

Bob and Maria Brugger
3220 Ponderosa Road
Shingle Springs, CA 95682
February 4, 2009

Mrs. Helen Bauman, Chairman
El Dorado County Board of Supervisors
Supervisor, District 2

SWAN COVE WEDDING GARDENS
Appeal Hearing, Board of Supervisors
Special Use Permit SW7-0025
Tuesday, March 25, 2008, 2:00pm

Dear Mrs. Bauman,

We are writing to express our intense opposition to the appeal by the owners of Swan Cove Wedding Garden Special Use Permit Application (#507-0025) scheduled for the Board of Supervisors agenda March 25th, 2008 at 2:00pm.

The area immediately surrounding and east of the little "burg" of Rescue was intentionally maintained as RE-5 in the New General Plan because of 2 to 5-acre+ parcels, families with animals or people seeking a quiet lifestyle, no existing commercial development, slow access to major highways and dangerously narrow-winding roads. It negates the very reason we all built here by destroying the quiet, peaceful ambience of the neighborhood and **opening the door to further commercial development.**

The proposed use, approximately 150feet+/- from the surrounding parcels, would be extremely detrimental to the RE-5 zoning of the Rescue Area Plan. There is **NO commercial** development (except for three quiet "home occupations" in this zone), from a little past the Shingle Springs Fire House all the way North to Green Valley Road, a distance of three plus miles. The only exception to this is Sogno Winery, a 100+ agricultural-parcel vineyard with tasting room, and accommodations for weddings. The proposed commercial wedding gardens, with planned crowds of 150 to 200 people on Friday, Saturday and Sunday, would destroy the quiet nature of an area in a half-mile radius or more. The wedding held there in September, was heard by all the neighbors two or three parcels away and ruined our afternoon and evening. (Please see the attached Sequence of Events, parcel map of the area and Petitions.)

Loud noise, large crowds of strangers, potential fire danger, unsafe ingress-egress, dust, road signs, increased traffic with the high probability of alcohol consumption mixed in, all add up to **severe negative impacts** that **cannot be mitigated.** This business would destroy our quiet, peaceful neighborhood and current lifestyle, and cause possible danger. It does not belong here. We have lived with this ominous threat since last May. We ask that you summarily deny this appeal with a unanimous vote, uphold the Planning Department recommendation, and allow us to continue our lives in peace.

Sincerely,

Maria Brugger
Bob and Maria Brugger

Attachments - 4

2008 MAR 14 PM 4:58

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

SEQUENCE OF EVENTS – GOSLING/SWAN COVE WEDDING GARDENS

- 2005 Renel Gosling and Corene Becker create a website for Swan Cove Wedding Gardens.
- 2/6/06 Renel Gosling and Corene Becker apply for business license “wedding planning and needs”. Note, location owned by father, Keith Gosling.
Planning Dept note: consistent with RE5 as a “home business”
No more than 4 people at a time and by appointment only.
- 3/3/06 *A quirk in the tax assessors Index of Business Accounts processes the permit for “Weddings and Related Services”.*
- 06-07 Wedding gardens are prepared at 3180 Ponderosa Road
Tell Brugger and Newberry neighbors it’s for granddaughter’s wedding in June.
- 1-07 Gosling sisters participate in Bridal Show and book 4 weddings under business name “Swan Cove Wedding Gardens” (do not tell any neighbors)
- 6/09/07 Granddaughters wedding. Early in day, sign appears at road, Swan Cove Wedding Gardens - call for appointment. During wedding, Renell Gosling tells Mrs. Brugger they found the DJ at a Bridal Show in January and booked 4 weddings.
- 6/11/07 Front neighbors call County Planning and make a complaint about the wedding business in RE5 area of General Plan. Same day, Mrs. Brugger calls County Planning to complain. Speaks to John Desario. She is told there is already a complaint file- won’t take another complaint. Mr. Desario says a letter will go to the Goslings. They will have to get a special use permit to have business weddings and take down their Swan Cove business sign. (Nothing was said about this not being an acceptable use in this zone.)
- 6-21-07 “Courtesy letter” goes to Gosling at 3180 Ponderosa Road. (30 days to respond)
Question? Was a site visit ever made, and by whom, and did anyone meet with the Goslings in person? Was a follow-up letter sent? (*Nothing in the letter stated this was not an allowable use in RE-5.*)
- 6-29-07 Mrs. Brugger speaks to Mr. Gosling telling of opposition. Mr. Gosling asks her to speak to daughters. Daughters refuse.
- 7-?-07 Mrs. Brugger calls code enforcement office again – speaks to Jim Haas. He re-states a letter has gone to the Goslings. They have 30 days to respond.
- 7-9-07 Mr. Gosling calls Code Enforcement office. Says they are just family weddings. Code Enforcement personnel tell him it’s OK as long as for family even though there’s already a complaint about business weddings. No follow up is done.
- 7-11-07 Mrs. Brugger speaks to Mr. Gosling again. He tells her it’s too bad. They will tell the County the weddings are just for family and they can have as many family weddings as they want. He said the planning department told them they can have 12 weddings a year and there's nothing the neighbors can do about it – the Goslings can do whatever they want.

