



Aaron Mount <aaron.mount@edcgov.us>

Olivo Special Use Permit

Cameron Estates <cecsd@att.net>
Reply-To: Cameron Estates <cecsd@att.net>
To: Aaron Mount <aaron.mount@edcgov.us>

Sat, Jan 10, 2015 at 12:50 PM


We have read the Staff Report for the 1/22/15 Public Hearing and page 6 is not correct.

The 21 acre parcel 10909007 is definitely within the boundaries and authority of Cameron Estates CSD.
--see attached County map. This parcel has always been part of the District.

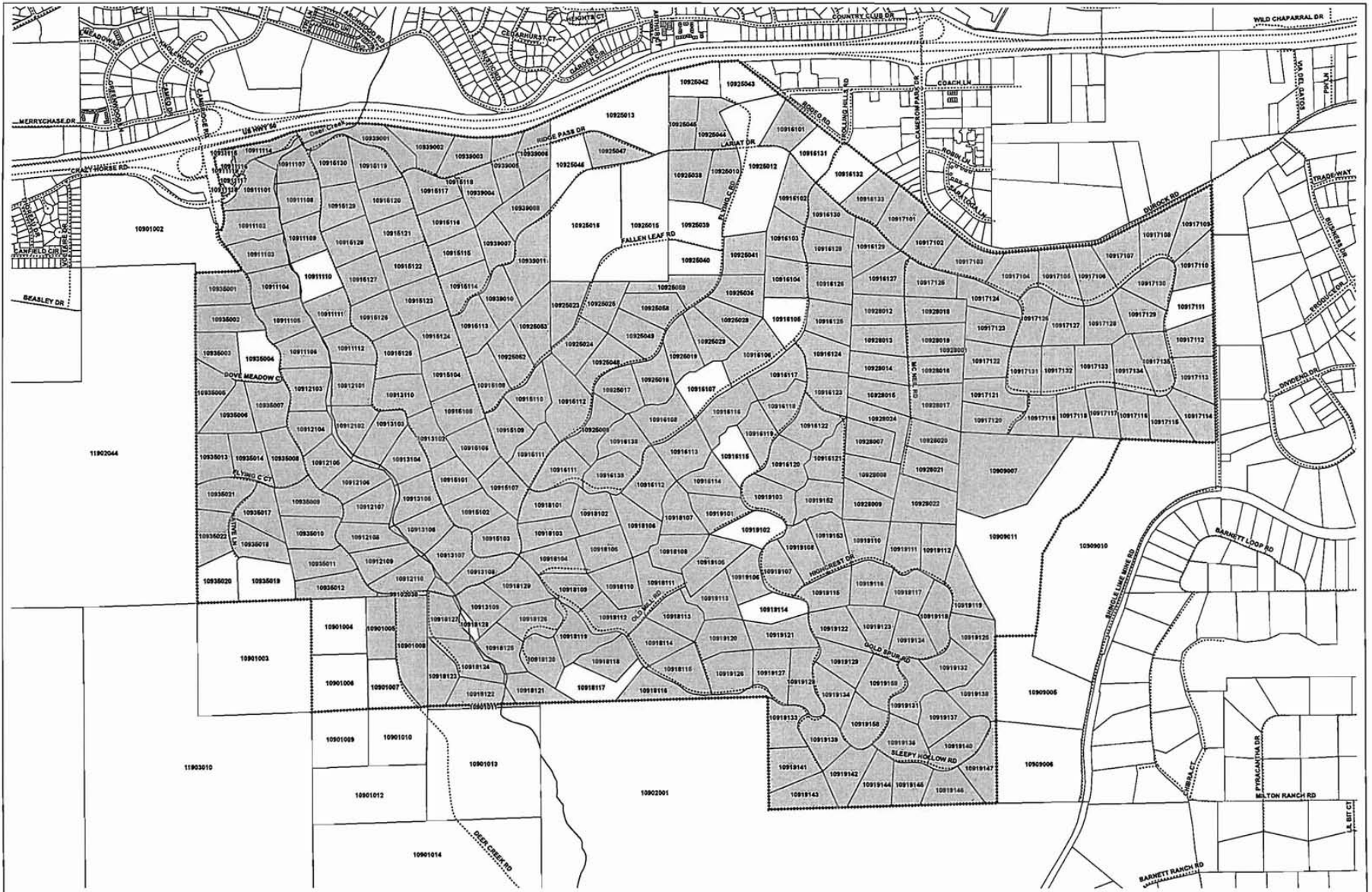
Check with the County Auditor Controller and they will confirm this and that the parcel is subject to the Voter Approved Special Tax of \$250 per parcel and also the District portion of the Prop 13 property taxes.

