

2/5/2018

Edcgov.us Mail - Fwd: Submiision of letters for 8 February Planning Commission Meeting concerning Villa Florentina

PC 2-8-18

#4

3 pages

Serena Carter <serena.carter@edcgov.us>



Fwd: Submiision of letters for 8 February Planning Commission Meeting concerning Villa Florentina

1 message

Char Tim <charlene.tim@edcgov.us>
To: Serena Carter <serena.carter@edcgov.us>
Cc: Evan Mattes <evan.mattes@edcgov.us>

Mon, Feb 5, 2018 at 7:55 AM

Please upload this public comment for Villa Florentina that was received today (2/5/18). Thank you.

----- Forwarded message -----

From: **Robert Smay** <robedonn@pacbell.net>
Date: Sun, Feb 4, 2018 at 9:11 PM
Subject: Submission of letters for 8 February Planning Commission Meeting concerning Villa Florentina
To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Please see that the two PDF's attached are passed to the PC for the upcoming meeting and also please acknowledge receipt.

Sincerely,
Robert and Donna Smay

--

Char Tim
Clerk of the Planning Commission

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5351 / FAX (530) 642-0508
charlene.tim@edcgov.us

2 attachments

Letter VF.pdf
141K

RJ Smay Florentina.pdf
97K

2/3/18

To the Commission,

I live in the vicinity of Villa Florentina. My property is affected by the announcements and loud music present every time Villa Florentina has an event. I have read the letters to the planning commission complaining that vendors will lose business without these events. Why should our neighborhood have to suffer with all the noise for the benefit of these vendors? We have lived here for 19 years, and the change in the neighborhood due to these events has been big and negative. The impact on the neighborhood should be the biggest factor considered, especially in a residential neighborhood. We have rights too, and they should be considered at least as much as the rights of this business property. I agree with the planning department's recommendations.

Sincerely,

Donna Smay

Dear Commissioners,

I am a property owner about ¼ mile from the venue, and live at a separate location from my daughter, who has also submitted information regarding this business. I can attest to the excessive noise coming from Villa Florentina over the last two years, and that it has continued since the last hearing. The unique aspects of sound traveling through this river channel should be considered here, and how it impacts many neighbors. Someone else ¼ mile away from the venue might not hear anywhere near as much noise, but that is not the case at my property, where the impact is significant.

Notwithstanding the emotional and often blatantly commercial exhibits being submitted in support of Villa Florentina, THIS IS A "RULE OF LAW" ISSUE. A special use permit (often called a conditional use permit) was issued by the Planning Commission, clearly stating the conditions which should be met for the operation of a commercial operation in a rural residential area. These rules should not depend on how "lovely" a venue is, and exist to defend the interest of other citizens. Residents, at the original hearing years back clearly stated that a bed and breakfast would be fine, but objected to the events center. The permit holder has clearly been shown to violate the permit as it pertains to events, using measurable data, and has not been able to refute the data. The modified permit as proposed would still allow for bed and breakfast operation.

Can conditions be met at this property? Perhaps so, but so far, in spite of repeated admonitions from the Planning Commission, this owner has failed to meet those conditions. Should he be given yet another chance? Remember that insanity is when you keep trying something over and over expecting different results. The owner has failed to meet the requirements and this should be a clear cut case. The owner himself stated, when asked by the commission at the last hearing, that he is not able to operate within the sound requirements when asked by the commission.

Please consider the rights and interests of the closest neighbors in deciding this issue. Their interests should not be ignored in the name of commerce, and their protections should be upheld.

Thank you,
Robert Smay

2/5/2018

Edcgov.us Mail - Villa Florentina

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

Villa Florentina

1 message

Betty Sederquist <bettysed@cwo.com>
To: planning@edcgov.us

Sun, Feb 4, 2018 at 8:22 AM

To the Planning Commission,

I live in Coloma-Lotus. I know that the neighbors of Villa Florentina have been adversely affected by the noise of their large events for two years. Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music. If Villa Florentina could find a way to host these events without the amplified music, that might solve the problem, but apparently this has not been the case.

The Bed and Breakfast that they operate fits in with the neighborhood and does not cause disturbances for the neighbors, but their large events have repeatedly been a problem for the neighborhood.

Thank you for helping to restore peace to the residents of Villa Florentina's neighborhood,

2/5/2018

Edcgov.us Mail - Villa Florentina

PC 2.8-18
#4



Planning Department <planning@edcgov.us>

Villa Florentina

1 message

jodyvanthull@gmail.com <jodyvanthull@gmail.com>
To: planning@edcgov.us

Sun, Feb 4, 2018 at 1:12 PM

I am a resident living on Carvers Rd near Villa Florentina and have been adversely affected by the noise of their large events and the traffic. I have previously submitted a letter and have spoken at an earlier hearing. Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music. The Bed and Breakfast business the Anderson's operate fits with the neighborhood and does not cause disturbances for their neighbors. The large events have repeatedly been a problem for myself and others in the neighborhood.

This is not about one "disgruntled" neighbor. This is about a **WHOLE** neighborhood. It is very easy for people to look from the outside in and say get over it or that it is a "slight inconvenience". It is a big inconvenience, a nuisance and a safety issue.

To get to Villa Florentina you have to cross a one lane bridge and go down a one lane road. Villa Florentina is at the end of Carvers Road and on the narrowest part. There have been multiple occasions where the road has been blocked by cars waiting to get onto the property. Villa Florentina is not providing any traffic control which from my understanding is part of their Special Use Permit. When cars come and go they are at times driving at high speeds. Carvers Road has blind spots with one of them very close to the Villa. Since the Anderson's purchased Villa Florentina I have come close to multiple accidents there between myself and the Villa's guests, staff and vendors.

I have read many of the submitted comments from multiple people supporting Villa Florentina. But these people do not live in this neighborhood. One in particular comments that you cannot hear the music unless you are on the property. My brother lives a mile away and he can hear the music. Before I moved here I camped and stayed at numerous places in the community with friends. None of the many venues close to those areas music was at the level of the music held at Villa Florentina. There is repeated documentation of the noise levels at Villa Florentina being above the permitted levels. This is still happening even after the Anderson's were advised by your Committee to modify how they amplify their music during their events.

Businesses like Villa Florentina are important to our area and the County. But they are not the only venue for weddings and events in the area. There are 2 wineries in very close vicinity that offer wedding and event facilities that are beautiful and memorable and bring business to vendors in the area. I have attended multiple weddings and events at these places and have always been stunned at the beauty they offer.

I am asking as an individual and as a resident of this neighborhood that you please take all this into consideration when making your decision on the Special Use Permit. Thank you for your time and in advance for helping restore a sense of peace to our neighborhood.

Jody Van Thull

Sent from my iPad

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

Villa Florentina hearing

1 message

carol meridieth <spectrum95633@yahoo.com>
Reply-To: carol meridieth <spectrum95633@yahoo.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Sun, Feb 4, 2018 at 5:48 PM

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

To the Planning Commission,

I live in El Dorado County and have friends who are neighbors of Villa Florentina. They have been adversely affected by the noise from Villa Florentina's events for two years. Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music. The Bed and Breakfast that they operate fits in with the neighborhood and does not cause disturbances for the neighbors, but their large events have repeatedly been a problem for the neighbors.

Sincerely,

Carol Meridieth

Peace 'n Joy to ya,
Carol
Carol The Contractor
Home Improvements
530-333-0676 home
530-306-8730 cell

2/5/2018

Edcgov.us Mail - Villa Florentina - sk

PC 2-8-18
#4
3 pages



Planning Department <planning@edcgov.us>

Villa Florentina - sk

1 message

Sara SK <skpriority@earthlink.net>
To: Planning Department <planning@edcgov.us>

Sun, Feb 4, 2018 at 8:44 PM

Hi again Char,
Attached is my comment for the upcoming hearing on Villa Florentina.

Thanks, and see you soon for Round #3!

- Sara SK

Sara Schwartz Kendall
skpriority@earthlink.net

 **Microsoft Word - 2018 my letter Villa Florentina.docx.pdf**
57K

February 3, 2018

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

To the Planning Commission, El Dorado County:

Coming up is the third hearing about how the owners of Villa Florentina, Angela and Adam Anderson, do not follow the conditions of their Special Use Permit. This is the third time I have sent comments to you about how the noise from their events has interfered with my peaceful use of my residence, and my ability to have guests over to also enjoy the peace of the Rural Residential neighborhood where we are located. I entreat you to adopt the recommendation of the Planning Department to modify Special Use Permit S10-0009 to exclude special events and outdoor amplified music at Villa Florentina. It is simply the wrong place for large, loud events.

When I last spoke to the Planning Commission in August, I explained that I didn't know about decibels and sound tests but I did know when it is so loud from events at Villa Florentina that I cannot enjoy my house in peace. The first season they operated, I could hear every word of every vow in my back yard where I was trying to get work done. It was cute the first couple of times but the charm quickly wore out. I do not want to have weddings in my back yard, which is exactly how it sounds. You have heard me talk in the last two hearings about the music and yelling from the weddings that is very disruptive to me and to my neighbors.