- 7-23-07 Mrs. Brugger goes to Planning Department Office - asks someone in the Code Enforcement office for a copy of the file. She is told she must make the request in writing.
- 7/26/07 Mrs. Brugger takes letter of request to Mr. Wasner. She is told the contents of the file are confidential and she can't see them. Mrs. Brugger informs the staff of Mr. Gosling's statement about lying to the County about weddings. She then talks to someone in the Planning Department. He looks up file and says Mr. Gosling called on July 9th to say there's nothing wrong with what they're doing; but no Special Use Permit has been applied for as of that date. This person says the file is not confidential.
- 7/26/07 Mrs. Brugger goes to Sheriff's office to see if they can do anything to stop this business. She is told no, they do not cite zoning enforcement problems. The only thing she can do is call if there is a noise nuisance.
- 8-?-07 Mrs. Brugger calls Mr. Wasner about 2 weddings, one in August and one in September. Tells of discussion with Mr. Gosling saying they will lie about them and say they're for family. Mr. Wasner restates family weddings are OK. If it's a business wedding Mrs. Brugger should call the dispatch office and he will go and cite them.
- 8-?-07 Mr. Wasner calls Mr. Gosling about no business weddings. Mr. Gosling says the wedding is for family. Mr. Wasner tells him he will have to prove it.
- 8-?-07 Ms. Becker and Ms. Gosling call the Planning Department to say they are having a wedding for their brother on Sunday. They are told that's O.K. The same week Gosling sisters file an application for Special Use Permit to hold weddings.
**Note: *There is no cross-referencing with the code enforcement file.
They are not told this is not an acceptable use in RE5 zoning.***
- 8/24/07 Wedding rehearsal at the Gosling site.
- 8/25/07 Early in day, Swan Cove wedding sign goes up at road.
12:30, wedding party members start arriving - guests arrive a little later. Mrs. Brugger calls dispatch office. Mr. Wasner apologizes for not calling her to let her know both Corene Becker and Renell Gosling called his office and said the wedding was for their brother so he can't do anything. Mrs. Brugger reminds him it's not for the brother, it's the wedding they said they had booked at the Bridal Fair in January. Mr. Wasner says he will contact them and they will have to show proof the groom is their brother

Mrs. Brugger takes pictures of the guests, parking, and a guest shows her a wedding invitation. The groom's name is not that of their brothers. As the bride and groom leave they tell Mrs. Brugger they found the site on the internet and it was worth the cost.
- 8-26-07 Mrs. Brugger goes to see Mr. Wasner to give information about the wedding. Shows proof the name of groom not their brother. Tells him they will lie again about the wedding they will hold in September. Mr. Wasner says there is more bad news. The parties applied for

a Special Use Permit and Mr. Mauer told the owners it will be OK to hold the planned September business wedding. Now they can have weddings for 200, not 100.

Mr. Wasner tells Mrs. Brugger the county process is:

once a party applies for a Special Use Permit, they are allowed to conduct business during the process time and the County will not cite them.

NOTE: PLANNING DID NOT CHECK TO SEE IF THERE WAS A CODE ENFORCEMENT FILE RELATED TO THIS APPLICATION . THERE IS NO CROSS-REFERENCING BETWEEN THE TWO DEPARTMENTS.

8-30-07 Mrs. Brugger meets with County Supervisor, Ron Briggs to ask what can be done to stop this fiasco. Mr. Briggs says he will talk to the Planning Director and Code Enforcement Officer and get back to her.

9-04-07 Mrs. Brugger talks to County Fire Marshall, Chris Matthews about the potential fire hazard of 100 cars parking in a mown dry-grass field. She is told the County does nothing about that. If there is a fire, they will respond and the property owners will be held accountable.

9-05-07 Mrs. Brugger talks to Pierre Rivas in the Planning Department to repeat concerns. Mr. Rivas says he will refer the matter to Larry Appel, Planning Director. Mr. Appel will call Mrs. Brugger.

Mrs. Brugger begins petition form in neighborhood. All neighbors say "You can't have a commercial business in RE5 zoning".

9-05-07 Mrs. Brugger calls Rescue Fire Department to see if anything can be done to stop the weddings until the process is completed. Captain is to call her back on Thursday. Goes back to the Fire Department the next week and is informed they will respond to a fire call and hold the people who cause the fire responsible but cannot stop the business. They will review the situation when they are asked to comment on a Special Use Permit.

September Mrs. Brugger talks to different people in the Planning Department. She is told she and neighbors within a 500" radius will be informed of the Planning Commission hearing for the Special Use Permit. She is told it could take 6 to 9 months for the hearing to take place.
Note: The 500" radius only affects the immediate neighboring parcels in this zone.

