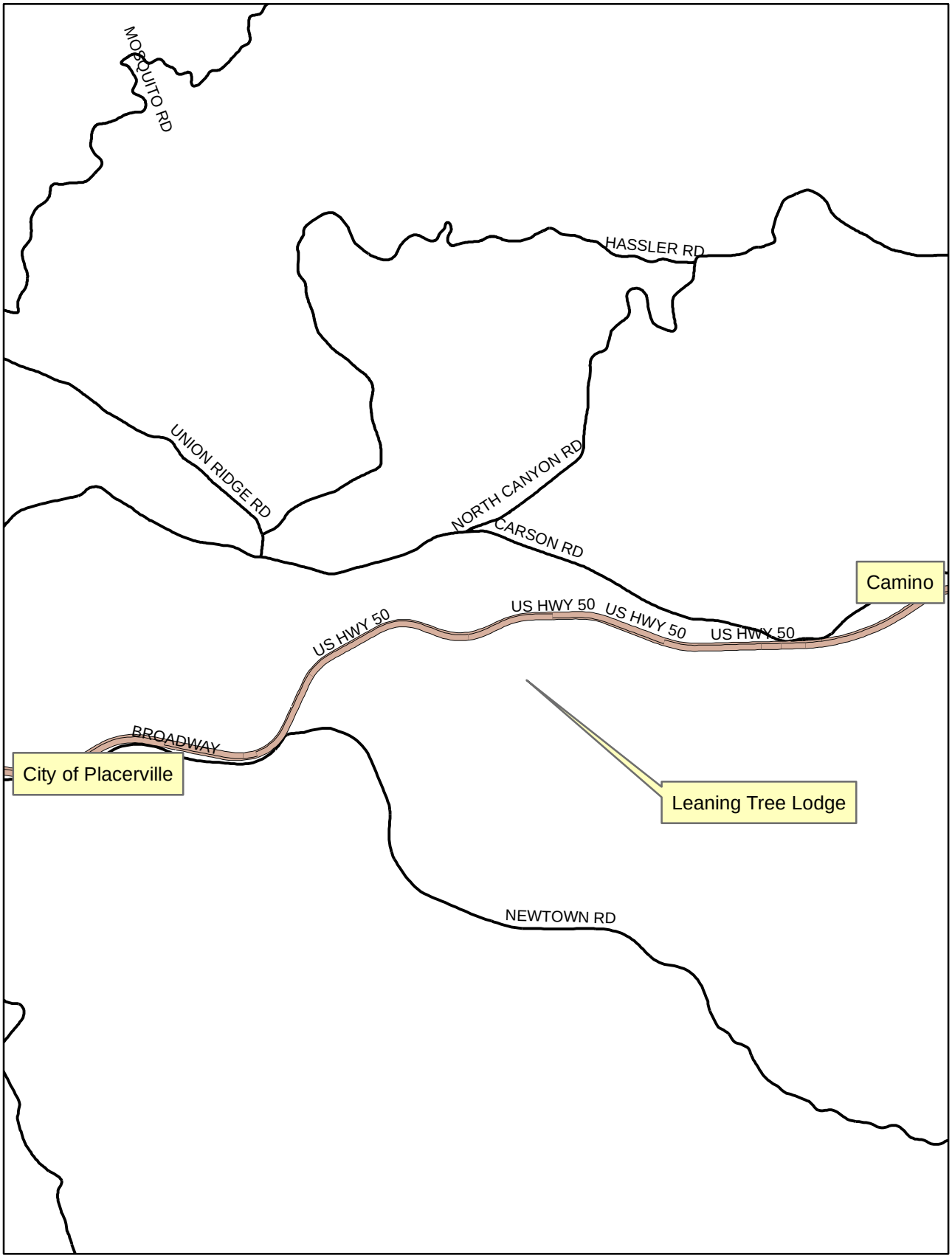
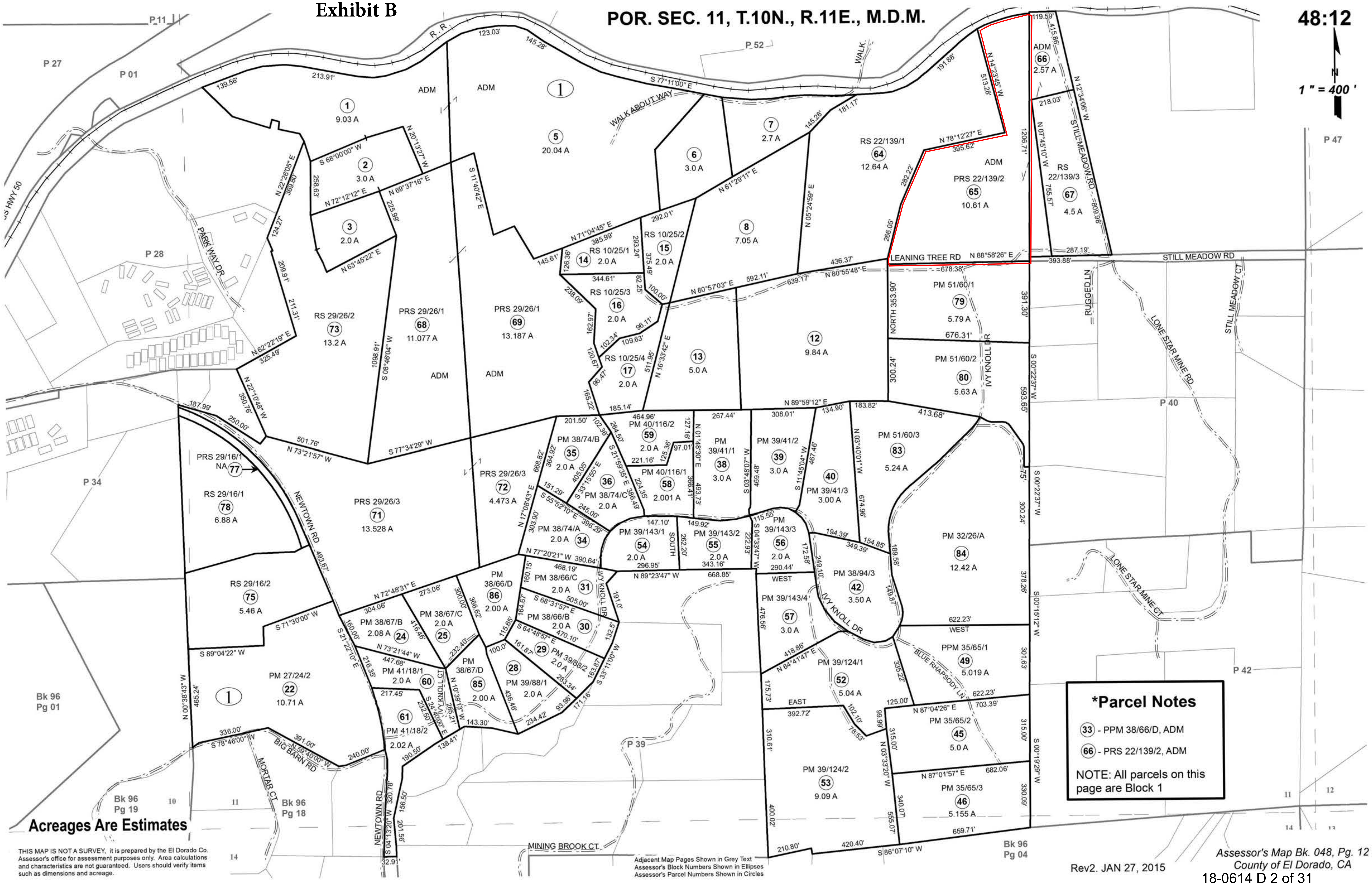