There were two events since our last hearing in August 2017 that were so loud that I did in fact measure the sound. The county maximum level is 50 Db from 7-10pm and on October 14, 2017, my measured peak was 63.9 dB INSIDE my house with the max at 57.7 at 7:55pm. The allowable eq, or average ongoing noise, is 40 but I recorded 47.8 that night.

On October 7, 2017, I recorded a peak of 53.6 inside my house and an eq of 47.1 at 8:52pm. This high sound level disturbs not just me but also my family and friends I want to be able to have visit. I had a friend come up for an afternoon in September 2017. He left in daylight hours saying, "I heard about it, but I can't believe how loud the noise is here, it sounds like it's right over the fence. It totally defeats the point of living here, to have a loud party going on so close."

Some of the comments that have been submitted in this matter support Villa Florentina because it is a small business. I too support small businesses in Coloma-Lotus, which is why I favored giving events there a try back in 2012. However, we have learned painfully that Villa Florentina is too close to other houses, and the acoustics carry too much in our river valley, for large events to be hosted there without disturbing the neighbors, sometimes extremely. The recommended modification allows the Andersons to continue to operate a bed and breakfast, a small business that does fit in with the neighborhood.

Some people have said in their comments around this issue that when they are in their own homes, they enjoy the sounds they hear of people recreating. I am glad they enjoy their own sound levels. Except for the Villa Florentina events, I too enjoy the sounds of kids on field trips in Coloma, families enjoying picnics at the State Park across the river from me, people whooping it up on the river and enjoying nature, and the distant sounds of music from Coloma-Lotus

establishments in the summertime. I think it is healing for people to come here, to connect with nature and history, to have outdoor adventures here, and to enjoy tunes in our eateries. However, none of that is right in my back yard. Villa Florentina's events are too close to its neighbors to allow them to continue.

Another line of support is that Villa Florentina contributes to the local economy. Even if this is true – and I have seen no figures, and the only fact I have seen is that Placerville Flowershop, a great local business, gets about five orders of flowers per year from Villa Florentina events – this cannot come at the expense of the well-being of their surrounding neighbors.

The location of Villa Florentina is wrong for large events. It has been tried, the Planning Commission and Planning Department tried to work with the owners to make it work, but it is a failed experiment. However, it is a nice B&B. I ask that you modify this Special Use Permit to be for a bed and breakfast only, so the residents can again enjoy peace in our neighborhood.

Thank you for all your hard work for our County.

Sincerely,

Sara Schwartz Kendall

2/5/2018

Edcgov.us Mail - Noise Control

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

Noise Control

1 message

mlseals1 <mlseals1@sbcglobal.net>
To: planning@edcgov.us

Mon, Feb 5, 2018 at 2:38 AM

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

To the Planning Commission,

We are frequent visitors to the neighborhood of Villa Florentina and have been adversely affected by the noise of their large events. Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music. The Bed and Breakfast that they operate does fit in with the neighborhood and does not cause disturbances, but their large events have repeatedly been a problem for the neighborhood.

Thank you,
Michael L. Seals

Designed for Purpose.....Destined for Greatness,

2/5/2018

Edcgov.us Mail - e: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

e: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

1 message

Jenny Palmer <palmer_jenny@yahoo.com>
To: planning@edcgov.us

Mon, Feb 5, 2018 at 7:48 AM

To the Planning Commission,

I live in El Dorado County and have friends who are neighbors of Villa Florentina. They have been adversely affected by the noise from Villa Florentina's events for two years.

Their peaceful country residence is hardly that when neighbors are allowed to pollute the air with loud, continuous noise.

Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music. The Bed and Breakfast that they operate fits in with the neighborhood and does not cause disturbances for the neighbors, but their large events have repeatedly been a problem for the neighborhood.

Sincerely,

Jennifer Palmer

2/5/2018

Edcgov.us Mail - Fwd: Letter re: VF 2/8/18

PC 2-8-18
#4
20 Pages



Serena Carter <serena.carter@edcgov.us>

Fwd: Letter re: VF 2/8/18

1 message

Char Tim <charlene.tim@edcgov.us>

Mon, Feb 5, 2018 at 9:59 AM

To: Serena Carter <serena.carter@edcgov.us>

Cc: Evan Mattes <evan.mattes@edcgov.us>, Robin Smay <rsmay27@gmail.com>

Serena,

Please process the attached public comment for Villa Florentina that was received today. Thank you.

----- Forwarded message -----

From: **Robin Smay** <rsmay27@gmail.com>

Date: Mon, Feb 5, 2018 at 9:57 AM

Subject: Letter re: VF 2/8/18

To: Char Tim <charlene.tim@edcgov.us>

Hi Char,

Can you please confirm receipt of the attached document? This is for the hearing on 2/8/18 regarding Villa Florentina.

Thank you,
Robin Smay

--

Char Tim

Clerk of the Planning Commission

County of El Dorado

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5351 / FAX (530) 642-0508

charlene.tim@edcgov.us



2.5.18 VF submission with logs.pdf

7666K

2/2/2018

To the El Dorado County Planning Commission,

I am writing to provide an update regarding events held at Villa Florentina since the most recent Planning Commission hearing on 8/24/18. A majority of events held since that date have continued to significantly exceed decibel limits. **All** events held since 8/24/18 have violated the mandates set at that time by the Commission that were agreed to by the owners. Violations since 8/24/17 have included (see attached logs for details):

- Average and maximum decibel exceedences during portions of most events
- Use of lawn for ceremonies and reception games/traffic that was specifically prohibited by the Commission
- Amplification of sound outside permitted areas, including lawn
- Live brass (prohibited per sound study recommendations, absorbed in SUP section 3: Outdoor Music)

As I have stated since my first contacts with the property owners, Planning Department, and Planning Commission, my goal was for the business to operate in accordance with its SUP. My intent was *not* to end events. I am not a foe of small business or community commerce, and have only sought to protect my interests and those of neighbors living in the immediate vicinity. Sadly, this business has continued to operate in violation of SUP conditions, despite multiple requests from neighbors, and multiple directives and mandates from the Planning Department and Commission. Due to chronic violations of the SUP, and despite being given multiple opportunities to reach compliance, no alternative remains but to modify the SUP to remove such events and amplified music from the business's operation. Our community is governed by the rule of law, and law should be enforced to protect our interests in this case. There continues to be no neighborhood objection to the business operating as an area bed and breakfast.

In total, since the new owner began operation, 33 of 36 monitored events have violated decibel limits and amplified sound rules in the SUP and all 36 have used the unpermitted lawn expansion in violation of original proposed use. The upcoming modification hearing scheduled for 2/8/2018 is the third hearing date about this business. The neighbors have had to defend our interests repeatedly which has taken time away from work and family and has induced stress and uncertainty for all of us. Ongoing noncompliance has produced interference with our enjoyment of our lovely country neighborhood, and we're tired of it. One property owner's business interests should not supersede the rights of everyone else in the neighborhood, particularly one zoned as Rural Residential.

I have reflected on how much time and effort have gone into this business, and think listing it is helpful for recently interested community members to see how long and extensive this process has been. Planning Department and Commission efforts made to date to gain compliance from the current owner have included:

- Letter #1 to Owner from Planning Department, dated 8/19/16

- Letter #2 to Owner from Planning Department, dated 10/12/16
- Letter to Owner from my attorney, dated 10/17/16
- Letter #3 to Owner from Planning Department, dated 11/4/16
- Planning Commission Hearing on 3/23/17 to consider if substantial evidence exists to justify a modification/revocation hearing
 - Commission determined substantial evidence of noncompliance.
 - Multiple neighbors spoke and submitted letters outlining ongoing noncompliance and disruption.
 - Commission allowed hearing continuation to provide owners time and opportunity to conduct sound studies establishing compliant operating parameters.
 - Commission mandated that all events held after 3/23/17 comply with SUP, with restrictions on lawn use due to lack of permitting/ sound study of the expanded area.
- Planning Commission Hearing Continuation 8/24/17
 - Data due to the Planning Department on 7/3/17 from owner was not supplied prior to 8/24/17 hearing date, and was at that hearing found to be insufficient by the Planning Department.
 - Data submitted by owners confirmed decibel levels at events up to 20 Db above allowable maximums, with averages above limits as well.
 - When asked directly by the Commission, owner stated he could not operate events within county sound limits.
 - Multiple neighbors spoke and submitted letters outlining ongoing noncompliance and disruption.
 - Data I submitted confirmed continued violations of SUP during events held between 3/23/17 and 8/24/17.
 - Commission stated parameters for operation until modification hearing:
 - All events held must comply with SUP.
 - Lawn area use not permitted for events, since sound study not conducted despite opportunity.
 - Planner Evan Mattes stated that evidence not provided by the owner in advance of the next hearing would not to be considered, due to his failure to provide timely documentation at this hearing.

