posted speed limit signs. Still Meadows is also a private road which also I pay for, however I graciously accept the fact that as a good neighbor and for safety concerns acknowledge the fact that both neighborhoods need two forms of egress in an

emergency. During each venue the Nelson's have provided directional signage for parking as well as parking attendants to guide the guests to the designated parking spots.

- FIRE DANGER-My only fire danger concern is related to an "out of control" burn pile within our neighborhood or an illegal burn pile. A fire emanating from a lighted object, tossed from a vehicle is not limited to someone attending one of my neighbor's events! It could be anyone.

Thank you for your reviewing my input into this matter.

Mary Lou Katon

3120 Rugged Lane

Placerville, Ca. 95667