

The Laceys  
2804 Debbie Lane  
Placerville, CA 95667  
530-417-4407

RECEIVED

SEP 28 2018

City of Placerville - Planning Commission

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Application No.: CUP 18-02  
)  
)  
) Competition Canine Training Center -  
) Conditional Use Permit 18-02 on 7533  
) Green Valley Road, Suite A,  
) Placerville, CA 95667.  
)  
) September 28, 2018  
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)

**Appeal of Conditional Use Permit (18-02) granted on August 21, 2018.**

My name is Kristen Lacey and I live at 2804 Debbie Lane in the Placerville 95667 zip code. We have an R2A (zoned 2 acre) property located within El Dorado County Unincorporated District just outside the City of Placerville limit.

We (Kristen Lacey, Tiffani Lacey, Ryan Lacey, and Hannah Lacey) filed for an appeal of the decision to grant the conditional use permit for the Competition Canine Training Center, made on August 21, 2018.

On August 21<sup>st</sup>, we were present with other of our neighbors who were also against this approval, due to the detrimental impact it will have on our neighborhood and home values.

As much of the original appeal filing addressed the reasons as to WHY the actual appeal was being filed, this is intended to be a more straight-forward document to address the concerns as to WHY having the proposed conditional use permit for the Competition Canine Training Center in THIS location is a detrimental issue.

1 In our August 1, 2018 filing, we listed a multitude of reasons as to why  
2 approving this conditional use permit would be a detriment to the surrounding  
3 properties. The list is as follows with some items updated to reflect  
4 'actuals' per the applicant's since-provided information.

5 1. Although 7533 Green Valley Road is zone commercial, it is directly  
6 adjacent to a residential zone on three sides of the proposed location.

7 2. Green Valley Road Traffic and visibility issues.

8 3. Debbie Lane Traffic and road condition issues.

9 a. Applicants are planning to hold ongoing 'burst activities' that  
10 will bring up to 30 cars/dogs/multiple individuals on top of  
11 already very congested traffic for classes.

12 b. Applicants are planning to hold large events specifying the need  
13 for at least 71 parking places.

14 4. Noise issue that will destroy the ability for the residents to  
15 'reasonably enjoy' their private properties where they live. This  
16 change would decrease property values adjacent, and throughout the  
17 surrounding neighborhoods.

18 a. Applicants are planning to hold OUTSIDE classes right next to  
19 residences in the evenings and on weekends when NO other  
20 businesses are open or making noise.

21 b. Proposed location's metal building previously used for 'quiet'  
22 storage would amplify dog's barking. The building is a  
23 warehouse that was built to house materials, not dampen noise.

24 c. Applicants are planning to run seven (7) days per week.

25 d. Applicants are planning to be open 80 hours per week, double that  
26 of nearly all the surrounding business.

1 e. Applicants are planning to be the ONLY business in the area with  
2 evening hours (6pm-9pm) of their 12-hour (9am-9pm) day.

3 f. Applicants are planning to hold LARGE events that out-do current  
4 business traffic/parking ten-fold. In their information packet,  
5 they specify using 71 parking spaces!

6 5. Puts livestock (and pets) on surrounding R1+A properties at risk.

7 a. California is a 'fence-in' state putting the responsibility of  
8 livestock & pet owners to fence in their own, and not 'fence-out'  
9 others.

10 b. Due to a year-round creek that runs through most of the Debbie  
11 Lane residences, it is impossible to 'fence out' escaped dogs.

12 6. There is an existing issue with dogs barking impacting a multitude of  
13 neighbors that the City of Placerville already hasn't been able to stop  
14 on a property categorized as 'inherited from EDC Unincorporated'.  
15 This will greatly exasperate the already existing issue.

16 7. Smell from dog excrement (it has to go somewhere on that property).  
17

18 Ms. Lacey and her family, requested the appeal to deny this conditional  
19 use permit based on the detrimental impact to their neighborhood, homes, and  
20 home values.