A letter campaign has recently been conducted by the owner, and the Commission is in receipt of a large volume of correspondence advocating for continued event operation. The commission may remember evidence addressing issues in these letters from the first two hearings. One letter purports that to be adversely affected by events, one would have to be *at* the property line. To be clear, I AM at the property line, as are several other neighbors. A resident living a short distance away noted no impact at her property. She is lucky. However, her experience does not invalidate those of many close neighbors; acoustics in the valley create large impacts for some, while not for others. This was discussed at length by neighbors and an acoustical engineer on the first hearing date. Despite some letters that talk about only “one” neighbor being affected, calls, emails, letters and testimonies from multiple neighbors have

been submitted on multiple occasions over the last two years. The representation of a hearing prompted by a single grumpy neighbor catching a few infractions is inaccurate. One email complimented the business for limiting the number of events per year to 20 to accommodate the neighbors. This is a condition of the permit. In fact, in January 2017, the current owners petitioned to actually increase the number of events and operate year-round. The limited number of events has never been a gesture of goodwill by an owner being considerate to the neighborhood as it has been framed.

Some letters praise the venue's quality, generation of commerce, and ability to create positive experiences for guests. I do not dispute the beauty of the venue or experiences of guests participating in events there. We live in a beautiful neighborhood. However, no volume of letters invalidates the experiences of immediate neighbors, or the adverse impact on us each weekend in our homes during almost half the year. The charm of the venue is not the issue here; its misuse in violation of the SUP is the only issue that should be considered at this hearing.

I hope this is the last letter I will have to submit to the Planning Commission. Residents of the Coloma Valley enjoy the community here, the beauty of the outdoors, and the tranquility of this area, and we in this secluded neighborhood cherish our little corner of the valley. Please ensure that our legal rights are protected so we may continue to do so.

Thank you for your consideration,

Robin Smay

Regarding the data logs on the following pages:

As was shown in evidence submitted for the 3/23/17, my Sound Logger, which was used to take the data on the following pages, registers sound at 5-10 decibels less than the equipment used by Bollard Acoustical. As such, graphs underestimate the sound levels for events.

8/26/17 Log

Amplification from lawn (testing) at about 3:30. Traffic on lawn starting at this time, for about 20 minutes. Ceremony setting up on lawn. 4:25 folks back on lawn. Ceremony quiet on lawn. Small event/crowd. **Lawn ceremony held after prohibition from planning commission, Amplification from lawn after prohibition and owner agreement.**

As of 6:03 speakers placed per permit.

Event over by about 9:00pm.

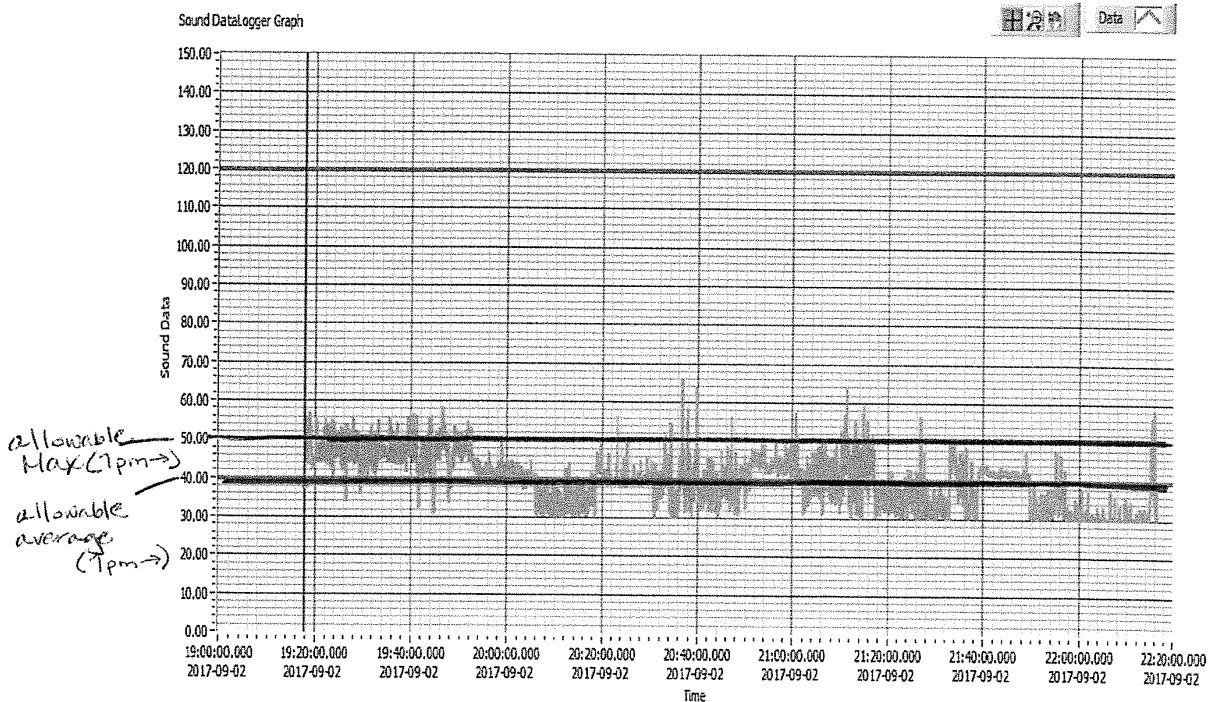
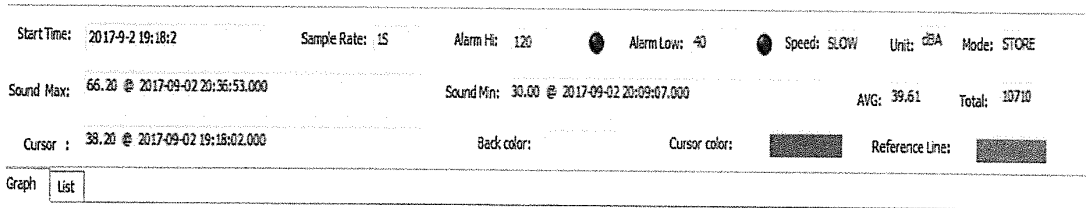
Decibel logger battery issue, so no sound sample available for this event. This was a quiet and reasonable event relative to most.

9/2/17 Log

4:30 traffic on both grass and terraced part of lawn, umbrellas (4 or 5) set up for shade there for patrons (commission prohibited any use of this area). Live music (saxophone) being played from lawn terrace area as well (4:32 warm up).

5:00pm saxophone from lawn terrace with some vocals, live or amplified. 5:38 heavy traffic on lawn (prohibited). 5:49 thinning out. No more music from lawn. Didn't exceed decibel for ceremony portion, but was not supposed to be staged there at all per commission.

6:50 live mariachi band started. Very loud at first, dialed back after a few minutes but music ongoing. Significant and ongoing decibel exceedances during reception between 8:30 and 9:30.



9.9.17 Log

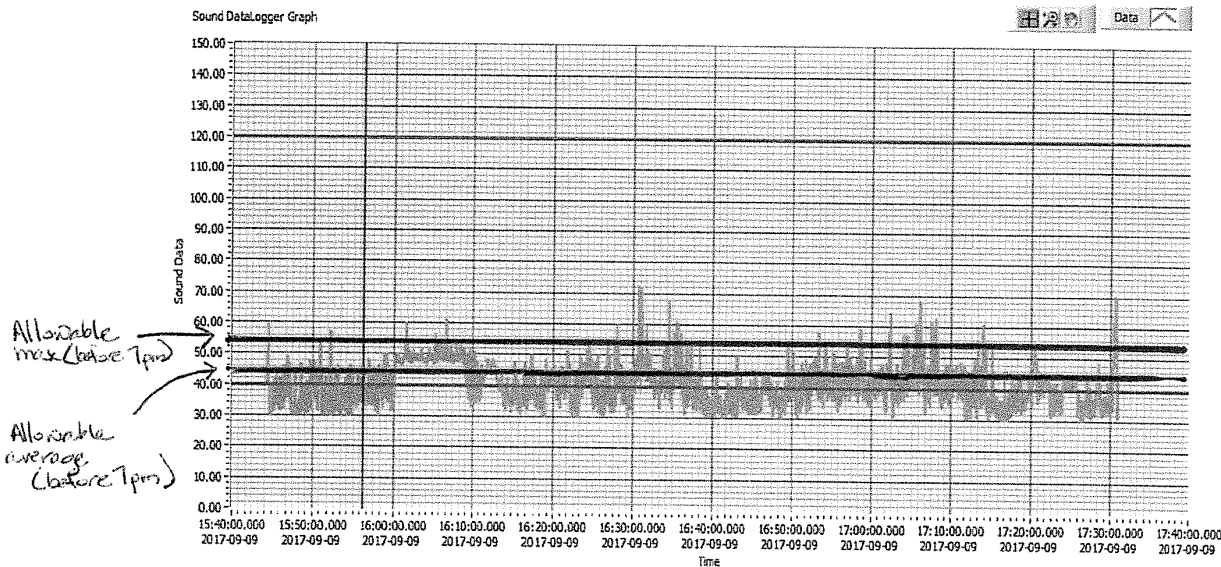
9.8.17: Rehearsal on lawn from about 5:30-6:30, in addition to the day of the actual ceremony, 9/9/18. These rehearsals occur with many events, and are not considered in the total days of impact on community. **Both days in violation of prohibition on lawn use.**

9.9.17 Ceremony set up on lawn. At 4:30 large crowd on lawn, music not being amplified from lawn at that time. As shown in graph below, **significant and ongoing decibel exceedances during lawn use between 4:30-5:30.**

5:00pm still large crowd on lawn. Went outside at 5:30 and crowd had moved off lawn.

