

Teal Triolo
Sierra Rizing Coffeehouse and Bakery
7310 Hwy 49
Lotus, CA 95651
530-642-1308

To whom it may concern,

I feel obligated to contact you for the sake of my community. I enjoy living in the serene beauty of Coloma/Lotus valley, which I now call home. For the last sixteen years I have owned and operated my business in a manner that complements this river valley. I am a business that works hard to follow the rules, and I believe other local businesses should be held to the same standard. I wrote a letter regarding Villa Florentina before their first Planning Commission hearing, when they had been violating the rules for over a year, and when they said that their operation was a benefit to me as a local business, even though this wasn't true. It has come to my attention that Villa Florentina is still being allowed to operate outside of the law. I worry about the noise ordinance violations and how it will affect all other law-abiding businesses in this valley, not to mention the surrounding neighbors that must be driven mad by now. Existing businesses and future entrepreneurs may be damaged by the operation of one bad apple, that no matter how many chances given can't seem to follow the rules. Villa Florentina has been repeatedly found in violation and repeatedly disregarded the rules and Commission mandates only to operate in a manner that they see fit. I am all for business succeeding, but not to the detriment of my neighbors or my business. It seems to me that Villa Florentina should not be allowed to host events and should instead become a Bed and Breakfast, something that they are already set up for and would greatly serve the community.

Thank you for your consideration,

Teal Triolo
Owner, Sierra Rizing Bakery

A handwritten signature in black ink that reads "Teal Triolo". The signature is written in a cursive, flowing style.



EDC COB <edc.cob@edcgov.us>

S10-0009 Villa Florentina Bed & Breakfast BOS - March 20, 2018

1 message

Sherri Osborn <trail2peace@yahoo.com>

Tue, Mar 13, 2018 at 1:08 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, boxfive@edcgov.us, edc.cob@edcgov.us

To the Board of Supervisors,

I am writing to ask that you support the Planning Department's recommendation to modify the Special Use Permit for Villa Florentina to allow it to operate as a Bed & Breakfast, but not to have large events and amplified sound. The access across the one-lane bridge and down the one-lane Carver's Rd is not consistent with large events, and the noise and extra traffic is very disturbing to the neighbors.

Thank you,
Sherri Osborn

I can't believe that after almost seven years of frustration over Villa Florentina, we're here now in front of the Board of Supervisors entertaining the appeal of owners who, by their own admission, won't meet the requirements of the original SUP to which residents objected from the very beginning. They have broken the conditions repeatedly and admitted it, blaming it on a *multi-year* learning curve. They have had very little alternative to admitting it since residents have presented incontrovertible proof of violations for two straight years, with proof even submitted by the acoustical firm who did the original sound survey for the SUP.

In 2011, residents attended the original SUP hearing and made it clear that a bed and breakfast would be acceptable there, but that events as proposed were a cause of great neighborhood concern. Nevertheless, the Planning Commission at that time approved the SUP. After only two small events being held by the original owner in the first probationary year, the Planning Commission met, moving the SUP from probationary to permanent status, without notifying any of the previously objecting residents of this meeting or change.

Subsequently, since the new owners have begun operation, there have been several hearings with the Planning Commission that showed repeated proof of violation. The new owners have flouted most of the rules put in place in the SUP for events. Even so, these violations were given grace while the new owners were given opportunities to study solutions and reach compliance. Meanwhile, measurements by the residents continued to show violations, and in fact, no improvement. At the most recent hearing, the owners said they hadn't conducted the mandated studies or attempted any improvements because they didn't want to spend the money.

Finally, at the third and most recent hearing in February, the Planning Department staff recommended modification of the SUP, removing events from the SUP. The Planning Commission voted

and tied, resulting in the Planning Commission asking the residents to compromise to allow events to continue at VF. The residents didn't want to compromise and shouldn't have been asked to, since the violations were clear and proven. Nevertheless, a representative of the residents agreed to try a plan where:

- 1) There would be no amplified sound after 7PM
- 2) The maximum headcount would be reduced from 189 to 130
- 3) The number of events to be reduced from 20 to 15.
- 4) The lawn area (which was never permitted by the SUP anyway) be vacated by 7 PM

VF has violated the original SUP by expanding their facilities into the much larger venue over the course of time that, by provisions in the original SUP, should never have been allowed. The owners may argue that happened before they became the owners, but if they'd done due diligence and read the permit and conditions carefully before they bought, they certainly would have known. Lack of diligence and careful research from the investors should not become the burden of the neighborhood.

I ask the BOS to obey the rule of law and, at minimum, deny this appeal entirely to protect the residents of our neighborhood and at least try the modifications proposed by their PC. Finally, I ask the BOS to deny any proposed additions to the existing SUP for year-round operation and more events. Better yet, I request modification to remove events from the SUP, making it a B&B only, as recommended by the Planning Department staff at the last hearing.

Robert Smay
PO Box 1021
Lotus, CA 95651

Nearby homeowner
1320 Scott Rd
Coloma

(530)295-8271