

5/8/2018

Edcgov.us Mail - Fwd: Letter for submission re: Conditional Use Permit S16-0008

PC 5-10-18
#4
3 pages



Planning Department <planning@edcgov.us>

Fwd: Letter for submission re: Conditional Use Permit S16-0008

1 message

Evan Mattes <evan.mattes@edcgov.us>
To: Planning Department <planning@edcgov.us>

Tue, May 8, 2018 at 10:20 AM

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

From: **Michelle Ramos** <jmramos11@me.com>
Date: Wed, May 2, 2018 at 1:41 PM
Subject: Letter for submission re: Conditional Use Permit S16-0008
To: evan.mattes@edcgov.us, jeff.hansen@edcgov.us, brian.veerkamp@edcgov.us

To the Commissioners discussing Conditional Use Permit S16-0008

Please find my comments attached for your consideraton.

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Evan Mattes
Assistant Planner

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Office: (530) 621-5994 Fax: (530) 642-0508
evan.mattes@edcgov.com

 **Michelle Ramos Letter.pdf**
373K

May 2, 2018

To the Planning Commissioners of El Dorado County

From Michelle Ramos, former Placerville resident, 2880 Still Meadow Rd, Placerville, Ca

RE: Conditional Use Permit S16-0008

Commissioners:

I used to live at a property immediately neighboring the property in question and was a resident there for over 15 years and currently spend 60-90 days at this property, primarily on weekends. During my time living there full-time I did not encounter any issues with the above referenced property, or any private events being held there.

This property is spectacular, and in a high desired area for young couples looking for a destination wedding, or a get away from the business of Bay Area, or Tahoe venues. I am strongly in favor the permitted use for this property to include the use for special events throughout the year and have been privilege to be a part of such event at this wonderful home and venue.

This is a great venue and property that they want to make a destination for anyone feel welcome. They want to put Placerville on the map for not only its Gold Mining and Main Street tourism, but to expand what people outside of this fine County think of this area. In an effort to achieve this dream, they have allocated resources, man-hours, and local labor to make this possible. Stimulating the local economy through local vendors, laborers, and community involvement.

They have gone above and beyond in trying to be accommodating their neighbor's requests when hosting private events. Communicating well in advance dates of events, anticipated traffic issues. They have implemented their own set of "Standard Operating Procedures (SOP)" to do their best to be as professional and considerate as possible to their neighbors.

The applicants have been strict with private events they have allowed, taking into consideration the impact events would have on their neighbors, the land, and property they own. They have made adjustments and invested countless hours and resources to make this property a special place that helps all feel welcomed and able to enjoy the beauty of El Dorado County.

Their partnerships with local caterers, coffee shops, and other event related vendors has brought countless revenue to the Placerville area, not only in private events they have held, but also to the handful of hotels that remain in the area to service guests who wish to stay in this town.

According to the research done by the El Dorado County Planning Services department, there was determined to be less than Significant impact, or no impact at all to the scenic area, damage to natural scenic resources, the character or quality of the area, or creating significant change or damage in any other way.

I submit to you, commissioners, that this project would not only just be “not damaging to the environment” but would indeed provide a significant increase to the tourism, hotel patronage, and local business sales during these events by any/all of the guests involved. Placerville is a growing economy and has a lot to gain from this venue being a staple within this community.

There have been other public comments made addressing the Transportation issues, real or perceived, that seek to address or undermine the availability of parking, use of a privately maintained road and the issues of emergency evacuation on the road of Ivy Knoll.

Ivy Knoll offers easy access to the venue site, and, having driven down this road hundreds of times, I believe it is in excellent condition and been maintained to the highest standards for any and all types of traffic flow. To my knowledge, the residents and applicants of this SUP are currently involved in the financial burden of keeping this private road maintained. The road construction and structure does not appear to be in any danger of detriment or significant deterioration from some added traffic that “might” take this road, instead of Still Meadows Rd out to HWY 50.

Commissioners, it is my firm belief that the approval of this SUP would not only be beneficial for the applicants, but also benefit the town of Placerville, its local residents, business owners, as well as the county of El Dorado.

As a long-time resident and frequent visitor to the area, it brings me hope to see the future of Placerville shine bright with the prospect of such a fantastic venue and town staple for Leaning Tree Lodge. This is a town to be proud of, and see the growth happening in front of our eyes.

Thank you for your consideration of my above comments, I strongly recommend that you take action to **approve** this Special Use Permit.

5/8/2018

Edcgov.us Mail - Fwd: Leaning Tree Lodge

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Planning Department <planning@edcgov.us>

Fwd: Leaning Tree Lodge

1 message

Evan Mattes <evan.mattes@edcgov.us>
To: Planning Department <planning@edcgov.us>

Tue, May 8, 2018 at 3:47 PM

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

From: **Jeff Engelage** <eascoach@yahoo.com>
Date: Tue, May 8, 2018 at 3:46 PM
Subject: Leaning Tree Lodge
To: "evan.mattes@edcgov.us" <evan.mattes@edcgov.us>

To Whom It May Concern,

My name is Jeff Engelage. I am writing on behalf of Learning Tree Lodge, wedding venue. I have provided security for Learning Tree at many of their weddings.

As a retired Correctional Officer, I understand the importance of rules and regulations, County ordinances, and laws. I can also attest to the Nelson's running their business adhering to such. And actually going beyond what is required of them.

Their venue is a "no smoking" venue. Many of their weddings are "dry" weddings. Some weddings are allowed a soft bar served only by a licensed and insured bar company. There is no open bar. Wine, beer or champagne are not self serve and the bartender is required by law to not over serve. The security staff are required to walk the perimeter of the property several times per event to ensure the music decibels is below what is allowed.

They often over staff to ensure their strict policies are followed.

If I can be of any other assistance, do not hesitate to contact me.

Sincerely,
Jeff Engelage 916-220-2822

Sent from Yahoo Mail on Android

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Evan Mattes
Assistant Planner

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