Sound DataLogger ver 2.0.1

Start Time:	2017-9-9 15:44:28	Sample Rate:	1S	Alarm Hi:	120	Alarm Low:	40	Speed:	SLOW	Unit:	dBA	Mode:	STORE
Sound Max:	72.70 @ 2017-09-09 16:30:45.000	Sound Min:	30.00 @ 2017-09-09 15:44:48.000	AVG:	40.41	Total:	6390						
Cursor :	43.90 @ 2017-09-09 15:56:16.000	Beck color:		Cursor color:		Reference Line:							

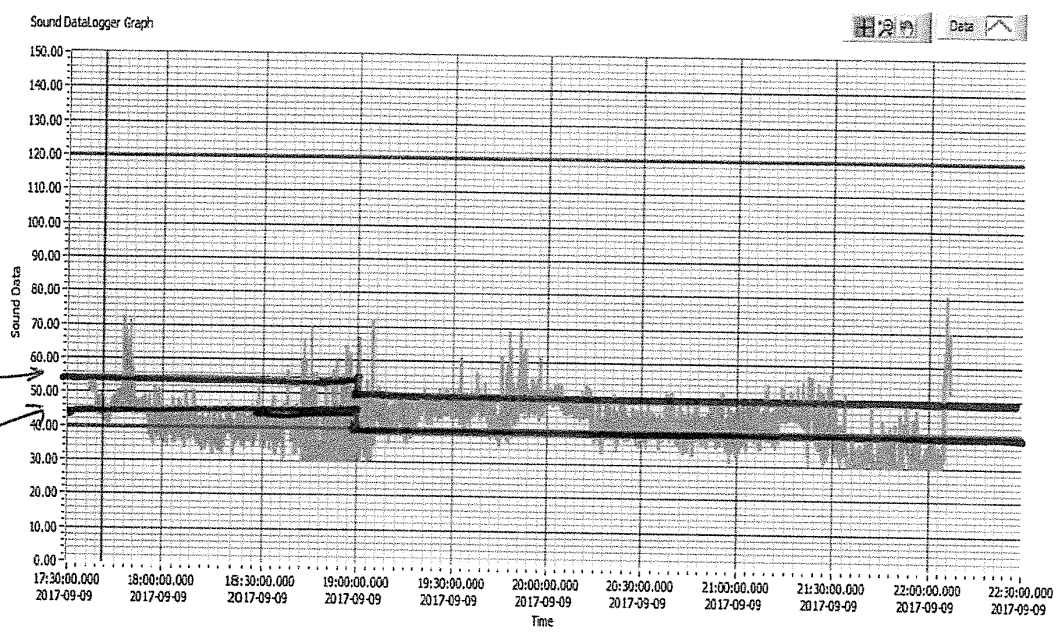


Very loud, ongoing and significant exceedances during reception between 6:30-8:00. Also reception between 9-9:30. Multiple neighbors contacted me noting that this evening was especially loud.

When I went out to retrieve decibel logger at 10:08, patrons were still gathered and socializing in the piazza.

Sound DataLogger ver 2.0.1

Start Time: 2017-9-9 17:35:52 Sample Rate: 1S Alarm Hi: 120 Alarm Low: 40 Speed: SLOW Unit: dBA Mode: STORE
Sound Max: 80.70 @ 2017-09-09 22:05:39.000 Sound Min: 30.00 @ 2017-09-09 18:42:44.000 AVG: 41.68 Total: 15200
Cursor : 44.60 @ 2017-09-09 17:41:12.000 Back color: Cursor color: Reference Line:
Graph



allowable max
allowable average

9/16/17 Log

When I got home at 3:45, traffic on lawn, live mariachi band began from Piazza. Not sure where ceremony was held, but traffic on lawn though prohibited.

4:53 Amplified music from correct location, no traffic on lawn.

5:15 traffic on lawn.

6:42 amplified music reasonable level for time of day, lawn use ongoing, lots of loud kids on lawn creating peaks beyond max allowable ongoing.

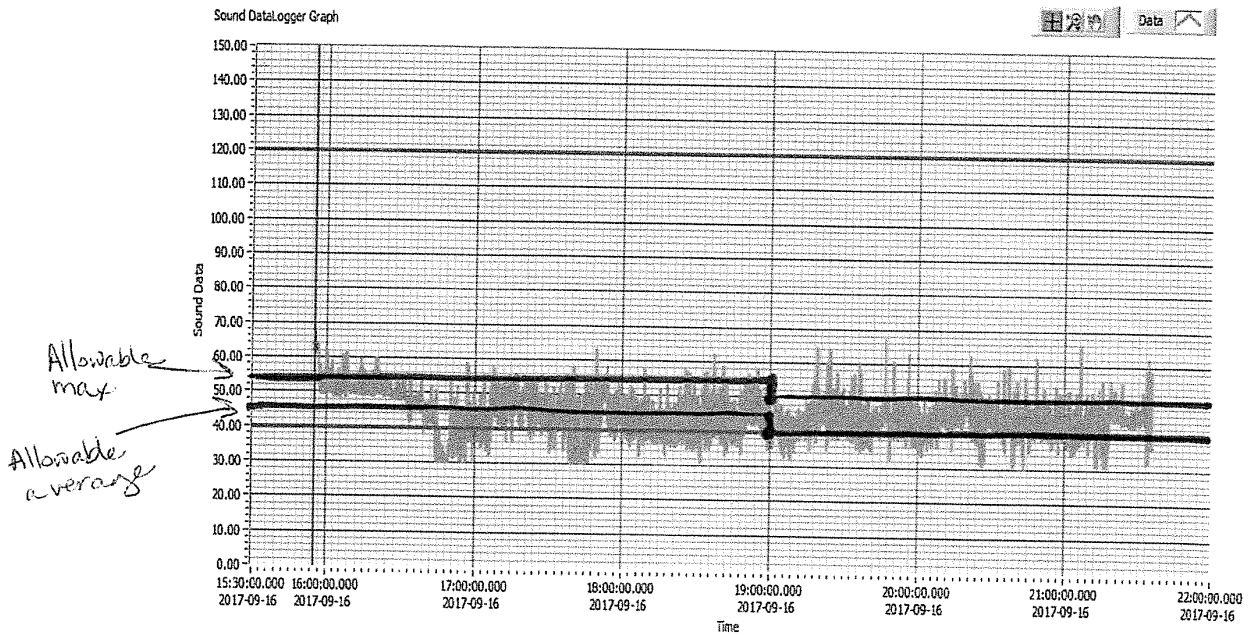
7:01 Patrons playing cornhole on the lawn.

Ongoing exceedences during reception between 8-9:30.

9:40-10:00 piazza speakers still playing music, outside permitted location.

Sound DataLogger ver 2.0.1

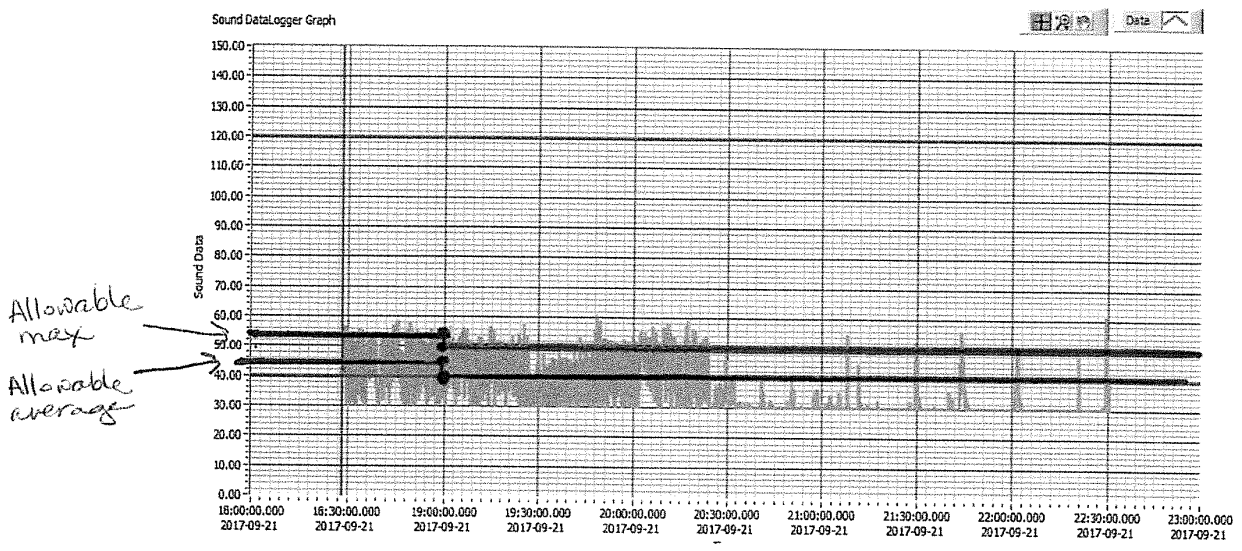
Start Time:	2017-9-16 15:55:18	Sample Rate:	1S	Alarm Hi:	120	Alarm Low:	40	Speed:	SLOW	Unit:	dBA	Mode:	STORE
Sound Max:	78.00 @ 2017-09-16 15:55:22.000	Sound Min:	30.00 @ 2017-09-16 16:44:09.000	AVG:	44.15	Total:	20400						
Cursor :	62.80 @ 2017-09-16 15:55:18.000	Back color:		Cursor color:		Reference Line:							
Graph	List												



9/21/2017 Log

Came home at 6:20, and event (Wealthgard) taking place. Amplified music from Piazza (outside permitted location). 7:20 amplified loud music continuing from same location.