Angela Johnson
General Manager/Secretary
Cameron Estates Community Services District
530-677-5889

2 attachments

 Cameron_Estates_CSD_Parcel_Map.pdf
1330K

 Cameron_Estates_CSD_gi003977.pdf
1330K

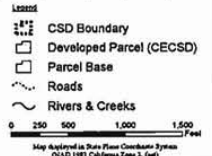


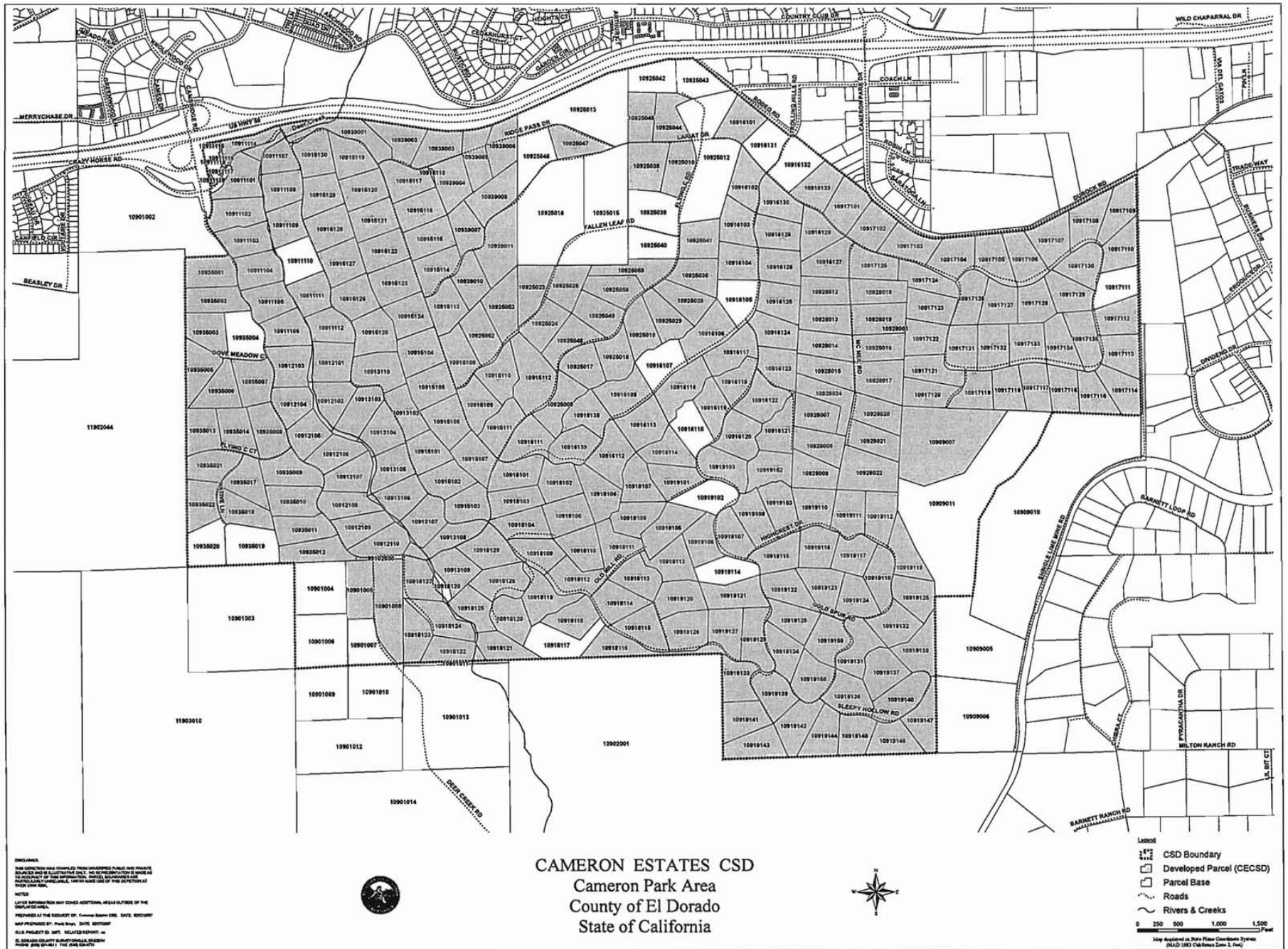
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NOTES:
 LINES REPRESENTING THIS OVERLAP ARE NOT TO BE CONSIDERED AS PART OF THE MAP. PREPARED AT THE REQUEST OF: Cameron Estates CSD, DATE: 01/12/15
 MAP PROVIDED BY: Ron Boyl, DATE: 01/12/15
 GMA PROJECT ID: 1501, RELEASED UNDER: 15-0044
 EL DORADO COUNTY PUBLIC WORKS DIVISION
 PHONE: 925-438-7373 FAX: 925-438-7373



CAMERON ESTATES CSD
 Cameron Park Area
 County of El Dorado
 State of California





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NOTES:
 1. ALL INFORMATION SHOWN ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY ENGINEER.
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CAMERON ESTATES CSD
 Cameron Park Area
 County of El Dorado
 State of California



