

2017 MAY -5 PM 3: 25

RECEIVED  
PLANNING DEPARTMENT

File Number: 576-0005-A  
Date Received: 5/5/2017

Receipt No.: \_\_\_\_\_  
Amount: 8239

**APPEAL FORM**

(For more information, see Section 130.22.220 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Willis Nelson, Thomas R. Schultz, James J. Peroutka, Jr. - and - Mark Wynne

ADDRESS See attached document

DAYTIME TELEPHONE See attached document

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT Thomas R. Schultz

ADDRESS 2421 Talon Drive, Shingle Springs, California 95682-9739

DAYTIME TELEPHONE (530) 672-6633; cell: (530) 903-9633

APPEAL BEING MADE TO:            Board of Supervisors            Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Action being appealed: Approval by the El Dorado County Planning Commission of Conditional Use

Permit S16-0005. The appellants request that Conditional Use Permit S16-0005 be denied / rejected for the following reasons:

- Brandon Road, in its current condition, is not suited for the increase in vehicular traffic which would evolve should "4 Directions Farm" be developed per its plan, which includes space to park 24 automobiles.
- Contrary to its name, the proposed development of "4 Directions Farm" would constitute significant commercial activity, inconsistent with the surrounding rural residential homes, each on 10+ acres.

These concerns are detailed on the attached pages.

DATE OF ACTION BEING APPEALED May 5, 2017

Thomas R. Schultz  
Signature  
James J. Peroutka, Jr.  
Mark Wynne

May 5, 2017  
Date

05/05/17  
5/5/17 17-0449 2A 1 of 5

El Dorado County  
Shiva Frentzen - District Two Supervisor  
330 Fair Lane  
Placerville, California 95667-4103  
Email: bostwo@edcgov.us

May 4, 2017

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Regarding: File number: 17-0449 Version: 1

4 Directions Farm project (Conditional Use Permit S16-0005)\* to allow for the phased construction and operation of a private school teaching organic farming skills on property identified by Assessor's Parcel Number 087-021-66, consisting of 56.8 acres, in the Latrobe area, submitted by Cindy Keller and Starranne Meyers.

### Maps



*Above: The above maps depicts the location of the proposed "4 Directions Farm," as well as other sites referenced in this appeal. Map source: Google maps.*

Dear Mrs. Frentzen, et al,

The families, signatories to this appeal, are aware that Conditional Use Permit S16-0005, to allow the development of "4 Directions Farm," 7388 Brandon Road, Shingle Springs, California was, on April 27, 2017, approved by the El Dorado County Planning Commission.

For the reasons cited in this document, we would like to recommend that this project be rejected:

#### **Proposed development of a commercial establishment in an area now populated by residential homes:**

Without exception, the residents who have signed this appeal moved to rural El Dorado County specifically to avoid the traffic and other congestion associated with more urban, more commercial environments. In each case, prior to purchasing or building our homes, extensive searches were performed. Prospective communities explored included Nevada City and Grass Valley to the north, Placerville to the east, and Amador City / Sutter Creek to the south. In each case, once we discovered the sites of our respective homes, we hoped that this area would remain rural, devoid of commercial activity, populated only with additional home sites on multiple acres. Signatories to this document have lived in this tranquil setting as follows:

- James & Julie Peroutka & Family: Since 1998 (19 years)
- Thomas & Maryann Schultz: Since 2000 (17 years)
- Willis & Jane Nelson: Since 2007 (10 years)

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Each weekday during the school year, James Peroutka drives his children from his home on Talon Drive to and from school, located in Latrobe, along this portion of Brandon Road. Mr. Peroutka, more than most residents of homes in this area, can attest to the risks of encountering oncoming traffic at the blind curve just east of South Shingle Road.

We can only imagine the negative consequences when a parade of as many as 26 vehicles attempt to negotiate Brandon Road, as visitors make their way from South Shingle Road to and from the proposed "4 Directions Farm." Particularly during fine weather, bicyclists also utilize Brandon Road.

As we understand it, effective January 1, 2016, improvements to existing properties, including the proposed development of "4 Directions Farm" along Brandon Road, require that existing roads be improved as necessary to comply with current road standards. This includes the requirement that roads be no less than twenty (20) feet in width, and include gravel shoulders at least one (1) foot in width. Several sections of Brandon Road between South Shingle Road and the proposed location of "4 Directions Farm" are only sixteen (16) feet in width, and include no shoulders at all. Should not improvements to Brandon Road be required before proposed projects like "4 Directions Farm" are considered or approved?