Start Time:	2017-09-21 18:28:14	Sample Rate:	15	Alarm Hi:	120	Alarm Low:	40	Speed:	SLOW	Unit:	dBA	Mode:	STORE
Sound Max:	61.10 @ 2017-09-21 22:29:24.000	Sound Min:	30.00 @ 2017-09-21 16:29:43.000	AVG:	35.11	Total:	14550						
Cursor :	41.60 @ 2017-09-21 18:28:14.000	Back color:		Cursor color:		Reference Line:							
Graph	List												



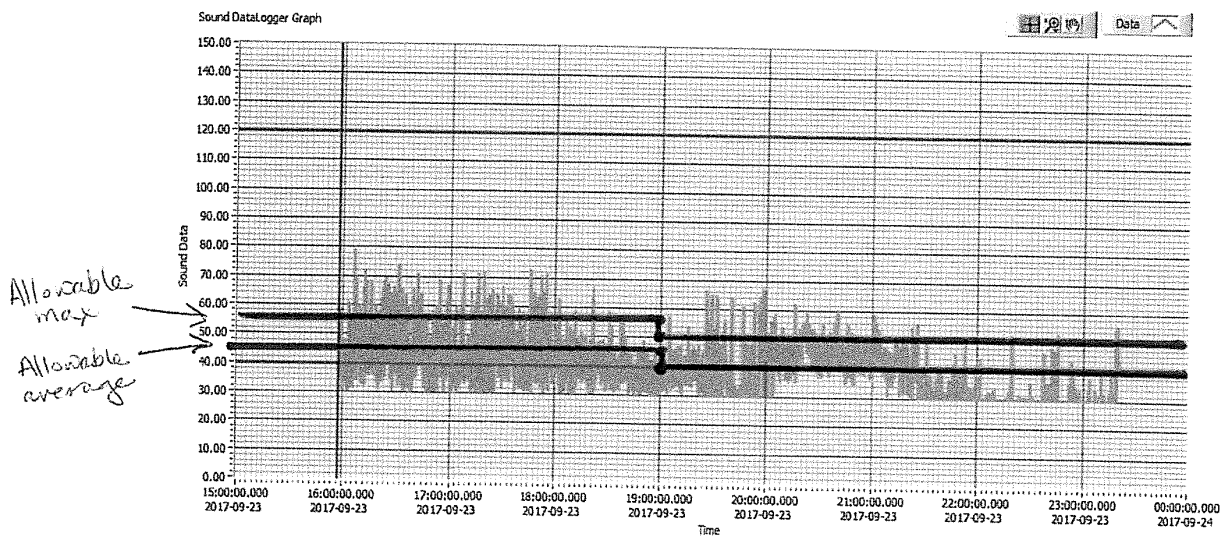
9.23.17 Log

When I got home at 3:38, seating for ceremony on lawn set up (again, against commission prohibition).
4:20 still traffic on lawn.

4:39 Music being amplified from lawn (outside allowable location).

Sound DataLogger ver 2.0.3

Start Time:	2017-9-23 15:58:22	Sample Rate:	1S	Alarm Hi:	120	Alarm Low:	40	Speed:	SLOW	Unit:	dBA	Mode:	STORE
Sound Max:	78.90 @ 2017-09-23 15:07:10.000	Sound Min:	30.00 @ 2017-09-23 16:00:23.000	AVG:	39.11	Total:	26490						
Cursor :	57.80 @ 2017-09-23 15:58:22.000	Back color:		Cursor color:		Reference Line:							
Graph:	List												



9.30.2017 Log

12:05pm traffic on lawn (against commission prohibition)

12:47 traffic on lawn (set-up)

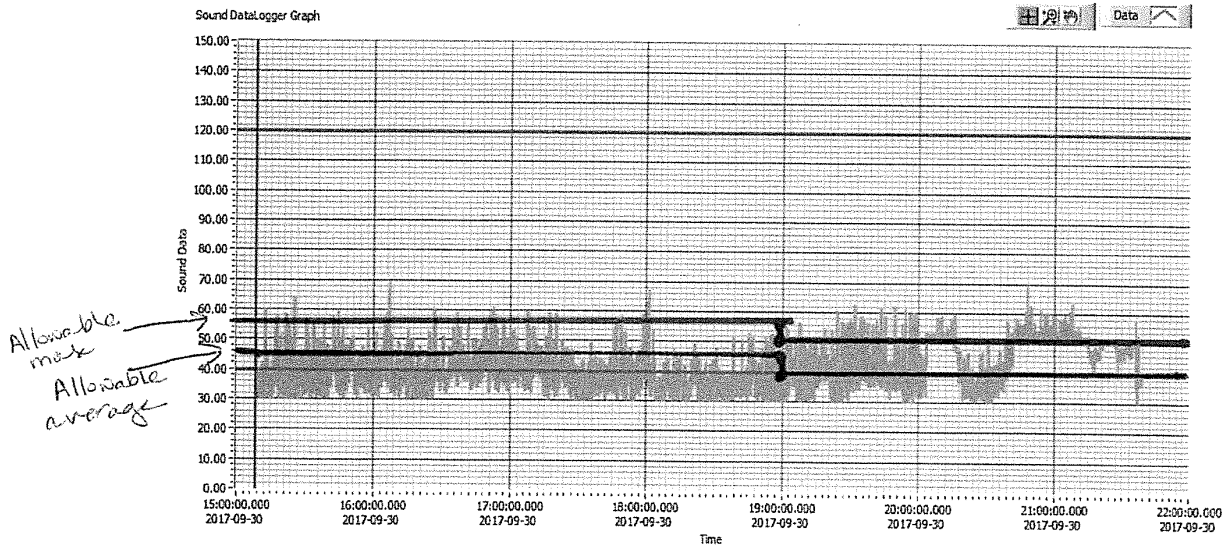
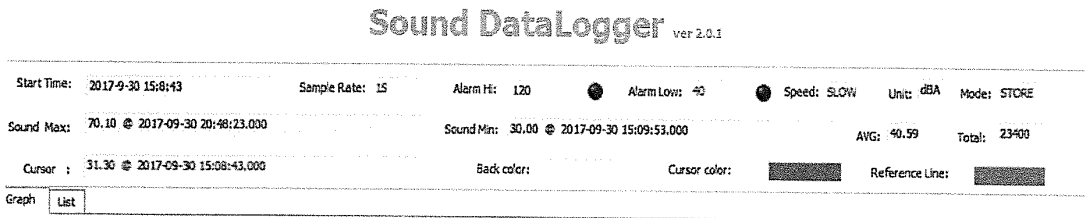
3:10 traffic on lawn

3:37 crowd gathered on lawn for ceremony

3:50 amplified music began from lawn.

I left house at 4:05. At that time, guests were seated on lawn for reception.

Some decibel exceedences throughout the evening.



10/7/17 Log

10:15 traffic on lawn

11:15 traffic on lawn

12:40 traffic on lawn

1:45 DJ testing speaker amplification ON LAWN. Traffic on lawn.

2:45 placed meter. Amplified music began from lawn.

3:08. Left for run. People were seated on lawn for ceremony.

4:29 Came home from run. People playing games on lower tiers of lawn terrace, And other traffic on lawn.