S16-0008/Leaning Tree Lodge
Location Map
Exhibit A

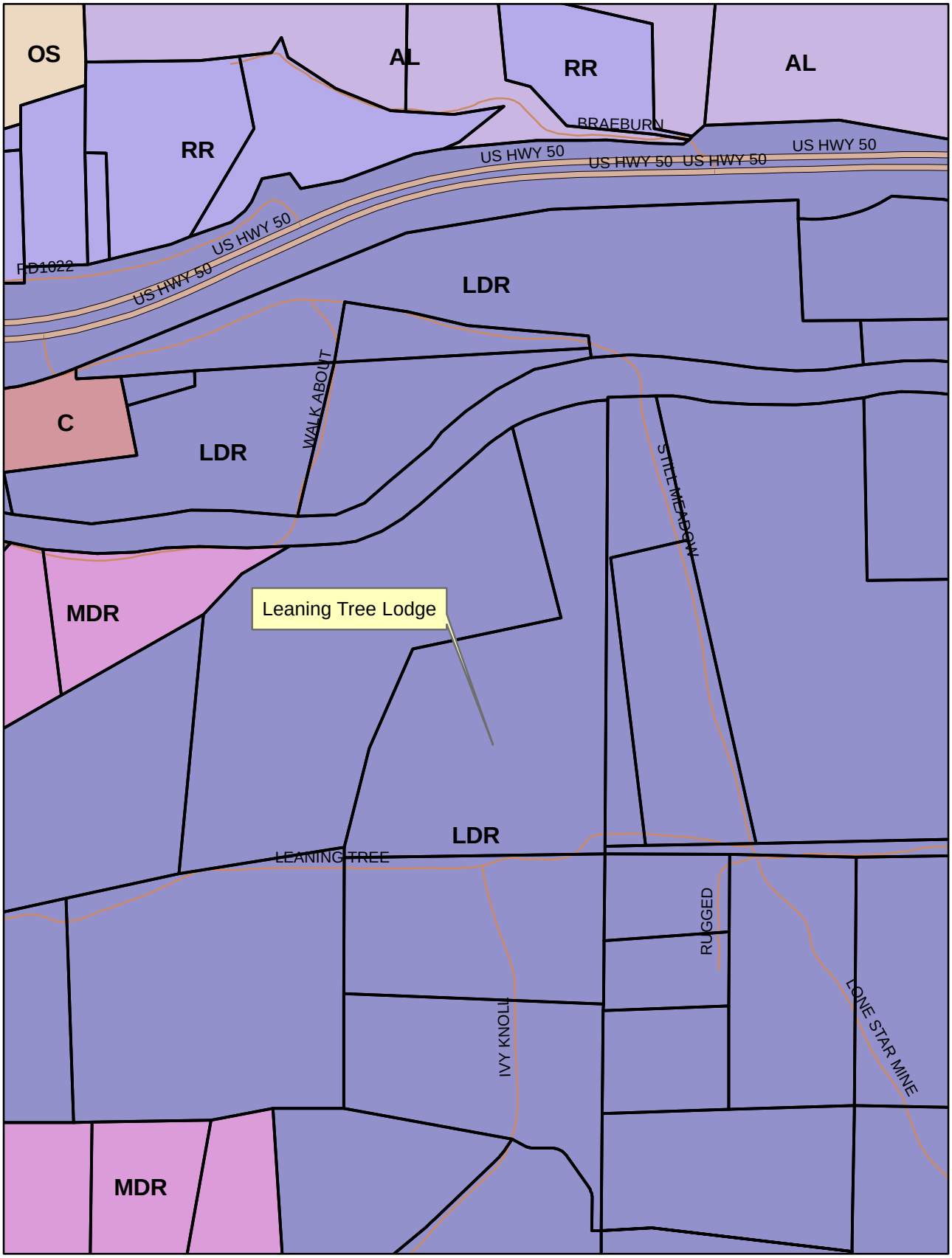
N

0 0.5 1 2 Miles

Exhibit B



POR. SEC. 11, T.10N., R.11E., M.D.M.
48:12
N
1 " = 400 '
*Parcel Notes
33 - PPM 38/66/D, ADM
66 - PRS 22/139/2, ADM
NOTE: All parcels on this page are Block 1
Acreages Are Estimates
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Rev2. JAN 27, 2015
Assessor's Map Bk. 048, Pg. 12
County of El Dorado, CA
WALK ABOUT WAY
LEANING TREE RD
STILL MEADOW RD
IVY KNOLL DR
NEWTOWN RD
BIG BARN RD
MORTAR CT
MINING BROOK CT
BLUE RHAPSODY LN
LONE STAR MINE RD
LONE STAR MINE CT
RUGGED LN
STILL MEADOW CT
PARK WAY DR
US HWY 50
Bk 96 Pg 01
Bk 96 Pg 19
Bk 96 Pg 18
Bk 96 Pg 04
P 27
P 01
P 11
P 52
P 47
P 28
P 34
P 40
P 42
P 39