Legend

- CSD Boundary
- Developed Parcel (CECSD)
- Parcel Base
- Roads
- Rivers & Creeks

0 250 500 1,000 1,500 Feet

May Appear in Data Files Coordinate System: NAD 83 California Zone 2, NAD



Aaron Mount <aaron.mount@edcgov.us>

Staff Report SUP Revision S08-0012-R Rancho Olivo Vineyards

Hope Leja <hleja@sbcglobal.net>
Reply-To: Hope Leja <hleja@sbcglobal.net>
To: Aaron Mount <aaron.mount@edcgov.us>
Cc: Roger Trout <roger.trout@edcgov.us>

Sun, Jan 11, 2015 at 10:56 AM

Hello Aaron:

I would like to bring to your attention a statement made in the Staff report for the SUP revision S08-0012R Rancho Olivo Vineyards. On page 6 under Vehicle Access paragraph 3 first sentence states "The project parcel is not within the Cameron Estates CSD" As former General Manager and Board member of Cameron Estates CSD, I can assure you that parcel 109-090-07 is within the boundaries of Cameron Estates CSD. Maps(county and otherwise), Assessors information, property tax and Direct charge taxes are shown to include this parcel within Cameron Estates CSD. Please research this further and amend your staff report as appropriate.

Also in this paragraph mention is made that the CECSO "rejected the option of surcharging the applicants based on their interpretation of recent case law". This interpretation is based on legal recommendations *and* information provided by the El Dorado County Auditor Controller's office to charge all CECSO parcels a uniform special tax for road maintenance and operations.

If not for the actions of the county to allow a special use permit there would be no potential civil matter between the CECSO and the applicant. The county needs to take an appropriate action and not allow this permit to be approved.
Thank you.

Sincerely yours,

Hope Leja



Aaron Mount <aaron.mount@edcgov.us>

Special Use Permit S 08-0012-R

Melanie Compagno <mcompagno@sbcglobal.net>
To: aaron.mount@edcgov.us

Sun, Jan 11, 2015 at 5:54 PM

Dear Mr. Mount,

As a long-time resident of Cameron Estates, I wish to inform you that my family is adamantly opposed to Special Use Permit S 08-0012-R for Rancho Olivo Vineyards. Cameron Estates is a rural subdivision. It is a gated community with privately maintained roads. Our community is a quiet, equestrian community with very narrow roads, barely wide enough for two cars to pass. This means that extra care and caution must be observed when driving in our neighborhood as on any given day, people from all over Cameron Park are walking, cycling or horseback riding. Because our roads are so quiet, and safe, folks in neighboring communities share our neighborhood with us and we welcome those type of visitors. There are not too many safe streets these days that all can enjoy.

If you have never visited our gated, privately maintained neighborhood, please drive through and see for yourself. It would be disastrous to increase traffic on these narrow, rural roads. It would be disastrous to allow folks, leaving a winery under the consumption of alcohol (and we all know how much alcohol flows at weddings and private parties) to drive on these roads. I implore you, please think of our children, our friends, our elderly strollers, our cyclists, our community, and those on a skittish horse. Surely, no one wishes to think of the repercussions of even one mishap.

Thank you for denying this commercial, special-use permit in our residential, rural gated community.

Yours most sincerely,

Melanie, Jim, James and Gianna Compagno



Aaron Mount <aaron.mount@edcgov.us>

FW: Objection to Issuance of Special Use Permit S 08-0012-R

1 message

Josh Wicks <Josh.Wicks@sbcglobal.net>

Sun, Jan 11, 2015 at 7:45 PM

To: planning@edcgov.us

Cc: bostwo@edcgov.us, Hope Leja <hleja@sbcglobal.net>, aaron.mount@edcgov.us, rich.stewart@edcgov.us, gary.miller@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, charlene.tim@edcgov.us

Dear Planning Commission,

I am forwarding the letter I had originally sent last year as I understand these letters were not forwarded to you.

Thank you for listening.

Sincerely,

Josh & Jodi Wicks

From: Josh Wicks [mailto:Josh.Wicks@sbcglobal.net]
Sent: Thursday, May 15, 2014 6:06 PM
To: 'aaron.mount@edcgov.us'
Cc: 'cecsd@att.net'
Subject: Objection to Issuance of Special Use Permit S 08-0012-R

Dear Mr. Mount,

We urge the denial of the proposed special use permit revision for Rancho Olivo Vineyards S-08-0012-R. This revision provides for expansive commercial use in a rural subdivision established for fifty-five years. We believe that

this revision request is not compatible with Cameron Estates residential zoning designation, nor as a gated community with privately maintained roads. We have concerns regarding increased traffic, noise, and safety of pedestrians, equestrians, bicyclists and others who use our rural roads, as well as protection of properties alongside district roadways.