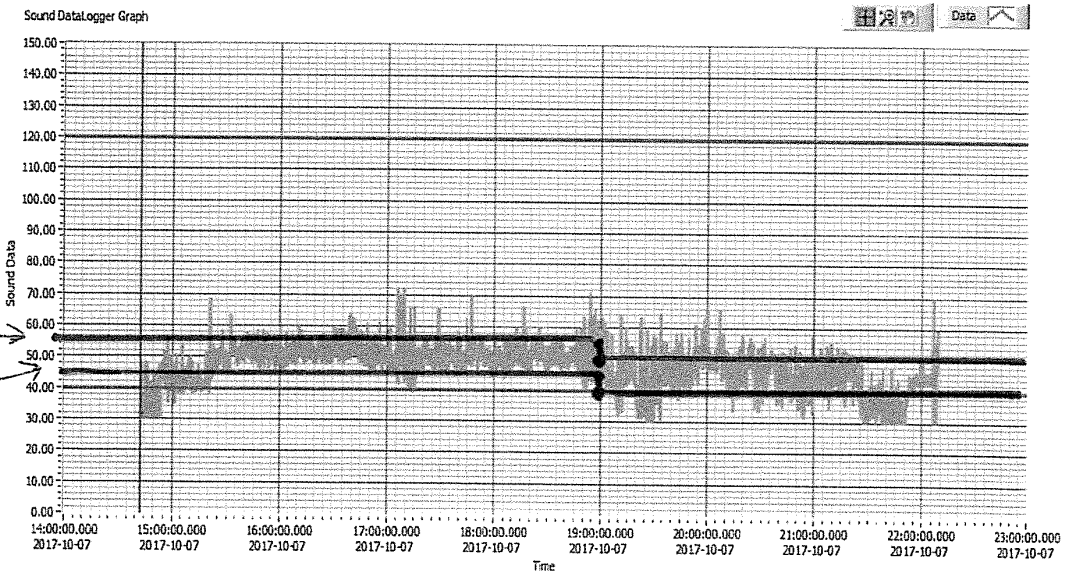
6:35 Still lawn area traffic. Larger louder event overall.

Sound DataLogger ver 2.0.1

Start Time:	2017-10-7 14:43:39	Sample Rate:	1S	Alarm Hi:	120	Alarm Low:	40	Speed:	SLOW	Unit:	dBa	Mode:	STORE
Sound Max:	72.20 @ 2017-10-07 17:06:05.000	Sound Min:	33.00 @ 2017-10-07 14:44:03.000	AVG:	46.90	Total:	26730						
Cursor :	31.60 @ 2017-10-07 14:43:39.000	Back color:		Cursor color:		Reference Line:							

Graph

Allowable max
Allowable average



Music played til 10 on small house speakers around Piazza.

10.14.17 Log

Rehearsal 10.13.17 on lawn at 5:00pm

Bridge work and Gold Rush days this weekend. Ambient noise louder than usual.

3:57 Amplified music from lawn.

Smaller quieter ceremony that usual. Quieter amplified procession at the end.

Very very mellow small wedding relative to many, and reasonable in impact. Music over well before 9:30. Short period of violation between 7-7:30.

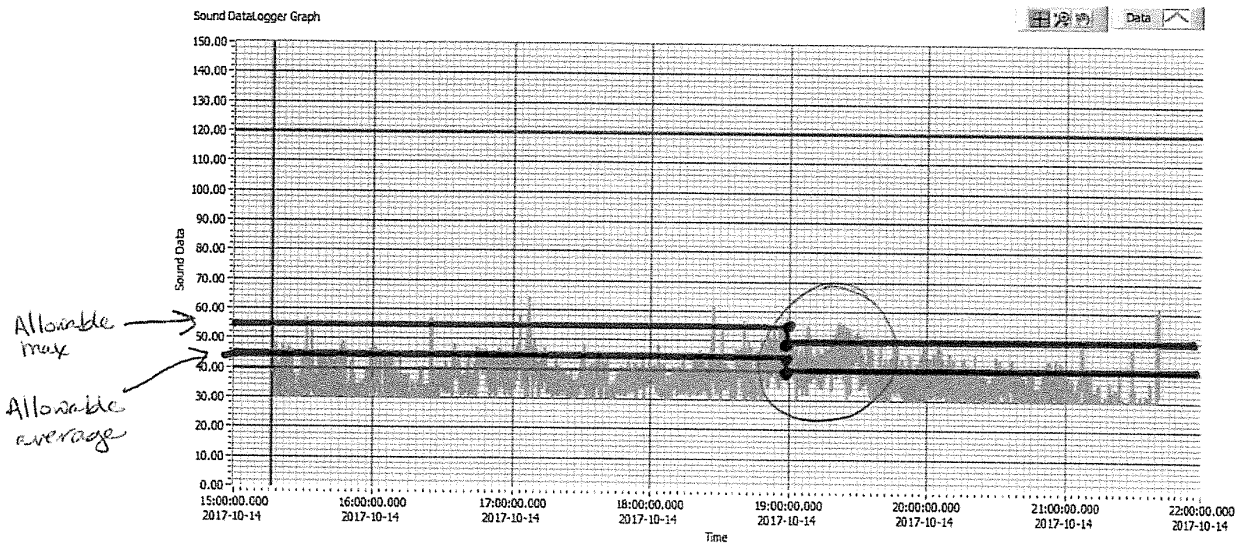
Sound DataLogger ver 2.0.1

Start Time: 2017-10-14 15:16:20 Sample Rate: 15 Alarm Hi: 120 Alarm Low: 40 Speed: SLOW Unit: dBA Mode: STORE

Sound Max: 64.00 @ 2017-10-14 17:07:16.000 Sound Min: 30.00 @ 2017-10-14 15:16:57.000 AVG: 36.72 Total: 23070

Cursor : 39.50 @ 2017-10-14 15:16:20.000 Back color: Cursor color: Reference Line:

eph



10.21.17

Ceremony set up on lawn

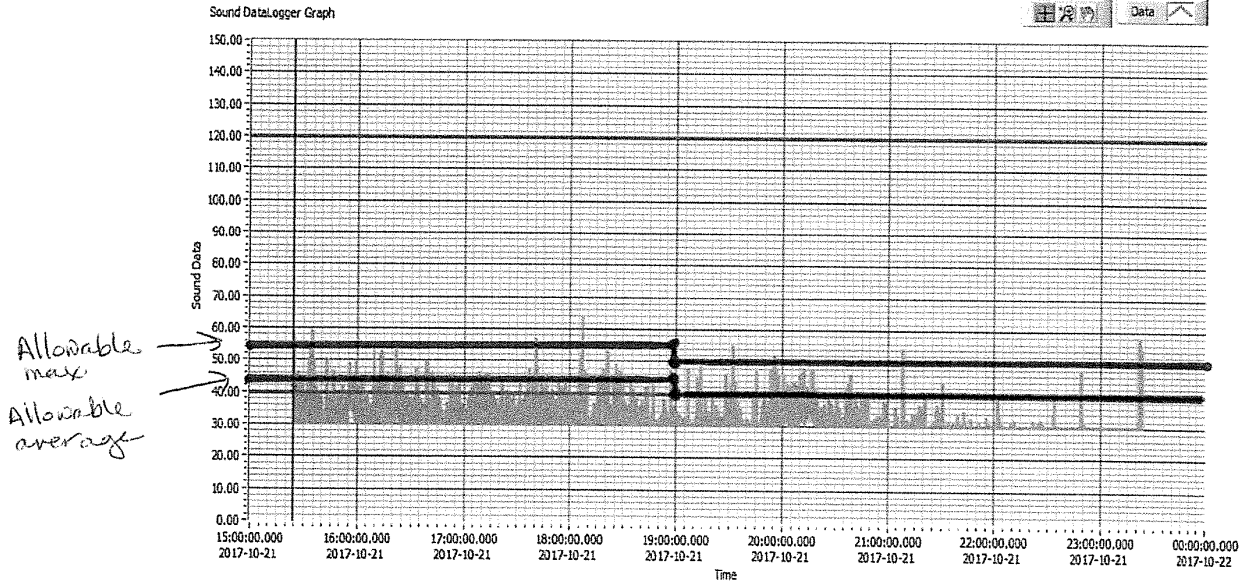
3:53 voice being amplified from lawn

Came home from dog Walk at 5:50. Traffic still on lawn.

Very small event. Overall very reasonable sound level. As stated from the outset, event like this, which are small and follow rules regarding decibel levels, are not unreasonably disruptive to the neighborhood or my property, if limited in total number of events per year.

Sound DataLogger ver 2.0.1

Start Time:	2017-10-21 15:24:55	Sample Rate:	15	Alarm Hit:	120	Alarm Low:	40	Speed:	SLOW	Unit:	dBA	Mode:	STORE
Sound Max:	63.90 @ 2017-10-21 18:07:26.000	Sound Min:	30.00 @ 2017-10-21 15:26:06.000	AVG:	32.16	Total:	28710						
Cursor :	41.00 @ 2017-10-21 15:24:55.000	Back color:		Cursor color:		Reference Line:							
Graph	List												



**TABLE 6-2
NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION SOURCES**

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Notes:
 Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).
 The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.
 In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.
 *Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

Policy 6.5.1.11 The standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to alleviate traffic congestion and safety hazards.

additional noise level reduction from ground absorption and intervening topography would be expected to reduce guest noise levels to less than 40 dB L_{eq} at the closest residential property line. Therefore, average guest noise levels would be expected to satisfy the applicable daytime and evening noise exposure limits at the closest residential property line.

Worst-case, maximum noise exposure from guest laughter, cheering, etc. would be expected to exceed the County's evening noise exposure limit of 50 dB (L_{max}) at the closest residential property line to the north.

MITIGATION

Sound System



As presented above, noise exposure from a DJ sound system positioned in the covered patio area on the west side of the project residence would not be expected to exceed the applicable daytime or evening noise exposure limits at the closest residential property lines. It is critical that the sound system is placed in the covered patio area to take advantage of the acoustical shielding provided by the project buildings. The DJ sound system should not be positioned anywhere other than the covered patio area shown in Appendix A.