21 The impact to not fully understanding changes can be massive, and we just  
22 went through an active example of this with 'Christ-Like Services' and what  
23 it brought to the neighborhood. It cost every single neighbor money in  
24 losses, need for locks, fences, and security systems. That one business  
25 alone, cost the Laceys in excess of \$10,000. There is no recourse for bad  
26 decision making, or making decisions without fully understanding the impacts.

We are simply asking that this decision be properly vetted, including the impacts on traffic and noise (directly tied to value) to the neighborhood.

When filing for the conditional use permit with the City of Placerville, there are four conditions that must be met per the application;

'State fully wherein your case conforms to the following requirements:

1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.
2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.
3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.
4. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.'

There is sufficient cause to challenge that at least two of these are NOT going to be met by the proposed use.

1. The first;

3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.

#### TRAFFIC

Concerns on the traffic were already submitted in the original appeal document. This condition absolutely is NOT going to be met with this business, and there isn't any other business in the area with a traffic impact anywhere near what they have proposed.

Traffic was NEVER considered to be an issue from the beginning:

August 21, 2018 Meeting video: 0:24:45 *"I don't think traffic is an issue. I think when staff discussed this, we didn't see any kind of substantial change in the traffic that would already be permitted in those existing buildings, in the commercial uses that have existed."...*

*"Traffic was NOT considered an issue at all"* - Pierre Rivas (staff)

- No traffic assessment was performed.-

August 21, 2018 Meeting video: 0:36:56 Applicant Ann McQuillen states *"I understand that there are concerns about traffic. My office is on Green Valley (same place as proposed location), I have to get out, I understand."*

The applicant Ann McQuillen confirms Green Valley Traffic at this exact location is ALREADY an issue. Ms. McQuillen and her husband run an existing business at that address in a front building 'Team Real Estate'.

Adding in large bursts of incoming/outgoing traffic at certain start/end times will make the traffic unacceptable and dangerous.

There is already problematic congestion in this area at key times that subject the residents of Easy Street and Debbie Lane to being 'locked out' from entering the traffic flow and route of Green Valley Road. Due to the tight curve of Green Valley off Placerville Drive with the immediate location of Easy Street, then the business area under discussion, then Debbie Lane, a 'lock-out' pattern occurs. This is worsened by the stop sign at Mallard Lane onto Green Valley which