Sincerely,

Josh and Jodi Wicks
3511 Strolling Hills Road
Cameron Park, CA 95682
530-677-2178
Josh.wicks@sbcglobal.net



Aaron Mount <aaron.mount@edcgov.us>

Special Use Permit Revision S08-0012-R/Rancho Olivo Vineyards

1 message

Hope Leja <hleja@sbcglobal.net>

Sun, Jan 11, 2015 at 9:57 PM

Reply-To: Hope Leja <hleja@sbcglobal.net>

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: "bostwo@edcgov.us" <bostwo@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Aaron Mount <aaron.mount@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>

To Planning Staff:

Please see attached letter and petition documents regarding Special Use permit revision S08-0012R Rancho Olivo vineyards. A second petition document will be sent in a separate email as the files are too large for your intake email box.

Sincerely,

Hope Leja

2 attachments**1-11-15_ letter_ to_ Planning_ Olivo_ SUP.docx**

18K

**Petition_1.pdf**

15292K

Hope Leja
3797 Lariat Loop
Cameron Park, CA 95682
530.677.1299 hleja@sbcglobal.net

Planning Services
2850 Fairlane Court
Placerville, CA 95667

January 11, 2015

RE: Special Use Permit Number S08-0012R/Rancho Olivo Vineyards

Dear Planning Services Staff:

I am a resident and former General Manager of Cameron Estates CSD (CECSD). I have been involved with the Special Use (SUP) permit process of Rancho Olivo Vineyards since 2008.

When the original SUP was approved in 2008 by the Agricultural Commission and the Planning Commission in 2009, residents supported the vineyards and wine making process as it fit with the character of the community. However, residents and the CECSD Board of Directors were concerned with the potential of the winery becoming a vastly different commercial entity with special events, wine tasting, and weddings being held on site, as these were not compatible with our residential equestrian neighborhood. The Agricultural and Planning Commissions agreed, stating in their conditions of approval and staff findings that no public uses, including a wine tasting room, retail sales, or special events were allowed and were not compatible with the surrounding RE5 parcels. However, the winery could apply for a temporary use permit (TUP) allowing for 3 events per year, which they did. But, instead of the three events allowed, Rancho Olivo vineyards hosted in excess of 20 events including weddings, wine club events, and large scale parties in violation of the TUP. After each event the El Dorado County Planning Department was notified by residents and or the CECSD board. County staff agreed that violations were occurring that could result in revocation of the permit, but no action was ever taken. Instead the Olivos were advised by county staff to ask for a revision of their SUP.

In June 2014, the Agricultural Commission held a public hearing regarding this project which it determined was consistent with General Plan Policy 8.1.4.1 B and C: "would not create and island effect" and "would not reduce or destroy the buffering effect of large parcels"..... The Commission could not however make findings consistent with section A: "would not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities". The Commission was concerned with the recorded violations and conflicts and the amount of events requested by the applicant.

I would like to bring to your attention a statement made in the Planning Staff report for the SUP revision. Under Vehicle Access, page 6, paragraph 3, "The project parcel is not within the Cameron Estates CSD. "As former General Manager and Board member of CECSD, I can assure you that parcel 109-090-07 is within the boundaries of the district. Maps(county and otherwise), Assessors information, property and Direct charge taxes are shown to include this parcel within CECSD.

I have several concerns regarding this project:

1. The use of this parcel for weddings, special events and wine tasting is not compatible with the residential nature of the existing surrounding 5 acre parcels.
2. The Winery does not have direct access from a county maintained road. Winery access roads are under the jurisdiction of CECSD and are privately maintained, gated, and authorized by Government code section 61105(f) to restrict access.
3. The increased traffic that these events could create would put a substantial strain upon substandard residential roads and gated entrances. At this time the CECSD board has inadequate funding to maintain the deteriorating roads in this area.
4. The area where the winery is located "the Loop area" is popular with residents who use it for recreational purposes (equestrians, pedestrians, bicyclists) The alcohol consumption associated with wine tasting, weddings, and other wine club related events, with the increased traffic of such events, and the curvy narrow nature of the roads would put residents that use these roads for recreational purposes at an increased safety risk.
5. The intrusion of noise, music, loud talking and cheering from the site will impact the well being of residents within hearing distance of the winery. (which in these quiet surroundings travels great distances).
6. The above conditions would have a negative effect on the adjacent parcels property values as owners would have to disclose their close proximity to a event holding winery upon selling.

Please consider the Agricultural Commissions concerns regarding conflicts of this project with the surrounding residential community.

I have attached a petition signed by over 170 residents of Cameron Estates in objection to the Rancho Olivo Special use permit revision. Please consider their objections as well. Thank you.