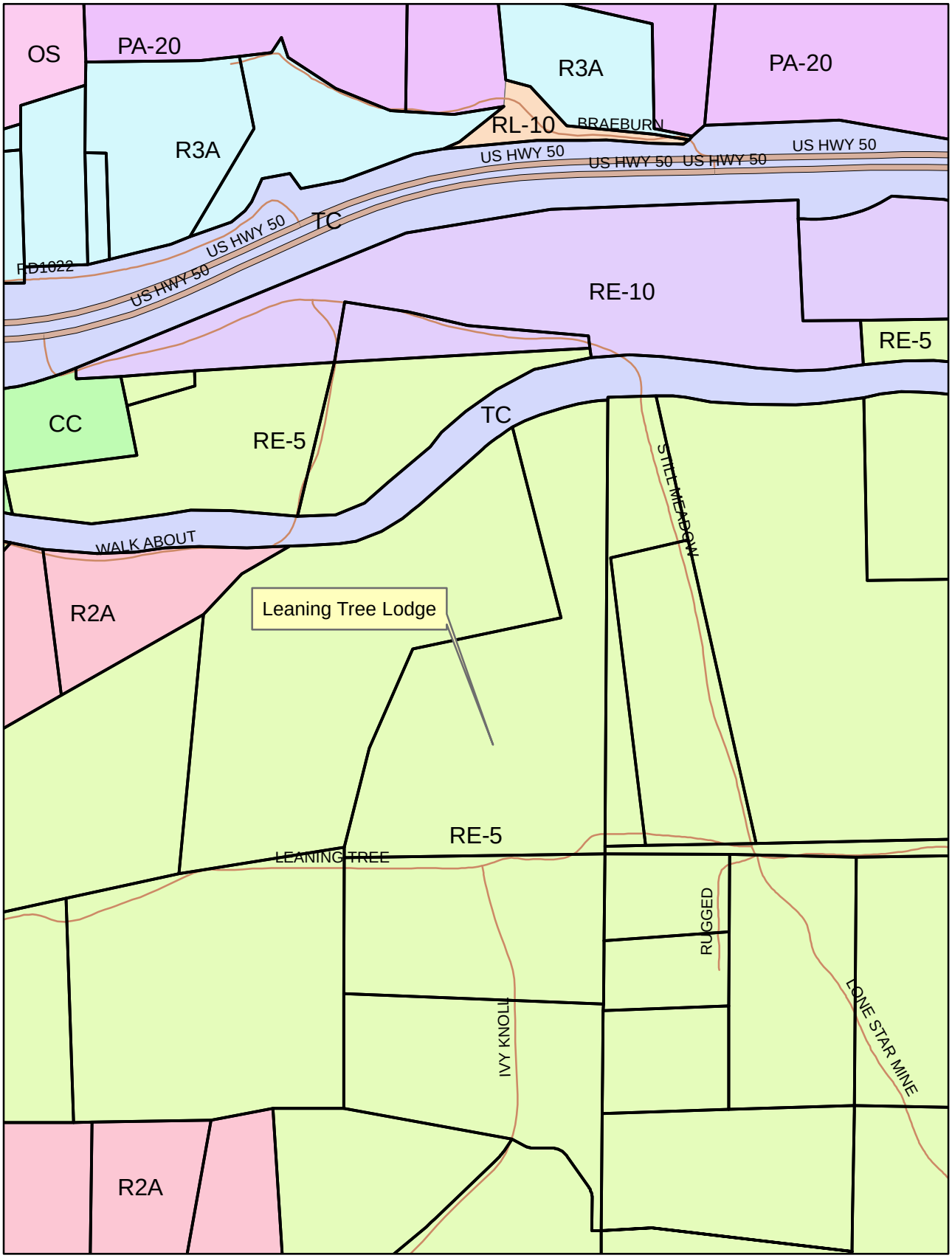


S16-0008/Leaning Tree Lodge
General Plan Land Use Map
Exhibit C

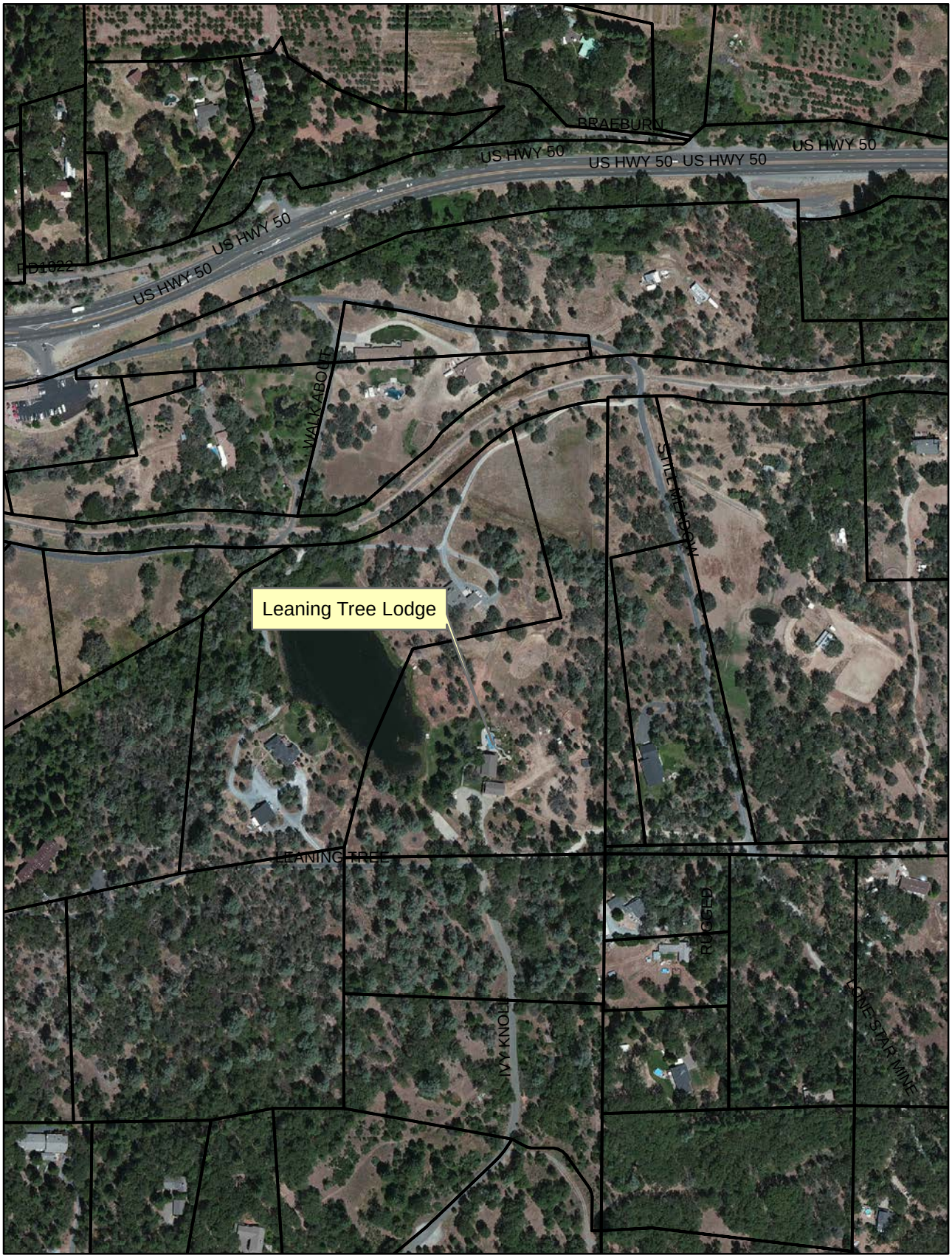
AL
C
LDR
MDR
OS
RR

0 0.075 0.15 0.3 Miles

N



S16-0008/Leaning Tree Lodge
Zoning Map
Exhibit D



S16-0008/Leaning Tree Lodge
Aerial Map
Exhibit E

N

0 0.075 0.15 0.3 Miles

16 OCT 31 PM 2:10
RECEIVED
PLANNING DEPARTMENT

S16-0008

REFERENCE: RECORD OF SURVEY: 22-139-2

NOTE: THIS PLAN IS **NOT** AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HEREON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, OBJECTS AND FEATURES. ALL BOUNDARY MARKERS, PROPERTY LINES AND EASEMENTS, IF SHOWN, ARE FOR CONSTRUCTION PURPOSES ONLY AND A RE-CREATION USING EXISTING COUNTY RECORDED MAPS AND/OR DOCUMENTS. GROUND CONTOUR LINES ARE A COMPUTERIZED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DRIP LINES ARE APPROXIMATE. VERTICAL DATUM IS BASED ON ASSUMED ELEVATIONS, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK

Exhibit F

OWNER INFORMATION
BARRY & CARA NELSON
2747 LEANING TREE ROAD
PLACERVILLE, CA 95667

REVISIONS

NO.	DATE	DESCRIPTION	BY

TOPOGRAPHICS
SITE / PLOT PLANS - GRADING PLANS - PERMIT SERVICE
5675 MOTHER LODE DRIVE, PLACERVILLE, CA 95667
PHONE: (530)626-9977 FAX: (530)626-5416
EMAIL: topographics.brad@gmail.com
DRAWN BY: BAF
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

PROJECT INFORMATION
2747 LEANING TREE ROAD
PLACERVILLE, CA 95667
APN: 048-121-65
13.078 AC.

GROUND SNOW: #35
DATE: 9/1/2015
SITE PLAN
SHEET:
C - 4

REFERENCE: RECORD OF SURVEY: 22-139-2

NOTE: THIS PLAN IS **NOT** AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HEREON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, OBJECTS AND FEATURES. ALL BOUNDARY MARKERS, PROPERTY LINES AND EASEMENTS, IF SHOWN, ARE FOR CONSTRUCTION PURPOSES ONLY AND A RE-CREATION USING EXISTING COUNTY RECORDED MAPS AND/OR DOCUMENTS. GROUND CONTOUR LINES ARE A COMPUTERIZED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DRIP LINES ARE APPROXIMATE. VERTICAL DATUM IS BASED ON ASSUMED ELEVATIONS, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK

LAKE

RECEPTION SITE

CEREMONY SITE

MARKET LIGHTING

PORTABLE DANCE FLOOR

SPEAKERS

AMPLIFIED MUSIC STATION

(E) HOUSE

PROPOSED LEANING TREE LODGE

PORCH

(E) GARAGE

(E) SHOP

(E) Driveway

FIRE PIT

(E) 12" CMP

(E) LPG Tank

INT Pole

1000

24"Oak
16"Pine
30"Oak
24"Pine
20"Pine
36"Pine
36"Oak
28"Pine
24"Oak
10"Oak
26"Pine
24"Pine
13" Pine
7"Oak
36"Oak
12"Pine
12/13"Oak
13"Pine
16"Pine
28" Pine
16"Oak
14"Pine
17"Pine
14"Oak
15"Oak
10"Oak
20"Pine
5"Pine
10"Oak
3"Ceder
16"Digger
4"Oak
6"Ceder
48"Oak
16"Oak
12"Digger
23"Pine

PROPOSED PARKING 9'X18' TYP.- 24' DRIVE AISLE

PROPOSED PARKING

PROPOSED SIGN 2'X4' / 5' TALL

(E) Barn.

TRASH AREA

30' SETBACK

NO OAK TREES TO BE REMOVED OR IMPACTED FOR THIS PROJECT

N88°56'38"E 32.17'

N88°56'38"E 229.13'

N00°21'45"E 20.00'

N88°53'44"E 106.69'

LEANING TREE ROAD

IVY KNOLL DR.

GRADING ESTIMATED VOLUME		
Cuts =	N/A	YDS
Fills =		YDS
Import =		YDS
Export =		YDS
Spread =		YDS

GROUND SNOW: #35
DATE: 9/1/2015
SHEET: C-3.1

PLOT PLAN

PROJECT INFORMATION

2747 LEANING TREE ROAD
PLACERVILLE, CA 95667

APN: 048-121-65 | 13.078 AC.

TOPOGRAPHICS

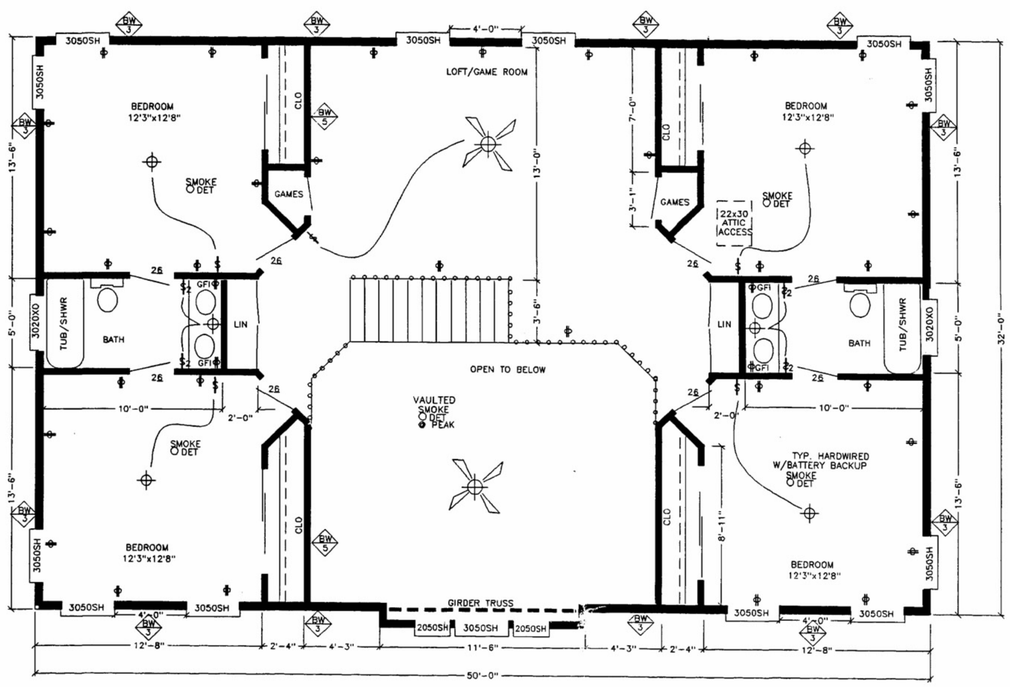
SITE / PLOT PLANS - GRADING PLANS - PERMIT SERVICE
5675 MOTHER LODE DRIVE, PLACERVILLE, CA 95667
PHONE: (530)626-9977 FAX: (530)626-5416
EMAIL: topographicdesign@gmail.com