Guest Noise

Guest noise exposure during dinner or other times when the music is not a dominant noise source would not be expected to exceed the applicable 45 dB L_{eq} and 40 dB L_{eq} daytime and nighttime noise exposure limits, respectively, at the closest residential properties. To help mitigate the possibility of nighttime noise exposure impacts at neighboring residents, we recommend that reception activities end no later than 9:30 p.m. This would allow guests time to exit the project area before 10 p.m., limiting nighttime noise exposure in the project neighborhood.

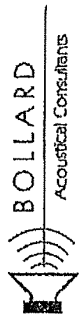
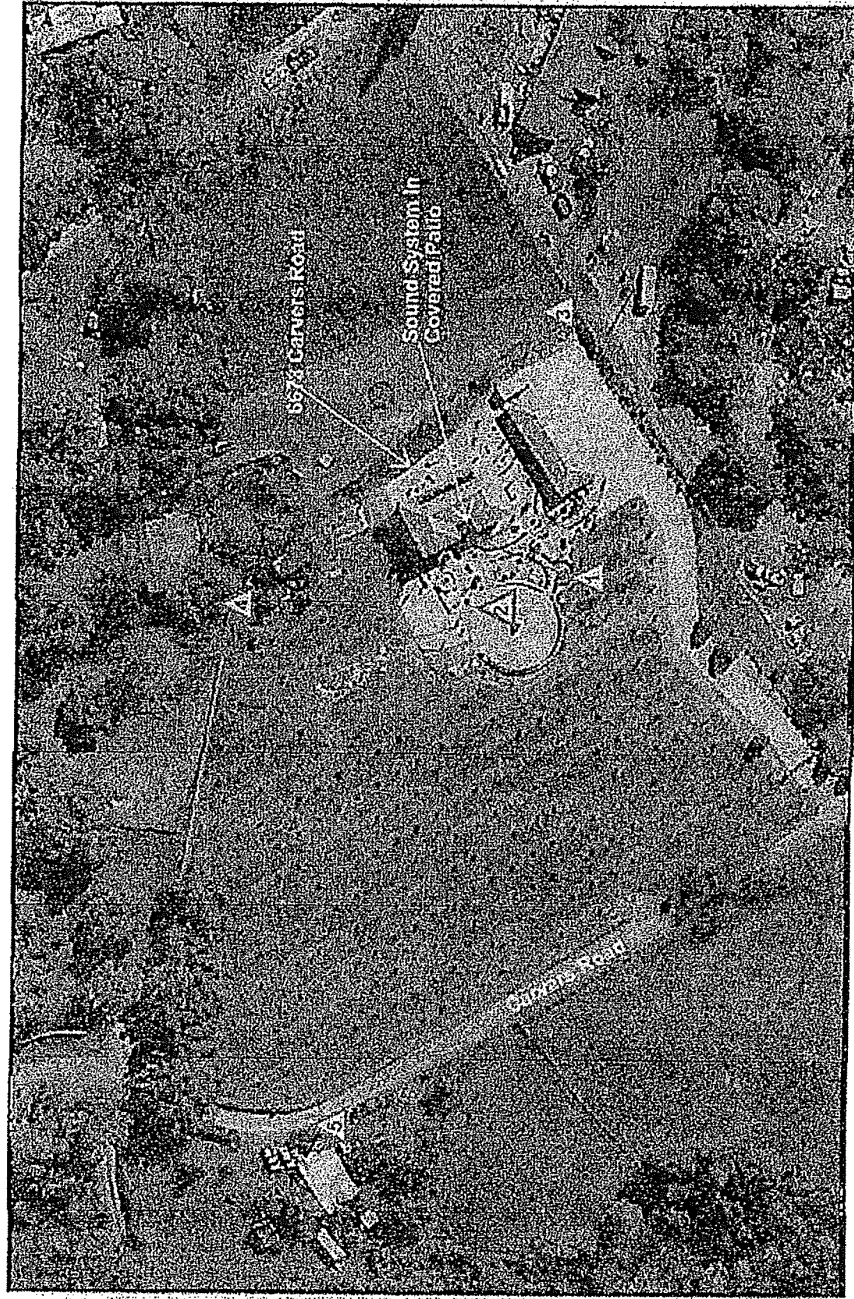
CONCLUSIONS

Noise exposure from DJ Music and guests would not be expected to exceed the applicable daytime and evening average noise exposure criteria (L_{eq}) at the closest residential properties. Maximum noise exposure (L_{max}) from guest cheering, laughing, etc. would be expected to exceed the County's evening noise exposure criterion at the closest residential property to the north. There is no known mitigation for this impact.

Project-related noise exposure at neighboring residential uses may be reduced by limiting music to DJ sound systems or live acoustic music (no amplification) with string and/or woodwind instruments only (no drums or brass). All music equipment or musicians should be positioning in the covered patio area as shown in Appendix A. Receptions should end no later than 9:30 p.m.

This concludes our environmental noise assessment for the Villa Florentina Bed & Breakfast and Special Event facility in Coloma, California (El Dorado County). Please contact me at (916) 663-0500 or jasonm@bacnoise.com if you have any questions or require additional information.

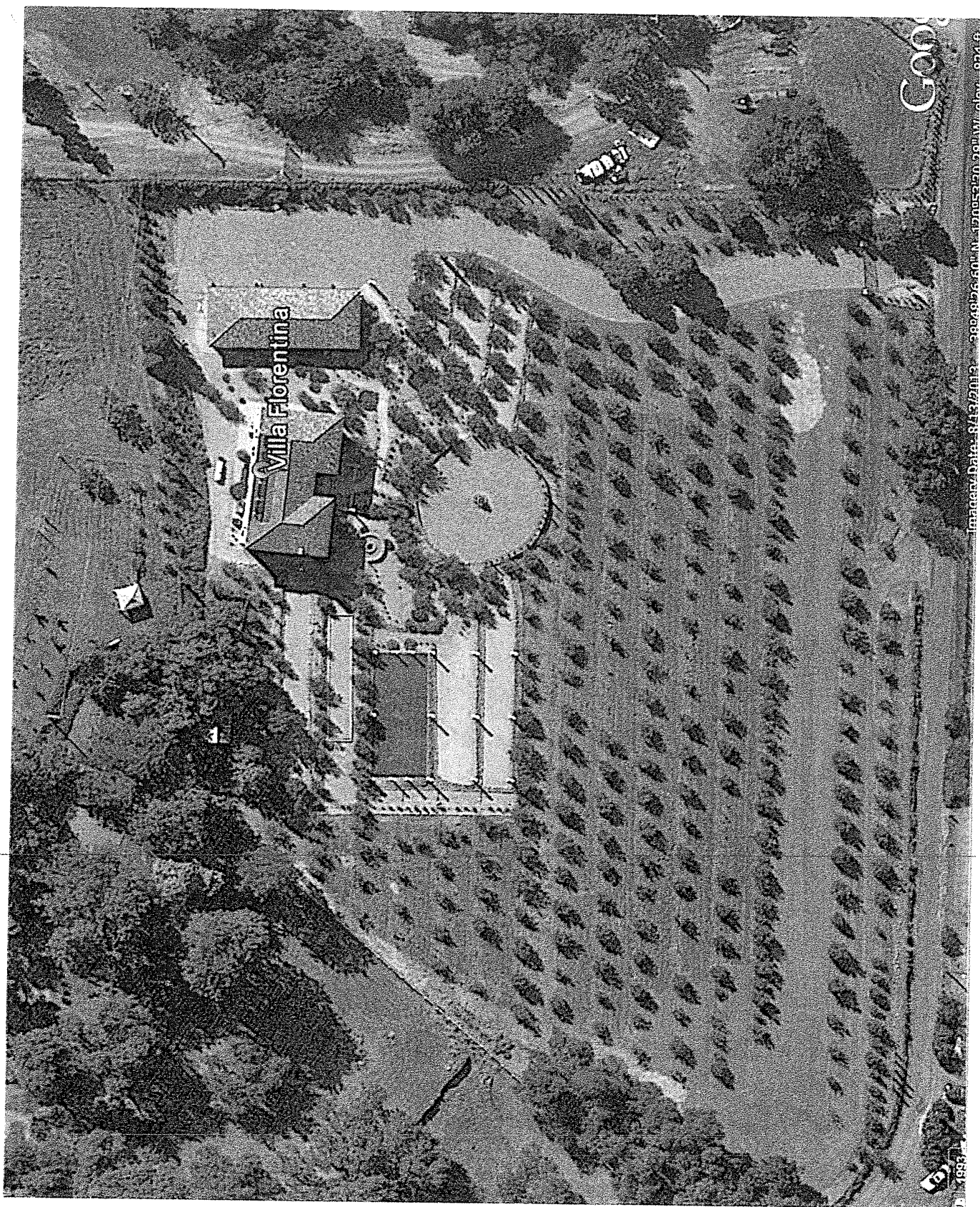
Appendix A
Villa Florentina Bed & Breakfast and Special Event Facility
Coloma, California (El Dorado County)



▲ Short-Term Noise Level Measurement Site



24



and 17.14.220, Bed and Breakfast Inns. The proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the proposed number of Special Events associated with the proposed use and the hours of the Special Events have been limited in order not be detrimental to the adjacent residential uses.