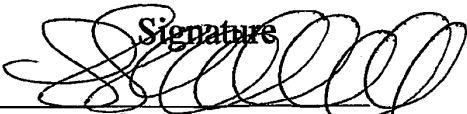
Sincerely,

Hope Leja

attachments: Objections petitions

Objection to Issuance of Special Use Permit S 08-0012-R

We, the undersigned residents and homeowners of Cameron Estates, urge the denial of the proposed special use permit revision for Rancho Olivo Vineyards S-08-0012-R. This revision provides for expansive commercial use in a rural subdivision established for fifty-five years. We believe that this revision request is not compatible with Cameron Estates residential zoning designation, nor as a gated community with privately maintained roads. We have concerns regarding increased traffic, noise, and safety of pedestrians, equestrians, bicyclists and others who use our rural roads, as well as protection of properties alongside district roadways.

Name	Address	Signature
LISA CUNDALL	3381 Lariat	
Dee Korta	3838 Lariat	Dee Korta
Gary Hooper	3838 Lariat	Gary Hooper
JOHN C. BARRY	3838 LARIAT	John Barry
Tom Williams	4447 Spring Meadow	Thomas Williams
Michelle O'Neill	3706 Lariat Dr	Michelle O'Neill
PATRICK MEBELKE	1225 AZZURRA	Patrick Mebelke
Stephanie Leja	3797 Lariat Loop	Stephanie Leja
DAVID PROFT	3134 STEALING HILLS RD	David Proft
Matt Lya	3797 Lariat Loop	Matt Lya
Paul Schefin	4920 Cameron Rd	Paul Schefin
Denise Kmetz	4682 Longview Rd	Denise Kmetz
Joel Kmetz	4682 Longview Rd	Joel Kmetz

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Name	Address	Signature
NANCY OVERMAN	3831 LARIAT	Nancy Overman
MARY M COX	3420 LARIAT	Mary M Cox
LEONARD A. RICKER	3420 LARIAT	Leonard A. Ricker
LYNN KROGH	4290 RANCHO RD.	Lynn E. Krogh
THOMAS KROGH	4290 RANCHO RD.	Tom Krogh
EUGENE SORENSEN	4301 RANCHO RD	Eugene Sorenson
MARINA SORENSEN	4301 RANCHO RD	Marina Sorenson
TOM GARRETT	4490 CAMERON ROAD	Tom Garrett
Michele Cheryl-Garrett	4490 Cameron Rd	Michele Cheryl-Garrett
Justin Chandler	4072 Cameron Rd	Justin Chandler
Heidi Holbrook	4072 Cameron Rd	Heidi Holbrook
Kene Eppler	4080 Cameron Rd	Kene Eppler
Karen Tucker	4981 Cameron Rd.	Karen A. Tucker

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Name	Address	Signature
KAREN B. BUTTARE	5252 HIGHWAY 151	Karen B. Buttare
Mark Allard	3781 Lariat	Mark Allard
STEPHANIE ALBA	3781 Lariat	Stephanie Alba
MARK LEJA	3797 LARIAT LOOP	Mark Leja
Hope Leja	3797 Lariat LOOP	Hope Leja
Linda Baracco	3246 Lariat Drive	Linda Baracco
Victoria Gigone	4190 McNeil Rd.	Victoria Gigone
MICHAEL GIGONE	4190 McNEIL RD.	Michael Gigone
Zachary Gigone	4190 McNeil RD.	Zachary Gigone
JAMES SHOLL	4191 McNEIL RD.	James Sholl
Pat Sholl	4191 McNeil Rd	Pat Sholl
Sam Teresi	4277 McNeil Rd	Sam Teresi
Davy BONETTI	4321 McNEIL RD.	Davy Bonetti

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Name	Address	Signature
Lorenzo O. Snowden	4401 Spring Meadow Rd.	<i>Lorenzo O. Snowden</i>
Janet K Snowden	4401 Spring Meadow Rd.	<i>Janet K Snowden</i>
JANEY AHYE	3570 LARIAT RD.	<i>Janey Ahye</i>
ELEANOR AHYE	3570 Lariat Dr	<i>Eleanor Ahye</i>
LADAWN WILDE	3586 Lariat Dr	<i>Ladawn Wilde</i>
Bill Wilde	3586 Lariat Dr	<i>Bill Wilde</i>
Julie NORD	3610 Lariat Dr.	<i>Julie Nord</i>
Jimmy Nord	3610 Lariat Dr	<i>Jimmy Nord</i>
STEPHEN NORD	3610 Lariat Dr	<i>Stephen Nord</i>
Susan Jones	3621 Lariat Dr.	<i>Susan Jones</i>
Tim Jones	3621 Lariat Dr.	<i>Tim Jones</i>
Norm Pistilli	3737 Lariat	<i>Norm Pistilli</i>
ELVEZIO PISTILLI	3737 Lariat	<i>Elvezio Pistilli</i>