DRAWN BY: BAF | SCALE: 1" = 20' | CONTOUR INTERVAL = 1'

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

OWNER INFORMATION

BARRY & CARA NELSON
2747 LEANING TREE ROAD
PLACERVILLE, CA 95667



Note: See Framing Detail on all Decking

4x6 DF Post 8'10" OC

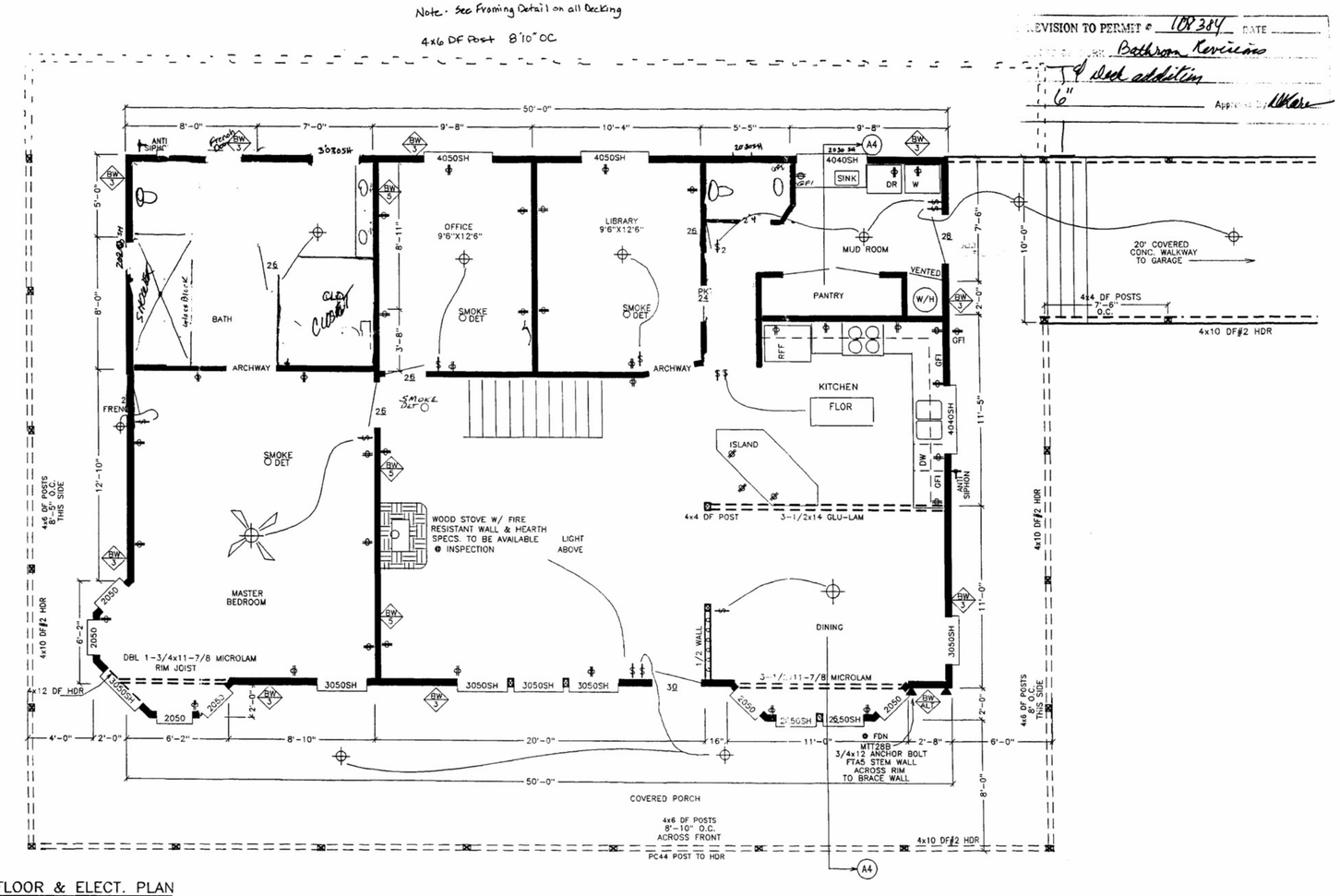
REVISION TO PERMIT # 108384 DATE

Bathroom Revisions

Deck addition

6"

Approved Where



FLOOR & ELECT. PLAN

NORTH

STAIRWAY & LANDING DETAILS SEC. 3306-b,c

a. MAX. RISE 8" & MIN. RUN 9".
b. MIN. HEADROOM IS 6'8".
c. MIN. WIDTH IS 36".

ALL HANDRAILS WILL SATISFY THE FOLLOWING UBC SEC. 3306-j.

a. PROVIDE HANDRAIL FOR STAIRWAYS WITH 4 OR MORE RISERS.
b. HANDRAIL TO BE 34" TO 38" ABOVE THE NOSING OF TREADS.
c. HANDGRIP PART OF OF HANDRAIL WILL NOT BE LESS THAN 1-1/2" NOR MORE THAN 2" IN CROSS-SECTIONAL DIM.
d. OPENINGS IN GUARDRAIL SPINDLES WILL LESS THAN A 4" SPACE.

NOTE: TYP. WALL BRACING

BW 3 — 3/8" WOOD STRUCTURAL PANEL MUST BE 4'x8' COVERING 3 STUD SPACES NAILED 6"O.C. EDGES & 8"O.C. FIELD.

PW 5 — 1/2" GYP. BOARD 4"WIDE MUST BE 8' IN LENGTH WHEN APPLIED TO ONE FACE OF A BRACED WALL PANEL & 4' WHEN APPLIED TOO BOTH FACES. NAILED 7"O.C. FIELD & ALL EDGES. BLOCKING REQUIRED

SEE AL — SEE DIAGRAM PG# 4-5

FLOOR PLAN NOTES:

1. BATH & KITCHEN LIGHTING EFFICACY MIN. 40 LUMENS PER WATT.
2. SHWR/TUB-SHWR COMBINATIONS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. WATER TEMP. MAX. IS 120°F.
3. CEILING FANS TO BE ATTACHED DIRECTLY TO ELECT. BOX APPROVED FOR THAT USE.
4. HOLD-DOWN BOLTS/PAHD STRAPS TO BE IN PLACE PRIOR TO FOUNDATION INSP. & CONCRETE POUR.
6. WATER HEATER TO HAVE APPROVED SEISMIC BRACING.

NELSON HOME	
SCALE 1/4"=1'	DATE 8-25-97
BY MULLINER	PAGE A-5

APPROVED
Omissions & Errors on Plans shall not be valid and all codes and Laws must be complied with.
SEP 25 1997
Insp _____ Permit # 108384
108415

Exhibit G

BOLLARD ACOUSTICAL CONSULTANTS, INC.
Acoustics ▸ Vibration ▸ Noise Control Engineering

May 27, 2016

Ms. Cara Nelson
Leaning Tree Lodge
2747 Leaning Tree Road
Placerville, CA 95667

Transmitted via email:

Subject: Noise Analysis for Leaning Tree Lodge Events at 2747 Leaning Tree Road, Placerville, CA.

Dear Ms. Nelson,

Pursuant to your request, Bollard Acoustical Consultants, Inc. (BAC) has conducted a site inspection and event simulation with noise level measurements at your property located at 2747 Leaning Tree Road in Placerville, California. The purpose of the simulation was to determine if amplified music sound levels generated during events held on the property were satisfactory relative to El Dorado County General Plan Noise Element standards. This letter contains the results of our study, including our determination regarding compliance with County noise standards. Definitions of terminology used in this report are provided in Attachment A. Please see Attachment B for a site aerial and noise level measurement locations utilized during the event simulation.

El Dorado County General Plan Noise Standards

The Noise Element of the El Dorado County General Plan contains policies to ensure that County residents are not subjected to noise beyond acceptable levels. The County General Plan Policies which are applicable to this evaluation are reproduced below:

Policy 6.5.1.2 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 1 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

Policy 6.5.1.7 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 1 for noise-sensitive uses.

Policy 6.5.1.13 When determining the significance of impacts and appropriate mitigation to reduce those impacts for new development projects, including ministerial development, the following criteria shall be taken into consideration:

3551 Bankhead Road ➢ Loomis, CA 95650 ➢ Phone: (916) 663-0500 ➢ Fax: (916) 663-0501 ➢ BACNOISE.COM

A. In areas in which ambient noise levels are in accordance with the standards in Table 1, increases in ambient noise levels caused by new non-transportation noise sources that exceed 5 dBA shall be considered significant; and

B. In areas in which ambient noise levels are not in accordance with the standards in Table 6-2, increases in ambient noise levels caused by new non-transportation noise sources that exceed 3 dBA shall be considered significant.