On May 4, 2017, we spoke with Mr. Miller – Chair, El Dorado County Planning Commission. Gary told us our concerns regarding Brandon Road including, in places, road width less than the current El Dorado County standards, tight, blind curves, and lack of shoulders, were not considered by the El Dorado County Planning Commission when the proposed "4 Directions Farm" project was recently approved. We are concerned that should the frequency of traffic accidents along Brandon Road increase with the increased traffic visitors to "4 Directions Farm" will bring, El Dorado County may be held liable for not having insisted that Brandon Road first be improved prior to initiating additional developments along Brandon Road which strain or exceed the existing limitations of Brandon Road.

**Overnight, Light**

We are concerned regarding the potential for both increased noise and, overnight, the possibility that lights commonly associated with commercial properties may be illuminated all night, every night, thus potentially intruding on the tranquility residents of this area now enjoy.

**Signatures**

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Email: schultzesstate@yahoo.com

*Thomas R. Schultz* May 5, 2017  
Thomas R. Schultz

Willis & Jane Nelson  
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*Willis Nelson* May 5 - 2017  
Willis Nelson

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*James J. Peroutka, Jr.* 05/05/17  
James J. Peroutka, Jr.

Mark & Helen Wynne  
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*Mark Wynne* 5/5/17  
Mark Wynne

El Dorado County  
Shiva Frentzen - District Two Supervisor  
330 Fair Lane  
Placerville, California 95667-4103  
Email: bostwo@edcgov.us

May 5, 2017

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Regarding: File number: 17-0449 Version: 1

4 Directions Farm project (Conditional Use Permit S16-0005)\* to allow for the phased construction and operation of a private school teaching organic farming skills on property identified by Assessor's Parcel Number 087-021-66, consisting of 56.8 acres, in the Latrobe area, submitted by Cindy Keller and Starranne Meyers.

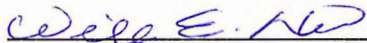
**Appeal: Agent Authorization**

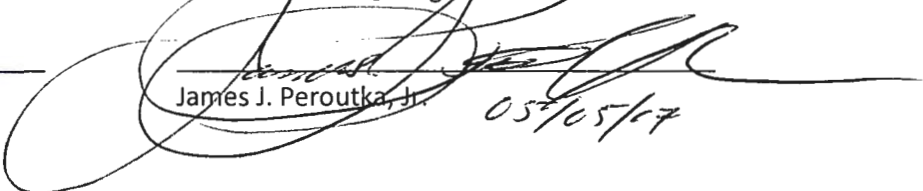
The undersigned El Dorado County residents, signatories to this appeal, authorize Thomas R. Schultz to act on their behalf when this matter is presented before the El Dorado County Board of Commissioners:

**Signatures**

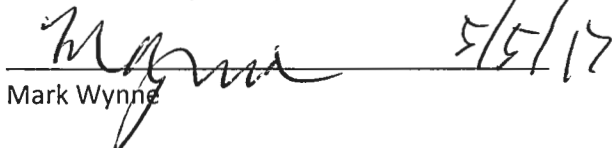
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\_\_\_\_\_  
Willis Nelson

  
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James J. Peroutka, Jr.

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\_\_\_\_\_  
Mark Wynne

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Above: The view to the southwest from the front yard of the Schultz residence, 2421 Talon Drive. In the near distance, at the upper right-hand area of this image: The home of Willis & Jane Nelson, 7500 Brandon Road. May 3, 2017.

We understand the development plan submitted for “4 Directions Farm” includes 26 parking spaces. We believe the vehicular traffic as well as the number of people associated with as many as 26 carloads of visitors will change forever the current tranquil nature of this landscape. We do not oppose development. We do oppose commercial development inconsistent with what has been the status of this area for more than two decades.

**Risks associated with increased traffic on Brandon Road:**



Above: Along Brandon Road, just east of South Shingle Road, exists a very tight, blind curve. Particularly for westbound traffic on Brandon Road, extreme caution must always be exercised when approaching and negotiating this curve. Additional traffic on Brandon Road will certainly exacerbate traffic risks at this location. May 3, 2017.