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Name	Address	Signature
Linda Baracco	3246 Lariat Dr	Linda Baracco
Marilyn Meinzer	3048 Fallen Leaf Rd.	Marilyn Meinzer
TERRY MEINZER	3048 FALLEN LEAF RD	Terry Meinzer
Becky King	3049 Fallen Leaf Rd.	Becky King
Colleen Dobrinop		Colleen Dobrinop
Germaine Smeeton	4245 McNeil Rd.	Germaine Smeeton
Donna Tappay	3000 Lariat Dr.	Donna Tappay
ELLA DeLoach	3251 Longhorn Ridge Rd.	Ella DeLoach
JAMES DELEAN	325 Longhorn Ridge Rd.	James DeLean
Melanie Spring	3265 Longhorn Ridge Rd.	Melanie Spring
Catherine Comroe	3640 Lariat Dr.	CComroe
Charles Comroe	3640 Lariat Dr.	Charles Comroe
WACT SAYLORS	3685 LARIAT	WACT SAYLORS

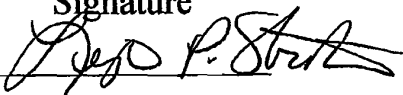
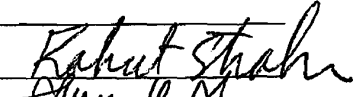
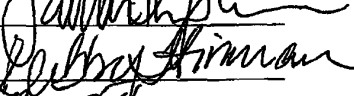
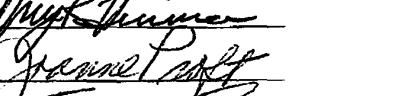
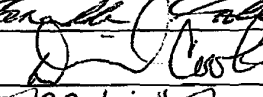
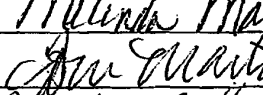
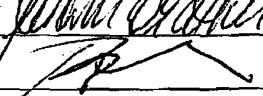


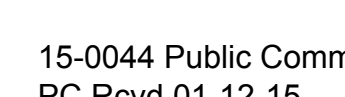
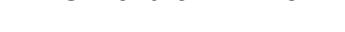
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Name	Address	Signature
Michael Tucker	4981 Cameron Road	<i>[Signature]</i>
Audra Tucker	4981 Cameron Road	<i>[Signature]</i>
Hannah Tucker	4981 Cameron Road	<i>[Signature]</i>
Loen J. Lockwood	3161 Old Mill Rd.	<i>[Signature]</i>
Robin E Yancey	3161 Old Mill Road	<i>[Signature]</i>
Pam Erskine	5110 Highcrest	<i>[Signature]</i>
Jeanne M Hunter	5201 Highcrest	<i>[Signature]</i>
Christine Schelin	4920 Cameron Road	<i>[Signature]</i>
NINA BIRKS	3550 DUROCK RD	<i>[Signature]</i>
JIM Birks	" "	<i>[Signature]</i>
Anne Brounell	3534 Lariat Dr.	<i>[Signature]</i>
Dylan Brounell	3534 Lariat Dr.	<i>[Signature]</i>
TODD Brounell	3534 Lariat Dr.	<i>[Signature]</i>

Objection to Issuance of Special Use Permit S 08-0012-R

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	Name	Address	Signature
①	Leigh Strohn	4780 Flying CRd	
	Bob Strohn	4780 Flying CRd	
②	Robert Strohn	4780 Flying CRd	
③	Samantha Strohn	4780 Flying CRd	
④	Debby Hinman	4781 Flying CRd	
⑤	Jeff Hinman	4781 Flying CRd	
⑥	JEANNE PROFT	3134 STROLLING HILLS Rd	
	Panadda Cook	4240 McNeil Rd.	
	David Cook	4240 McNeil Rd.	
	Melinda Martin	4481 Cameron Rd.	
	Tom Martin	4481 Cameron Rd.	
	Wanda Deatherage	4600 Highland Rd	
	Robert L. Deatherage	4910 Gold Spur	

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Name	Address	Signature
Heid Hoffman		
Heid C. Hoffman	3261 Lariat Dr	Heid
Chuck Impey	3220 LARIAT DR	
Doni McNorm	3227 Lariat Dr	
Alan Bardacco	3246 Lariat Dr.	
Dino Day	4301 McNeil	
Dora Bonetti	4321 McNeil Dr	
Laura Bonetti	4321 McNeil Rd.	Laura Bonetti
Wendy Douglas	4301 McNeil Rd.	C. P. W. D.
Robert M. Endriott	4242 McNeil Rd	Robert Endriott
GARY F. Boyd	4245 McNeil Rd	Gary F. Boyd
Wheeler	4220 McNeil Rd	Wheeler
Barbara Lawrence	4410 FLYING C Rd	Barbara Lawrence
Rich Jones	4410 Flying C Rd	Rich Jones