Table 1
Noise Level Performance Standards for Noise Sensitive Land Uses
Affected by Non-Transportation Sources
(Table 6-2 of El Dorado County General Plan Noise Element)

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

Because the project parcel and adjacent parcels are rural in nature, the rural noise standards shown in Table 1 would apply at a position 100 feet from a residence. In addition, because the noise source is event music, the noise standards shown in Table 1 are reduced by 5 dB pursuant to the first footnote of the table. However, if ambient conditions exceed the Table 1 standards, then Policy 6.5.1.13 requires that noise generated by the project not result in an increase over ambient conditions of more than 3 dB. As a result, ambient conditions must be known prior to determination of the appropriate noise standard to apply to this project.

Existing Ambient Noise Conditions at the Project Site

The outdoor wedding venue location is approximately 1,400 feet south of U.S. Highway 50, and approximately 150 feet lower in elevation. Traffic on Highway 50 is visible from the project site and nearby residences, and defines the ambient conditions in the immediate project vicinity. To quantify ambient conditions at each of the four (4) nearest residences to the project site, short-term ambient samples were collected at each location immediately prior to the playing of music as part of the event simulation described in the next section. The results of the ambient noise surveys indicate that average background noise levels were approximately 50 dB Leq and typical maximum noise levels were 55 dB Lmax in the immediate project vicinity.

Because the measured ambient conditions exceed the adjusted daytime and evening rural noise level standards, Policy 6.5.1.13 would set the applicable noise standard at ambient plus 3 dB. The resulting noise level limits for this project would be approximately 53 dB Leq and 58 dB Lmax at the nearest neighboring residences.

Event Simulation

To quantify the noise levels generated during typical events at the project site, BAC conducted short-term noise level measurements on Thursday, May 5, 2016 during a wedding reception event simulation. The simulation consisted of playing digital recordings of typical music which might be used during a wedding reception using a pair of Yamaha MSR 400 portable speakers with built-in amplifiers and an MP3 player. The sound system speakers were positioned where the event DJ would typically be positioned at events (lower deck near lawn). Appendix C shows the sound system setup at the DJ positioning area.

The sound system was set to produce sound levels typical of what would be produced by amplified music playing at a typical wedding reception held at this location. The simulation utilized a reference music level of approximately 75 dB Leq at a distance of 50 feet from the speakers. This reference level was selected with input from the project applicant as it represents a conservative level at which amplified music would likely occur at the dance floor areas.

While music was being played, short-term noise level measurements were conducted at the referenced distance of 50 feet (reference site), and simultaneously at Sites A-D. A Larson Davis Laboratories Model 820 precision integrating sound level meter was used for the measurements. The meter was calibrated before use and placed on a tripod 5 feet above ground at five locations. Measurement locations, Sites A-D, represented locations 100 feet from existing and future residences. See Attachment B for the noise measurement locations and nearest existing residences, identified as receivers 1-3 on Attachment B. A range finder was utilized to establish the measurement sites relative to the nearest residences at 100 feet.

While conducting measurements at Sites A-D, each location recorded measurements under two different speaker direction conditions. For example, the speakers were faced west for Site A-1, and were rotated north for Site A-2. The reorientation of the speakers was conducted to

quantify sound levels generated by different amplified sound system placement. The duration of the simulation was approximately 30 minutes. Table 2 summarizes the noise level measurement results.

Table 2
Summary of Wedding Event Noise Measurement Results
Nelson Wedding Venue Noise Analysis – El Dorado County, California

Site[1]	Time	Speaker Orientation	Noise Level (dB) L_{eq}	Noise Level (dB) L_{max}	Sources
A	10:52 AM	West	55	58	Music, Highway 50 traffic & birds
	10:56 AM	North	50	53	
B	11:04 AM	West	52	55	Music audible but low relative to background highway 50 traffic noise.
	11:06 AM	North	48	51	
C	11:15 AM	West	48	50	Music inaudible. US 50 dominant source
	11:17 AM	North	48	51	
D	11:24 AM	West	52	55	Music & Highway 50 dominant sources
	11:26 AM	North	57	60	

Notes:

[1] Site measurement locations are shown on Attachment B. Excluding Site B (on road), all measurement sites located approximately 100 feet from the nearest off-site residences.

-Wedding event amplified music was simulation was conducted at approximately 75 dB Leq at reference distance of 50 feet.

Source: Bollard Acoustical Consultants, Inc. (2016)

The results of the event simulation shown in Table 2 indicate that the 53 dB Leq noise level standard was exceeded at Site A when the speakers were facing west and at Site D when the speakers were facing north. In addition, the 58 dB Lmax noise standard was exceeded at Site D when the speakers were facing north. The magnitude of the exceedance was approximately 2 dB in all cases where the noise standards were exceeded. At the other locations, the measured levels were within compliance with the noise standards after adjustment of those standards to reflect local ambient conditions.

It should be noted that weather conditions during the event simulation were cold temperatures, high humidity and cloudy skies. These conditions lead to favorable sound transmission characteristics. As a result, the music simulation could be considered a "worst case scenario" in terms of the propagation of amplified music from the project site. During warmer, drier conditions, atmospheric absorption of sound in air is greater, and event sound levels would likely be lower at the nearest residences.

Conclusions & Recommendations

Noise exposure from amplified music at wedding events generated from the Nelson Wedding Venue could potentially exceed the noise exposure criteria of the El Dorado County General Plan at 100 feet from the closest existing residential properties. The following specific recommendations are provided to ensure compliance with the County's noise standards at the nearest noise-sensitive receptors:

1. Wedding event amplified music should be limited to daytime and evening hours as proposed.

2. Amplified speech and music sound levels should not exceed 73 dB Leq at a distance of 50 feet from the speakers.

3. Subwoofers should not be utilized at this venue.

4. The owners should procure a sound level meter and periodically monitor sound levels during events to ensure the noise thresholds identified in this report are being satisfied at positions 100 feet from the nearest residences.

This concludes BAC's assessment of the Leaning Tree Lodge Events in El Dorado County, California. Please contact Paul Bollard at (916) 663-0500 or with any questions or requests for additional information.

Sincerely,

Bollard Acoustical Consultants, Inc.

Paul Bollard
President

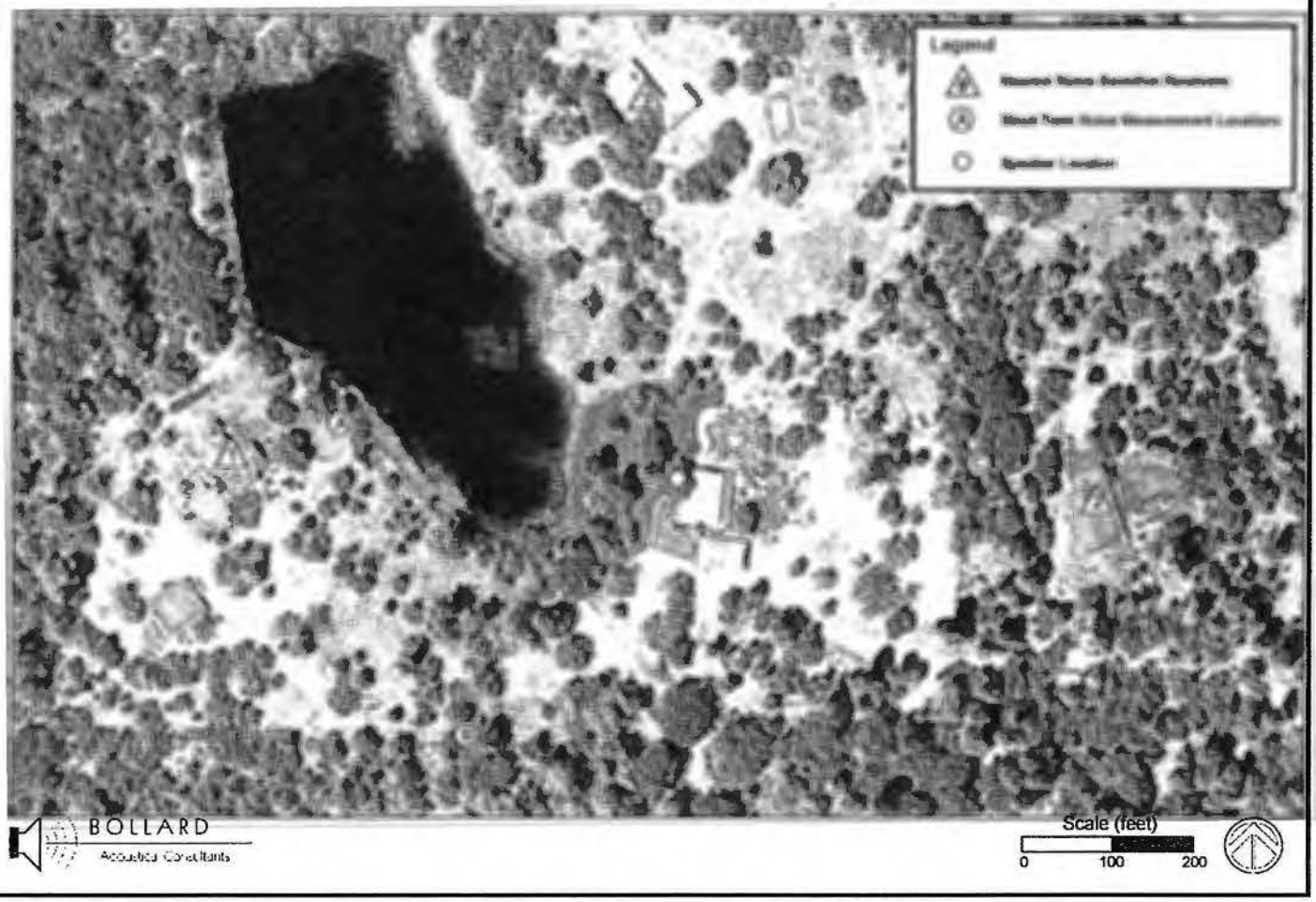
Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.