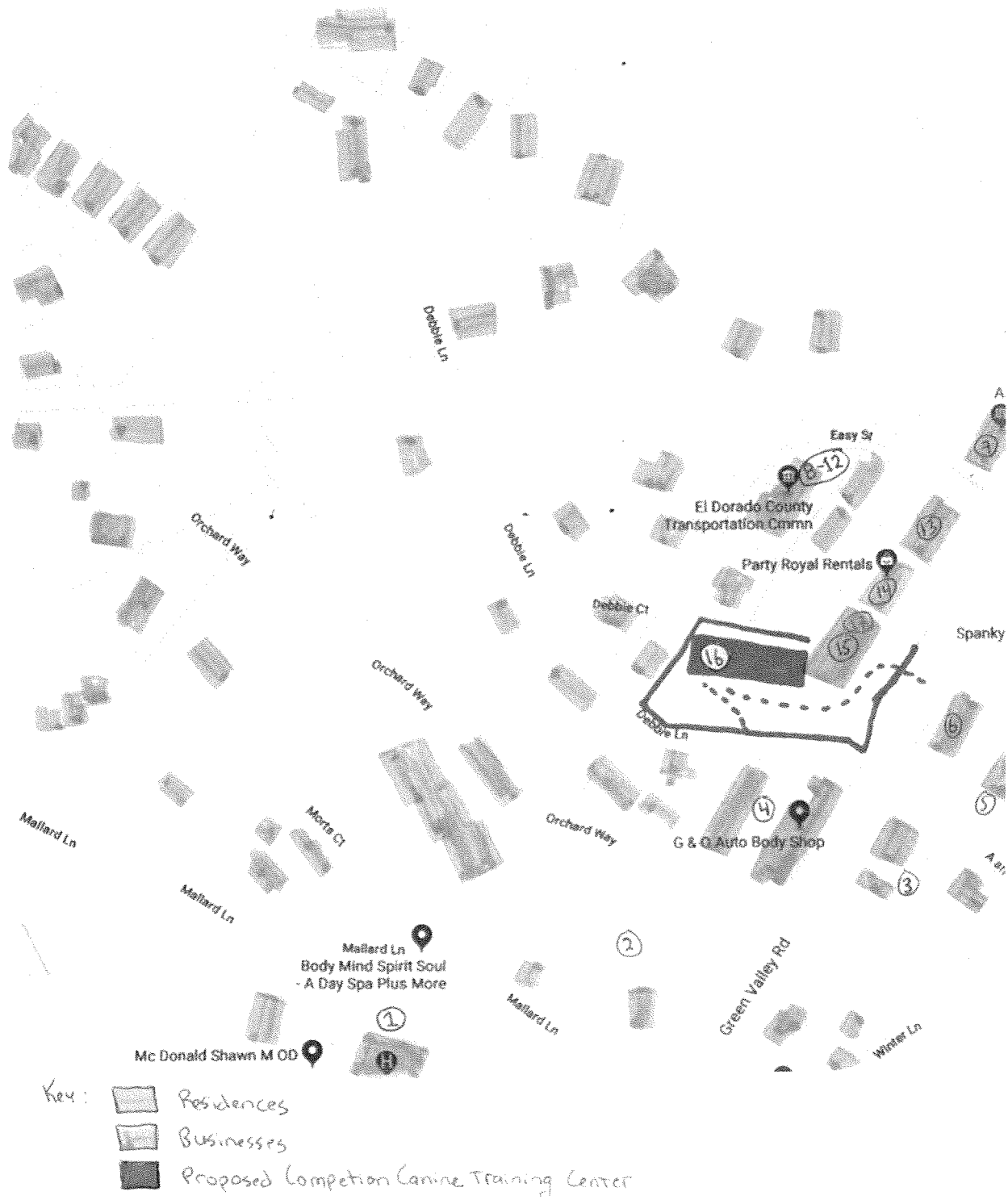
1 makes a consistent 'stream' of spaced cars during high traffic.  
2 Adding traffic, especially to the tune of the 30-70+ vehicles the  
3 applicants are proposing, would not only make this lock-out immensely  
4 worse, it could make it down-right dangerous to anyone needing to exit  
5 out of Debbie Lane. Many of the residents on Debbie Lane are elderly,  
6 and in my case of my family they are 'new' teenage drivers.

7 There is absolutely NO alternative to getting out of Debbie Lane,  
8 except for at this entrance. Debbie Lane is a dead-end road, with  
9 only one ingress/egress point. Preventing the residents from getting  
10 out due to approving this proposed business is not acceptable, and  
11 absolutely does not meet the condition requirement for the application.

12  
13 The second;

14 4. That the granting of such Conditional Use Permit will not be  
15 materially detrimental to the public health, safety and general  
16 welfare, or injurious to the property or improvements in such vicinity  
17 and zone in which the property is located.

18 As to being materially detrimental to the surrounding areas, it  
19 helps to see how the commercial zone in this specific area inserts and  
20 joins into the surrounding residential area. This particular  
21 commercial zone is by no means a 'stand-alone' commercial zone, and  
22 most of the businesses that have been and are located here are  
23 harmonious to the area. Please see the map graphic depicting how the  
24 commercial zone and residents interlock in this particular area. The  
25 surrounding business locations also have a number added, that are  
26 identified in a later table on page eight (8) of this document.



The proposed location for the Competition Canine Training Center is extremely close to residences, and is actually physically surrounded on three sides of the building by residences. Furthermore, given the topography of the area, it is also elevated from many of the residences, which

1 unfortunately assists in making noise travel. The proposed owners not only  
 2 are planning to have this business open in the evenings, when NO other  
 3 businesses in the area are open, but they also are wanting to hold outside  
 4 training during this time. This will devastate the peace and quiet that  
 5 this neighborhood relishes in the evenings. Furthermore, they are wanting  
 6 to be open 80 hours per week, double the hours of nearly ALL the businesses  
 7 in the area. Please refer to the listed businesses in the immediate  
 8 surrounding area. The Reference # (1-17) refers to the location on the map.