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Name	Address	Signature
Lee Ann Jackson	701 Oakdale St #7	Lee Ann Jackson
Fred W. Burt	2740 Dove Meadow Ct	Fred W Burt
Elizabeth L. Burt	2740 Dove Meadow Ct	Elizabeth L. Burt
JACK BURT	2740 DOVE MEADOW CT.	
Lillian Burt	2740 Dove Meadow Ct	Lillian Burt
Mark Kinell	2724 Dove Meadow Ct	Mark Kinell
Frances E. Doty	2745 Dove Meadow Ct	Frances E. Doty
Barbara B. Burt	4387 Flying C Rd	Barbara B. Burt
Paul Stapp	5091 Hyster Rd	Paul Stapp
Paul Stapp	" " "	Paul Stapp
M. FAYE McFARLAND	4981 CAMERON RD	M. Faye McFarland
Joshua Tucker	4981 Cameron Road	Joshua Tucker
KELCEEN PORTE	4251 CAMERON RD	Kelceen Porte

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Name	Address	Signature
Cinni Heck	4262 Cameron Rd Cameron Park 95682	Cinni Heck
Daniel D. Nack	4262 Cameron Rd Cameron Park, CA 95682	Daniel D. Nack
Jerry Voll	4180 Cameron Rd	Jerry Voll
Linda L. Voll	4180 Cameron Rd. C.P.	Linda L. Voll
Randy Brown	3080 DEER Knoll CP	Randy Brown
Lisa Coverick	4431 Cameron Rd Cameron Park CA 95682	Lisa Coverick
George Coverick	4431 Cameron Rd Cameron Park CA 95682	George Coverick
Jayne Wilson	3270 Strolling Hills Rd	Jayne Wilson
John Wilson	" " "	John Wilson
Renate Silva	3259 Lanat	Renate Silva Hsu
BARBARA PETERS	4351 McNeil Rd	Barbara Peters

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Name	Address	Signature
Diane Canup	4571 Brookside	Diane Canup
Russ Canup	4571 BROOKSIDE	Russ Canup
Ron Wise	2760 DOVE MEADOW Ct.	Ron Wise
Marki Wise	2760 Dove Meadow Ct	Marki Wise
Isew Moulden	2840 Strolling Hills Rd.	Isew Moulden
Carolyn Standen	2840 Strolling Hills Rd.	Carolyn Standen
Dorothy Duncan	4581 Valley Vista	Dorothy Duncan
KATHIE EVANS	5258 CAMERON RD ^{2nd}	Kathie A. Evans
ERIC EVANS	5259 CAMERON RD	Eric J. Evans
SERIENE TONI BROWN	4580 Valley Vista Rd.	Seriene Toni Brown
TERRANCE W BROWN	4580 VALLEY VISTA	Terrance W Brown



Aaron Mount <aaron.mount@edcgov.us>

Special Use Permit Revision S08-0012-R/Rancho Olivo Vineyards

1 message

Hope Leja <hleja@sbcglobal.net>

Sun, Jan 11, 2015 at 10:13 PM

Reply-To: Hope Leja <hleja@sbcglobal.net>

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: "bostwo@edcgov.us" <bostwo@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, Aaron Mount <aaron.mount@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>

To Planning Staff:

The attached petition document is a second email attachment regarding Special Use permit revision S08-0012R Rancho Olivo Vineyards. The first email was previously sent with a letter and first petition document.

Sincerely,

Hope Leja

 Petition_2.pdf
10075K

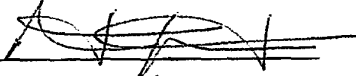

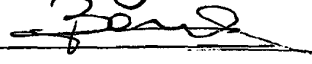
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Name	Address	Signature
SANDRA M. WALSH	3561 LARIAT CAMERON PARK	Sandra M Walsh
Edward P Walsh	3561 Lariat Loop Cameron Park Ca	Edward P Walsh
Charles King	3421 LARIAT DR, CAMERON PARK, CA 95682	Charles King
Jda King	3421 Lariat Dr	Jda King

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Name	Address	Signature
MARTIN ZIEBARTH	2865 LARIAT DR.	
MARK ZIEBARTH	2831 LARIAT DR	
Christelle Beroud	2865 Lariat Dr	

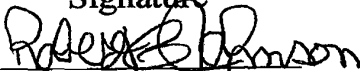
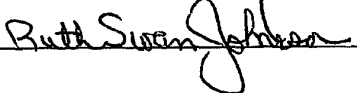
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Name	Address	Signature
LINDA ORLANDO	3535 LARIAT Dr.	<i>Linda Orlando</i>

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Name	Address	Signature
Robert C. JOHNSON	2961 STROLLING HILLS RD CAMERON PARK, CA 95682	
Ruth SWAN JOHNSON	2961 STROLLING HILLS RD CAMERON PARK, CA 95682	

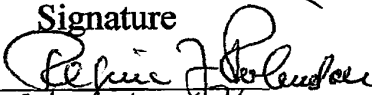
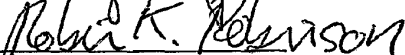
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Name	Address	Signature
<i>Catherine L. Bier</i>	<i>4341 Flying C Rd Shingle Springs</i>	<i>Catherine L. Bier</i>
<i>MICHAEL O. BIER</i>	<i>11</i>	<i>Michael O. Bier</i>