BOLLARD
Acoustica Consultants

Attachment B
Noise Measurement Locations & Nearest Residences
Nelson Wedding Venue – El Dorado County, California



Attachment C
Event Music Simulation Speaker Location
Nelson Wedding Venue – El Dorado County, California

BOLLARD
Acoustical Consultants

Gates Engineering

2850 Freshwater Lane

El Dorado, CA. 95623

gatesengineering@gmail.com

(530)620-1620

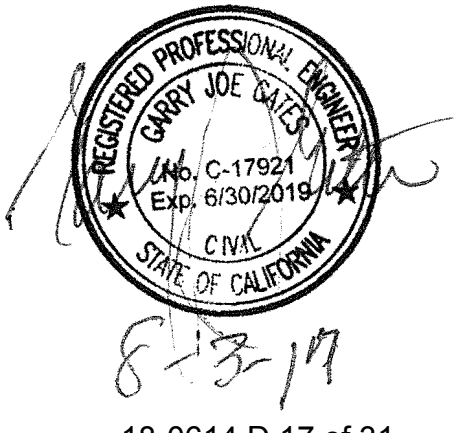
Leaning Tree Lodge

2747 Leaning Tree Road

Placerville, CA. 95667

On-Site Transportation Report

August 2, 2017



8-13-17

Exhibit I

Project Description

The following report has been prepared for the proposed **Leaning Tree Lodge** project located at 2747 Leaning Tree Road Placerville, CA. The purpose of this report is to evaluate on-site traffic flow, customer vehicle storage, as well as access entering and exiting the site. This project is located on a 13.078-acre parcel at the intersection of Ivy Knoll Drive and Leaning Tree Road roughly 1.10 miles east of the Newtown Rd. and Ivy Knoll Dr. intersection.

The site shall consist of three entry points along Leaning Tree Road, private road. The first, existing driveway, will be an entrance only and shall primarily be used for dropping guests off as well as loading and unloading vehicles for events. The second two entrances are proposed 2-way encroachments which will service as access to facility parking areas. Figure 1 illustrates the proposed site plan and associated encroachments. Both proposed encroachments will utilize Leaning Tree Road, which is a *dirt road* having no existing encroachments along it and likely none in the foreseeable future.

The project consists of 4 existing buildings to service the activity associated with the proposed project. Building 1 is an approximately 2,780 sq.ft. Main Lodge used for all site functions and programming. Building 2 is an existing 1,175sq.ft. garage which serve as additional facility staff and property caretaker parking as well as storage. Building 3 is a 3,000 sq.ft. Agricultural Shop which will be used for agricultural equipment storage, and Building 4 is a 400 sq.ft. Barn which will be used for landscape maintenance storage.

Leaning Tree Lodge will be a perennially operated retreat lodge hosting a farm to fork theme by utilizing on-site farming capabilities. They will also offer seasonal farmed goods to the public, specifically via their proposed pumpkin patch. Leaning Tree Lodge will hold occasional on-site events, with weddings being the most common foreseen event.

On-Site Transportation

El Dorado County On-Site Transportation Review Guidelines require all projects to address specific criteria, below is a list of each item and the associated response. Reponses are based on the operational plan, building layout and site plan provided by the applicant, and based on personal observation of the site.

Item 1: Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.

Response: Observation of traffic conditions during normal operational hours indicates that there are no current traffic problems in the area. The proposed project is located at the intersection of Leaning Tree Road, Ivy Knoll Drive, and Rugged Lane about 1.1 miles

from the intersection of Newtown Road and Ivy Knoll Drive. Traffic volume in this area appears to be very low and flows without incident.

Added traffic from the perennial Lodge functionality is assumed to be minimal during peak traffic count times. Events, such as weddings, will take place outside of observed peak traffic count times for arterial roads in the area. These events will usually take place on weekends.

We conclude that a traffic signal is not required.

Item 2: Proximity of proposed site driveway(s) to other driveways or intersections.

Response: The existing one-way driveway entrance is roughly 450ft. east from the nearest private driveway entrance and is directly across from where Ivy Knoll Drive meets Leaning Tree Road. The first proposed encroachment is located roughly 250ft. east of the existing driveway, and the second proposed encroachment is located 325ft. east of the existing driveway. Ivy Knoll Drive, Rugged Lane, and Leaning Tree Road are all rural private roads, with minimal traffic generated from local residents only.

The applicant has proposed to utilize an existing driveway as the primary entrance-only for the proposed project. Although Leaning Tree Road is a private road, it is recommended that existing entrance and the two proposed encroachments be made to accommodate anticipated site specific traffic by constructing the encroachments to conform to El Dorado County Standard Plan 103C, Multi-Unit Residential standards.

There are no major intersections that exist near the proposed project site (see Figures 1 & 2).

Item 3: Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.

Response: The proposed project plan will accommodate 78 on-site regular parking spaces, 2 on-site residential garage parking spaces, and three ADA parking spaces (see Figures 1 & 2). Total planned parking spaces are 80 regular spaces, and 3 ADA parking spaces (1 ADA van accessible, and two standard ADA space). The proposed project is required per code to provide 72 total spaces for the planned buildings and their associated activities, and 3 ADA spaces (minimum of 1 ADA space being van accessible). Per the El Dorado County Code Chapter 130.35.030 Off-Street Parking and Loading requirements, each of the proposed buildings are subject to different parking space allocations. The parking space allocation per building are as follows:

- **Building 1: Leaning Tree Lodge – 2,780 sq.ft. – 6 Guest Rooms**
  Per schedule found in section 130.35.030.1 this building aligns with "Lodging: Bed and Breakfast"; 1 space per guest room; plus, required residential parking (2 spaces for residence owner).
  8 Spaces Required

- **Building 2: Parking Garage – 1,175sq.ft.**
  Per schedule found in section 130.35.030.1 this building serves the parking requirements of the required residential spaces (2). There are no additional space requirements due to the functionality of this structure.
  0 Spaces Required

- **Building 3: Agricultural Shop – 3,000sq.ft.**
  Per schedule found in section 130.35.030.1 this building aligns with "Agricultural – Packing Shed"; 1 space per 1,500sq.ft. of GFA.
  2 Spaces Required

- **Building 4: Agricultural Barn – 400sq.ft.**
  Per schedule found in section 130.35.030.1 this building aligns with "Agricultural – Packing Shed"; 1 space per 1,500sq.ft.
  1 Space Required

Agricultural "U-Pick" Pumpkin Patch Parking Requirements

The scope of Leaning Tree Lodge delineates a portion of the proposed project will be dedicated to planting a U-Pick pumpkin patch. As per the project desired operational plan the initial pumpkin patch planted area will be roughly 0.092 acres (4,000sq.ft.).

Per schedule found in section 130.35.030.1 this agricultural designation aligns with "Agricultural – U-Pick Produce Farms"; 5 spaces per one acre of crop.

With a planned 0.092 acres of pumpkin patch planned for Leaning Tree Lodge, the project shall require an additional **0.5 parking spaces.**

It should be noted that customer patronage associated with peak U-Pick Pumpkin Patch seasonal harvest is not anticipated to coincide with other planned seasonal harvest crops.

Recreational – Special Events: Outdoor Parking Requirements

The scope of Leaning Tree Lodge delineates that as part of their operations they anticipate hosting roughly 15 outdoor weddings annually. The guest count per wedding will be limited to 180 people maximum, with an average guest count between 120-150 people.

Per schedule found in section 130.35.030.1 this special event designation aligns with "Recreational – Special Events: Outdoor" which states there must be 1 space per 2.5 guests.

Given the 180 maximum guests per Leaning Tree Lodge's operational plan, the project will require a total of **72 parking spaces.**

The special outdoor events will not be in conflict with normal business operations of the project; thus it is assumed that 72 parking spaces will be the maximum spaces required to sufficiently accommodate all of the project needs.

Total Project Minimum Parking Space Requirement: 72 Spaces

ADA Requirements

The total parking spaces required from the above building classification breakdown is a minimum of 3. Based on the above building areas, and space allocations, the zoning code requires **three (3) ADA spaces** as per El Dorado County Municipal Code Title 130.18.040 Section B; which states 2 handicap spaces shall be provided for projects with a total parking space requirement within a range between 12-81 spaces.

Parking Conclusion

This project is planned to provide 80 regular parking stalls, and 3 ADA stalls (1 van accessible) meeting the minimum space requirements for both ADA and regular parking stalls. The project provides an additional 8 stalls over the required amount which will serve all of the proposed facilities by accommodating spaces for special event vendor and worker parking. This project will satisfy all seasonal staff & event parking while exceeding all imposed parking stall requirements.