4.3 **The proposed use is specifically permitted by special use permit pursuant to this Title.**

The proposed use, as conditioned, is specifically permitted by Special Use Permit in a residential zone district pursuant to 17.14.220, Bed and Breakfast Inns, of the El Dorado County Code.

Conditions of Approval

El Dorado County Planning Services

1. This Special Use Permit approval is based upon and limited to compliance with the project description and following hearing Exhibits:

- Exhibit F.....Site Plan
- Exhibits G1-G2Residence Floor Plan
- Exhibit H.....Sign Plan
- Exhibit IGarage Floor Plan
- Exhibit JParking Plan
- Exhibits K1-K6Elevations

Any deviations from the project description, exhibits, or Conditions of Approval set forth below shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Request for a Special Use Permit for a Bed and Breakfast Inn to be located on a 3.57 acre parcel known as APN 006-132-28 and to include the following:

- a. Three guest rooms shall be contained within the 4,032 square foot primary residence. The occupancy shall include six guests, excluding owners.
- b. A 1,584 square foot detached garage shall accommodate owner and guest parking and two bathroom facilities for Special Events.

2/5/2018

Edcgov.us Mail - Villa Florentina

PC 2-8-18
#4
2 pages



Planning Department <planning@edcgov.us>

Villa Florentina

1 message

Sara SK <skpriority@earthlink.net>
To: Planning Department <planning@edcgov.us>

Mon, Feb 5, 2018 at 10:25 AM

Hi Char,
Here is Take 2 on my neighbor Katherine Anders' letter. Please let me know if there is a problem with this PDF.

Thanks,
Sara SK

Sara Schwartz Kendall
skpriority@earthlink.net

 Microsoft Word - Katherine Anders Villa Florentina 2018 letter.docx.pdf
32K

Katherine Anders
PO Box 193
Coloma, CA 95613

Feb. 3, 2018

County of El Dorado Community Development Agency
Development Services Division – Planning Services
2850 Fairland Court
Placerville CA 95667

Re: Special Use Permit S10-0009/ Villa Florentina Bed & Breakfast

To the Planning Commission,

I live at the end of Carvers Road, between the road and the river. I would like to address the concerns about the level of noise from Villa Florentina. Villa Florentina is a neighborhood nuisance. The noise level is completely out of hand. The windows in my house vibrate from the noise when they are having an event. It even disturbs the animals – my dogs start crawling under my bed during events. It is extremely annoying and nerve-wracking.

The noise can be heard all the way across Hwy 49. I don't know how their guests can handle that level of noise. I have walked out of concerts when the noise was so loud and what they have at Villa Florentina is as bad or worse. Being that close to that much noise has got to be detrimental for your hearing ability. We can hear announcements over the microphone loud and clear, and on some occasions the crowd seemed to be overly excited as we could hear shouting and screeching.

I can't help but wonder if this may have a negative effect on our local wildlife. That is a concern of mine. Can we please put a stop to this. To this date, there have been no improvements or reduction in the level of noise from Villa Florentina.1

Sincerely,

Katherine Anders

2/5/2018

Edcgov.us Mail - Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

1 message

Nina Ziskin <ninaziskin@mac.com>
To: planning@edcgov.us

Mon, Feb 5, 2018 at 10:24 AM

Re: **Special Use Permit S10-0009/Villa Florentina Bed & Breakfast**

To the Planning Commission,

We are frequent visitors to the neighborhood of Villa Florentina and have been adversely affected by the noise of their large events. Please adopt the recommendation of the Planning Department to modify their Special Use Permit to remove the use of special events and amplified music. The Bed and Breakfast that they operate does fit in with the neighborhood and does not cause disturbances, but their large events have repeatedly been a problem for the neighborhood. I have Stage IV cancer and frequently visit friends who live in this neighborhood to rest and recuperate from treatment. There is nothing so peaceful and healing as sitting where I can watch the river flow by at sunset. However, the amplified music and voices from VF are clearly audible even when I'm sitting by the river, and, obviously, this noise completely disrupts the tranquility of the setting.

Thank you,

Nina Ziskin

Sent from iCloud

2/5/2018

Edcgov.us Mail - Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

1 message

Joe and Margrit Petrofsky <joeandmargrit@earthlink.net>
To: planning@edcgov.us

Mon, Feb 5, 2018 at 12:52 PM

Re: Special Use Permit S10-0009/Villa Florentina Bed & Breakfast

Planning Commissioners,

We have lived in Lotus for many years now, and know many of our neighbors in close proximity to Villa Florentina in Coloma. We have seen (really heard) first hand the adverse impacts on their neighborhood from the noise of the large events being held there the past few years.

This did not used to be a problem.

Given the low rate of compliance at events in 2017 despite being well aware of the issue, it seems to us that the staff recommendation to modify the Special Use Permit to remove the use of special events and amplified music is long overdue. While the Bed and Breakfast that they operate does fit in with the neighborhood and does not cause disturbances for the neighbors, their large events have very large negative impacts for all in the vicinity of that property.

It is simply not acceptable for Villa Florentina to consistently violate the terms of their permit. If there are no consequences in an egregious case such as this one, there is no point in having a planning department, planning commission, or code enforcement division in El Dorado County. We therefore urge you to adopt the staff recommendation.

Thank you,

Joseph G. Petrofsky
Margrit Petrofsky
PO Box 883
Lotus, CA 95651

PC 2-8-18
#3
2 pages

Planning Department <planning@edcgov.us>



SAVE VILLA FLORENTINA

1 message

Sandy Tatum <statum59@yahoo.com>
Reply-To: Sandy Tatum <statum59@yahoo.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Mon, Feb 5, 2018 at 3:35 PM

Hello

My name is Sandy Tatum. My husband and I live and own a business in El Dorado County. We have been in business for over 25 years and understand the multiple challenges and risks of being a business owner.

We have been to Villa Florentina on two occasions for celebrations over the past two years. This venue is beyond beautiful and is truly one-of-a-kind in our community. The owners, Adam and Angela Anderson are hard-working business owners, committed to making our community a wonderful, inviting, place to visit.

Additionally, we were hoping to hold our daughters' wedding at Villa Florentina. A lovely site for a small gathering to celebrate a wonderful event. Naturally, we would be in the market for all the vendors that service wedding venues. Officiant, florists, caterers, bakeries, etc.

After learning of the potential shutdown of Villa Florentina, we were in disbelief! We would like to think El Dorado County would welcome an amazing business, bringing such positive occasions to our area, showcasing the beauty that we enjoy. Unfortunately, that thinking is very much in error.

We are now forced to look elsewhere for those wedding plans. Placer County seems to be much more welcoming to these celebrations. They recognize the value of guests and their dollars spent while visiting an area. Utilizing all of the support businesses offering their services to brides. Placer County also has a much more reasonable noise/sound ordinance. The Planning commission should be working to raise that limit in this county, rather than working to put a great business out of business!

I understand there may be an individual who is unhappy to hear wedding celebrations 20 evenings each year. Celebrations that end very early in the evening. It does not seem logical to allow the needs/wants of an unhappy few to outweigh the value, happiness, and community the Villa Florentina venue provides.

Please consider this request to allow Villa Florentina to continue their lovely business. What a shame to lose another business to the very loud minority!

Sincerely,

Sandy Tatum
Tatum Tree Management

2/5/2018

Edcgov.us Mail - SAVE VILLA FLORENTINA

Office 530 642 1726
Cell 530 957 9211

PC 2-8-18
#4



Planning Department <planning@edcgov.us>

Plea for Villa Florentina

1 message

Alisyn <alisyn@yahoo.com>
Reply-To: Alisyn <alisyn@yahoo.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Mon, Feb 5, 2018 at 3:52 PM

To Whom it May Concern:

This email is in support of the meeting to be held February 8, 2018, in regards to the noise level at Villa Florentina.

As a past employee of two local nonprofit organizations, Adam and Angela Anderson have been nothing but supportive to the nonprofit community in regards to donations and hosting fundraising events (at little or no charge). By offering a unique event venue space (that is so few and far between in El Dorado County), Villa Florentina is not only increasing tourism for El Dorado County, but is also supporting local businesses and organizations by using their services (flowers, catering, and event rentals to name a few).

The Anderson's are outstanding citizens of the community, serving on boards and volunteering their time for many notable organizations. I have experienced first hand their efforts in trying to keep the noise levels down and everyone happy. They go above and beyond, and their attempts should be recognized and supported.

El Dorado County has been put on the map as a tourist destination! It would be a shame to lose this wonderful event venue that supports the local community.

Thank you & Best regards,

Alisyn Gularte

Alisyn@yahoo.com
Diamond Springs, Ca
408.849.9966

Runinsyn.com



You see things and you say; Why? But I dream things that never were and ask; Why not?