#	Company	Weekday Hours	Evenings	Saturdays	Sundays	Hrs/wk
1	Mallard Lane Dental	Various M-F	Closed	Closed	Closed	43.5
2	Suburban Propane Storage	8a-5p of PV office.	Closed	Closed	Closed	40
3	Location Currently Closed	Location currently closed	Closed	Closed	Closed	
4	G&O Bodyshop	8am-5pm	Closed	Closed	Closed	40
5	Myers & Sons Drywall	Location office only	Closed	Closed	Closed	40
6	Christ-Like Services	Location currently closed	Closed	Closed	Closed	
7	Sierra Central Credit Union	9a-5:30p M-R, 9a-6:00p F	Closed	Closed	Closed	43
8	Richard D Whitaker DDS	8a-5p M-R, 9a-noon F	Closed	Closed	Closed	39
9	El Dorado Transportation	8a-5p, closed noon-1p	Closed	Closed	Closed	40
10	Wright Law Offices	9a-5p M-F	Closed	Closed	Closed	40
11	Michael Peterson Attorney	8a-4p M-F	Closed	Closed	Closed	40
12	Conflict Resolution & Legal	8a-6p M-F	Closed	Closed	Closed	45
13	Health First Chiropractic	9a-6p M-F	Closed	9am-6pm	Closed	54
14	Party Royal Rentals	12-4p M-R, 10a-6p F	Closed	9am-3pm	Closed	40
16	The Shabby Rabbit	10a-5p T-F	Closed	10am-5pm	11am-4p	40
16	Competition Canine	9a-9p M-F	6-9pm M-F	8am-6pm	8am-6pm	80
17	Team Real Estate	9a-5p M-F	Closed	Closed	Closed	40

22 The proposed hours and functionality of this business are absolutely  
 23 NOT in harmony with the surrounding area, even within the commercial zone.  
 24 Unfortunately, it is also geographically the most inserted/imposing  
 25 commercial location to the surrounding residences. If this conditional use  
 26 permit is permitted to proceed, this will devastate the ability for the



1 residences nearest to the location to 'reasonably enjoy' their own  
2 properties, and thus does not meet the requirement of NOT being detrimental  
3 to the surrounding area. It absolutely will be!

4 We are pleading with the City of Placerville to look at the overall  
5 impact of this proposed business, that is not only not going to generate much  
6 revenue for the City of Placerville due to its nature, but will also have  
7 negative property value impacts to the surrounding residences. As this  
8 occurs, the financial impact to the law enforcement will go up to where it  
9 previously was, thus making the overall financial impact actually negative to  
10 the City of Placerville. Compounding with the cost of traffic improvements  
11 needed, this change does not make sense.

12 This particular area is just coming out of a time of high-crime,  
13 trespassing, drug use and trafficking, homeless impact issues, and the need  
14 for a lot of attention by El Dorado County Sheriff Department and the City of  
15 Placerville Police Department. The residents in the area are and have been  
16 putting up a valiant fight, at a cost to themselves of time and personal  
17 investment to make this area better, which benefits Placerville overall.  
18 Approving this particular application will be a huge negative hit to the  
19 area, whilst the area is still frail. This is just not the right type of  
20 business for this location. The applicant refers in documentation she has  
21 provided that they looked at other locations as well. It's not that this  
22 business would cease to come into El Dorado County, nor the City of  
23 Placerville. It just isn't appropriate at this particular location.

24 We are asking that you please don't approve this business that will  
25 ruin the surrounding residential area, and places we are proud to call our  
26 homes here in the Placerville area. Please kindly reflect and think if this

1 is something you yourself would want to live next to and endure seven (7)  
2 days per week, 365 days per year where you live. Would you want to listen  
3 to this until 9pm every weeknight, and all-day Saturdays and Sundays where  
4 you live?

5 Thank you for your time and consideration;

6 Signed:

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Date: September 28, 2018

9 KRISTEN LACEY, Primary Appellant  
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