Item 4: Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site when the anticipated number of deliveries and service calls may exceed 10 per day.

Response: Given the size of the proposed Lodge and associated U-Pick pumpkin patch, it is anticipated that there will not be any instance where the number of deliveries and/or service calls will exceed 10 per day. It is expected that the total number of

deliveries and service calls per week will not exceed four except during harvest season when the number of deliveries will increase to approximately eight per week. See Figure 1 for on-site traffic flow as well as loading/unloading areas to accommodate all seasonal related traffic.

Emergency Vehicle access and circulation is adequate except for the dead-end parking lot. A cul-de-sac or "Y" or "T" turnaround satisfying El Dorado County Transportation and emergency service providers shall be installed at the terminus of the lot. It is recommended that the applicant address the emergency turnaround requirements in consultation with the local governing authorities.

The circular entrance driveway through the western parking area creates an emergency vehicle path of travel that would not require a turnaround to exit the site.

Item 5: Adequacy of the project site design to provide at least a 25-foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD.

Response: The MRTD is a function of the number of vehicles desiring to leave the site and the number of vehicle that can enter the traffic stream of the exit roadway. The calculations for this situation in involve approach traffic volume, signalization factors, speed limit and urban or rural setting factors. For this project, the MRTD is determined to be a negative number: however, State and County guidelines require a minimum MRTD of 25 feet.

The existing driveway encroachment, west most project entrance, will be used for an entrance only, consequently throat depth is not an issue. The other two entrance/exit encroachments must provide at least 25 feet of throat depth. Based on the site plan provided, a 25-foot exclusionary zone, measured perpendicular from the edge of Leaning Tree Road will result in the elimination of two (2) parking spaces from the central parking lot and one (1) space from the westerly parking lot.

The site plan should be modified accordingly.

Item 6: Adequacy of the project site design to convey all vehicle types.

Response: It is anticipated that the majority of vehicles entering or exiting the site will be standard automobiles. Delivery and/or transportation vehicles will be by smaller distribution and supply trucks and are not expected to have any issues moving through the site. Both types of vehicles will be easily able to enter the existing driveway entrance and proceed through the 24ft parking drive isle to the secondary encroachment to exit. This "circular" on-site traffic design will also allow larger vehicles to easily enter, load/unload

and exit the site. The project design ensures that vehicles of all types will be able to maneuver through the site without problem. See Figure 1 for on-site traffic flow.

Due to the one-way traffic flow at the main entrance driveway, it will be necessary to provide signage to ensure safe circulation. Recommended signs include: "Entrance Only" at the main entrance; "One Way, Do Not Enter" facing reverse traffic flow at the entrance-only portion leading to the round-about; "Exit" sign at the exit from the round-about.

The site plan should be modified accordingly.

Item 7: Adequacy of sight distance on-site.

Response: Leaning Tree Road is the primary, and only, access road to and from proposed project. Leaning Tree Road has no other existing driveways encroaching on it, leaving only the project encroachments. Given the rural surrounding residences it is not anticipated that any future encroachments will happen along Leaning Tree Road.

Existing trees that line the property and Leaning Tree Road provide slight obstructions for sight distance. Traffic along Leaning Tree Road will almost entirely be comprised of project related activities and/or patronage.

Leaning Tree Road is a private road with a nominal speed limit of 25 miles per hour (mph). Due to road alignment, road surface and roadway geometry, the practical operational speed for the road is in the order of 15 mph to 20 mph.

Ingress at the main entry will be from Ivy Knoll Drive, directly across Leaning Tree Road. Sight distance from Ivy Knoll Drive at the location is more than 200 feet in both directions. Egress from both parking lots will be via right turn on to Leaning Tree Road. The vegetation notes above limits sight distance but traffic volume and speed, also as noted above, are very low on Leaning Tree Road. With these considerations, and a recommendation that the project applicant clear the vegetation back on their property to improve sight distance, we conclude that at the two egress points is not a significant issue.

Item 8: Queuing analysis of "drive-through" facilities.

Response: This item does not apply as the project does not have any proposed drive-through facility.

Conclusions

The proposed Leaning Tree Lodge and U-Pick Pumpkin Patch is anticipated to have little effect on the surrounding area traffic. It is reasonable to assume that the patronage experienced at Leaning Tree Lodge will be mainly from over-night guests, and local surrounding residences during the seasonal pumpkin harvest. Any additional guest patronage will be during special outdoor events which will occur two to three times monthly during the accommodating seasons (March – November).

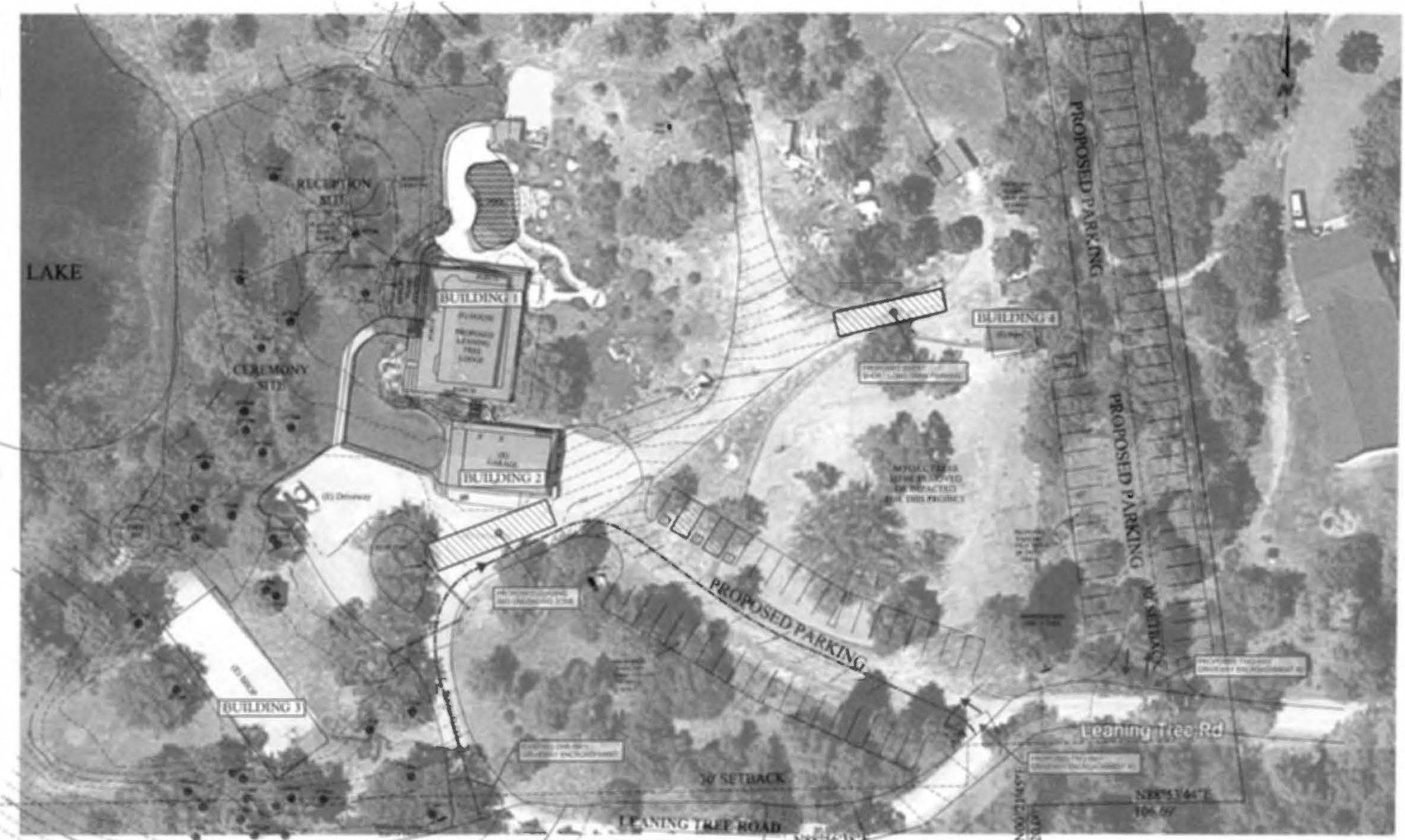
We recommended that the applicant address the turnaround issue noted in Item 4, the removal of parking spaces noted in Item 5 and the signage issue in Item 6. We also suggest that the site plan show proper dimensions for standard parking stalls, ADA parking stalls, loading/unloading zones, temporary parking/short term parking stalls, turnarounds, etc.

This project addresses each of the remaining traffic items by meeting and/or exceeding each of the minimum requirements set forth by county and state regulations. These issues should be addressed on the site plan as noted in the body of this report.

Active Use Area (AUA) – Shall mean all developed areas within a building except for storage areas, restrooms, and employee lunchroom/cafeteria(s).