Second commercial wedding is held . 100 to 150 people. A rock band with amplified music begins around 5:30 and is still going at 9:30pm. The amplified noise is heard up to one-quarter mile away. There are three complaints to the County Sheriff. Music stops at 10:30 pm. and wedding party begins to break up. Last guests leave around 11:00pm. Mrs. Brugger contacts Planning Department again. She is told the Special Use Permit is in the process and neighbors will have to wait for the Planning Commission hearing.

NOTE: The Planning Commission was heard on Thursday, February 14, 2008

The unanimous vote approved the department recommendation to:

1. declare the use is inconsistent with the RE-5 zoning
2. return the applicable amount of applicants fee

PETITION AGAINST SWAN COVE WEDDING GARDENS
Renel Gosling/Corene Becker, Owner/Operators
3180 PONDEROSA ROAD
SHINGLE SPRINGS

Special Use Permit Application Number # SO - 07 - 25
Zoning Enforcement File # 181692

We the undersigned are opposed to the granting of a Special Use Permit for Swan Cove Wedding Gardens operating at 3180 Ponderosa Road in our neighborhood. This area is zoned for Estate Residential Five-Acre (RES). Only those operations stated in the zoning code should be permitted. Any commercial business requiring a Special Use Permit is detrimental to our lives and to the integrity of the General Plan, and must be denied.

NAME	ADDRESS
1. ### Brett Norberry	3170 Ponderosa Rd Shingle Springs Ca 95682
2. Kerry Hartnett A. Hartnett	3221 CAVU HILL RD Shingle Springs, CA 95682
3. Frankie Hartnett FRANKIE HARTNETT	3221 CAVU HILL RD SHINGLE SPRINGS, CA 95682
4. Frank Brugger FRANK BRUGGER	3266 POWDEROSA RD. SHINGLE SPRINGS, CA. 95682
5. Darlene Brunner Darlene Brunner	3266 Ponderosa Rd Shingle Springs Ca 95682
6. Joanne Reiker Paul Reiker	4032 Ponderosa Rd Shingle Springs Ca 95682
7.	

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NAME	ADDRESS
1. Kathleen McPherson	3460 Ponderosa Rd. Shingle Springs 95682
2. Pat Johnson	3460 Ponderosa Rd. Shingle Springs CA 95682
3. Jill McPherson	3460 Ponderosa Rd. Shingle Springs CA 95682
4. Dan McPherson	3460 Ponderosa Rd. Shingle Springs CA 95682
5. Norma Goodwin	3241 Ponderosa Rd. Shingle Springs, CA 95682
6. George Goodwin	3241 Ponderosa Rd. Shingle Springs, CA 95682
7. [Signature]	3220 CAVU HILL RD SHINGLE SPRINGS CA 95682

8. Joe Bugar 3720 CAVU HILL RD
SHINGLE SPRINGS CA 95682

9. Naria Buggar 3220 Ponderosa Road
Shingle Springs, Ca 95682

10. Robert E. Buggar 3220 Ponderosa Road
Shingle Springs, Ca 95682

11. Alison Parky 3170 PONDEROSA RD
shingle springs CA 95682

12. _____

13. _____

14. _____

15. _____

16. _____

PETITION AGAINST SWAN COVE WEDDING GARDENS

Renell Gosling/Corene Becker, Owner/Operators

3180 PONDEROSA ROAD

SHINGLE SPRINGS

Special Use Permit Application# 507-0025

Zoning Enforcement File #181692

We the undersigned are opposed to the granting of a special use permit for Swan Cove Wedding Gardens to operate at 3180 Ponderosa Road in our neighborhood. This area is zoned for Estate Residential Five-Acre (RE5) and only those operations as stated in the zoning code should be permitted. Any commercial business requiring a Special Use Permit is detrimental to us and to the integrity of the General Plan, and must not be allowed.

Name

Address

1. Roy Cochran

3141 Ponderosa Rd.
Shingle Springs, Ca 95682

Mailing address

2. Catherine J. Smith

3186 Ponderosa Rd. P.O. Box 1551K
Shingle Spr., Ca
95682

3. ~~Corene Becker~~

3186 Ponderosa Rd SHINGLE SPRINGS 95682

4. _____

5. _____

PETITION AGAINST SWAN COVE WEDDING GARDENS
Renel Gosling/Corene Becker, Owner/Operators
3180 PONDEROSA ROAD
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NAME	ADDRESS
1. SUSAN QUILLEN	2981 CARLSON DR. SHINGLE SPRINGS CA. 95682
2. ARTHUR QUILLEN	2981 CARLSON DR SHINGLE SPRINGS CA 95682
3. RANDALL WRIGHT	2961 CARLSON DR. SHINGLE SPRINGS CA 95682
4. MARY WRIGHT	2961 CARLSON DRIVE SHINGLE SPRINGS, CA. 95682
5. CHRIS DENNIS	3001 CARLSON DR SHINGLE SPRINGS CA 95682
6. RANDALL DENNIS	3001 CARLSON DR SHINGLE SPRINGS CA 95682
7. _____	_____