Gross Floor Area (GFA) – The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls, including basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; interior balconies; and mezzanines. For the purpose of measurement of residential floor area, gross floor area shall be exclusive of any garage or carport.

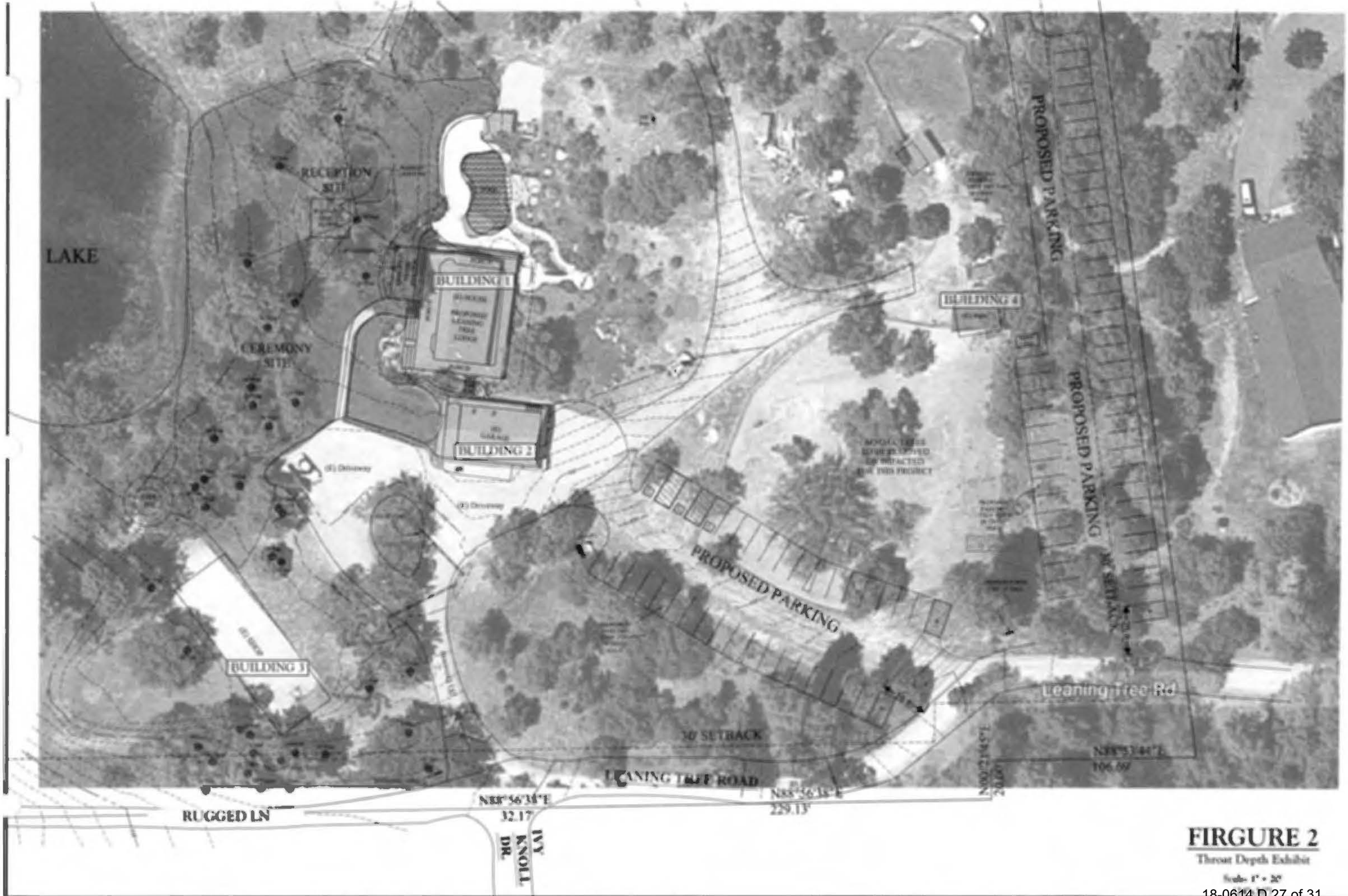
Outside Use Area (OUA) – Shall mean the total square footage of an area dedicated to the performance of a specific activity, where uses and activities are or may be conducted, including, but not limited to recreational use, retail sales, rentals, and restaurant seating. The OUA excludes the area of walkways, promenades, restrooms, landscaping and parking areas and a nursery dedicated to the growing of plant material or areas related product and equipment storage.



FIRGURE 1

Encroachment & On-Site Traffic Exhibit

Scale: 1" = 20'



FIRGURE 2

Throat Depth Exhibit

Scale: 1" = 20'

"We are dedicated to providing a professional and courteous service to our citizens and communities with Pride, Trust & Integrity."

September 26, 2017

County of El Dorado
Planning and Building Department
Attn: Evan Matts
2850 Fairlane Court
Placerville, CA 95667

Re: **Initial Consultation Review: S16-0008 Leaning Tree Lodge**

The El Dorado County Fire Prevention Division has reviewed of the initial consultation review packet submitted by the County of El Dorado Planning and Building Department pertaining to S16-0008.

These documents were reviewed only for their conformance to the 2016 California Fire and Building Code (CFC and CBC), El Dorado County Fire District Ordinance 2016-02 and National Fire Protection Standards. The comments follow on the attached list.

Sincerely,

El Dorado County Fire District

Brandon McKay
Fire Marshal

Cc: file

CONSULTATION REVIEW COMMENTS:

CR1. Emergency apparatus roadways leading to and from this site must meet the minimum width requirements of 20 feet wide exclusive of the shoulders. 2016 CFC §503.2.1.

CR2. The surface of the emergency apparatus roadways shall meet the El Dorado County Standards to support the weight of a 40,000 pound fire apparatus in all weather conditions. 2016 CFC §503.2.3.

CR3. Guest rooms shall be decreased from 6 to 5 with a total occupancy of 10 people or less to meet the definition of a lodging house per the Residential Building Code. An occupant load of over 10 people would place the residence in a R1 occupancy classification and a NFPA13 sprinkler system will be required.

CR4. All bedrooms, guestrooms, hallways, and main living areas shall meet the Residential Building Code requirements and be equipped with working smoke detectors and carbon monoxide detectors.

CR5. Fire extinguishers shall be provided every 75 feet and on every floor.

CR6. The 3,000 square foot agriculture shop will be under a special use permit and must meet the requirements set forth by El Dorado County Fire District Ordinance 2016-02 §907.2.a, which would require a centrally monitored fire detection and notification system.

CR7. Areas of the driveways and parking areas shall be identified as a fire lane by red paint and white lettering or posted signs per the El Dorado County Fire Prevention Officers Standard. 2016 CFC §503.3.

CR8. Please provide payment of $246.00 to the El Dorado Fire District for the Initial Consultation and Plan Review.

Nothing in this review is intended to authorize any aspects of the work which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents. Additional comments may be made on future submittals or during site visits (inspections and acceptance tests).

Please contact Fire Marshal McKay at 530-644-9630, between 9:00 A.M. and 4:00 P.M., Monday through Thursday, or via email at mckayb@eldoradocountyfire.com with any questions regarding the plan review comments.

[END]

Leaning Tree Lodge
Amplified Music Plan

1. LTL will strictly adhere to all requirements found in the Acoustical Engineering Study performed by Bollard Acoustical Consultants April 2016. (req. for SUP by EDCP)

2. LTL to secure Amplified Music Permit from El Dorado County Sheriff Dept. if over 100 guests on property.

3. LTL to contract (3) DJ's for the 12 events/year. The 3 DJ's must be approved as LTL exclusive vendor and signed contract w/LTL which includes decibel checks and strict adherence to Bollard Acoustical Consultants Inc. guidelines. Bride & Groom may select from one of the three DJ's. Outside DJ's will not be permitted. All future DJ's to be trained and approved by Bollard Acoustical Consultants.

4. Bollard Acoustical Consultants to provide professional testing and training for the first 2 events to ensure the plan is implemented successfully. (DJ's & Staff)

5. LTL staff (from 5 points on property) tests decibel levels every 30 min. during Amplified Music:

    a. 100 ft. radius NW from speaker
    b. 100 ft. radius SE from speaker
    c. Property Line (3 Locations)

6. Bollard Acoustical Consultants to approve monitoring device used at LTL events.

7. EDC Noise Guidelines strictly enforced including 4-7pm, 7-10 pm. See BAE Noise study for application of noise standards on LTL property.

8. EDC Noise Standard for Amplified Music to end prior to 10 PM.
   Amplified Music to end 9:40 for LTL Events, Bride & Groom Send Off at 9:45.

9. Contact by text with neighboring parcels to check noise levels during event.

Exhibit K

LTL Wedding Timeline

4:00 -5:00- Ceremony
6:30-Dinner
7:30- Toasts, Garter, Bouquet Toss
8:00- First Dance B & G, Father/Daughter, Mother/Son
8:30-Romantics Photo Shoot, Open Dance Floor
9:00-Cake Cutting
9:15: Open Dance Floor
9:40-9:45: B & G Send Off Amplified Music Ends
10: 00- Last Shuttle