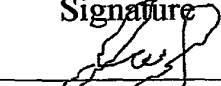
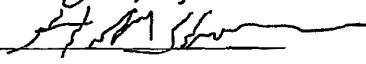
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Name	Address	Signature
Regina J Robinson	4281 McNeil Rd	
Robin K. Robinson	4281 McNeil Rd	

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Name	Address	Signature
John Schureman	3611 Strolling Hills Road	
Helen Schureman	3611 Strolling Hills Road	


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Name	Address	Signature
<u>JOSH WICKS</u>	<u>3511 Strolling Hills Rd.</u>	<u>[Handwritten Signature]</u>
<u>Jodi Wicks</u>	<u>3511 Strolling Hills Rd.</u>	<u>[Handwritten Signature]</u>

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Name	Address	Signature
BRENDA MANGINELLI	4721 LONGVIEW RD.	


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Name	Address	Signature
Eva Robertson	4990 Flying C Rd ↑	Eva Robertson
MIKE ROBERTSON	4990 Flying C Rd.	Mike Robertson

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Name	Address	Signature
Dennis King	4444 Spring Meadow Rd Cameron Park CA	 1-10-15



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Olivo SUP Revision Request Public Hearing 1/22/15

Planning Unknown <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jan 12, 2015 at 12:54 PM

Hi Char,

Please see email.

Thanks, Debbie

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

From: **Cameron Estates** <cecsd@att.net>

Date: Mon, Jan 12, 2015 at 12:26 PM

Subject: Olivo SUP Revision Request Public Hearing 1/22/15

To: "planning@edcgov.us" <planning@edcgov.us>

Please see attached letter from our District to be added to the file for the commissioners to review in connection with the Public Hearing on 1/22/15

Thank you

Angela Johnson
General Manager/Secretary
Cameron Estates Community Services District
530-677-5889

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

 **1.12.15BoardLetter to PlanningCommission.doc**
34K

Cameron Estates Community Services District

P.O. Box 171 Shingle Springs CA 95682

Phone and FAX: 530.677.5889, email cecsd@att.net

Roger Trout, Executive Secretary
El Dorado County Planning Commission
2850 Fairlane Court
Placerville, Ca. 95667

January 12, 2015

RE: **HEARING SCHEDULED JAN 22**
Special Use Permit Number S 08-0012-R / Rancho Olivo Vineyards

Dear Mr. Trout and Planning Commissioners,

We have received notice that Rancho Olivo Vineyards has requested a Revision to add wine tasting and other special events to its existing 2008 Special Use Permit. We are opposed to the Revision because the addition of more events would substantially increase traffic on our roads, increase the District's potential liability and negatively impact the District's finances with increased maintenance and upkeep costs due to traffic. The District is authorized by Government Code Section 61105(f) to restrict access to our private roads and we have made efforts to limit traffic on our roads to a level consistent with our financial ability to maintain the roads. We do not have sufficient funds to mitigate the huge impact of such a commercial use. Our district is a residential gated community with private country roads unsuitable for heavy traffic loads. The District is solely responsible for maintaining our roads. We are extremely concerned about safety since our roads do not meet current County, Department of Transportation, or state fire safety standards in signage or construction (analysis provided in our Road Standards.)

We have read the Development Services Planning Commission Staff Report dated 1/22/2015 and there is an in correct statement on page 6 Vehicle Access third paragraph. The Olivo Winery is definitely within the Cameron Estates Community Services District. The only access to the winery that we're aware of is through our roads. Our roads are considered "non-County maintained" under the Winery Ordinance (Section 17.14.200 of Chapter 17.14 of Title 17 of the El Dorado County Ordinance Code) and their sole maintenance is through our District. The Olivo Winery does not have direct access from a county-maintained road and Section 5(b) of the El Dorado County Winery Ordinance requires a CUP when access is from non-county maintained roads such as ours. In such cases, Section 5(c) prohibits a winery's being open to the public or having on-site sales. Accordingly, we feel that there should be a ban on the winery's being open to the public or having on-site sales.

Section E (5) (d) of the Winery Ordinance requires "as a condition of approval of a CUP that the winery participate in any private road maintenance entity...or otherwise pay a fair share for road maintenance as determined by the approving authority." Section E (5) (e) of the Winery Ordinance states that "access to a winery open to the public shall meet the minimum access requirements of the applicable fire protection district....exceptions may be allowed by the fire district." Our roads do not meet the fire district's minimum access requirements. As we are unaware of any exception to this having been obtained by the Olivos, we have categorically opposed any access by the public to the winery and further because of this, we have not even considered the Olivo Winery's "participation" in our district or payment of "fair share for road maintenance."

We voiced our concerns regarding the original SUP in a letter to the County dated August 8, 2008 and at the August 22, 2008 Agricultural Commission hearing as follows:

- There should be no tasting room that is open to the public,
- There should be no wholesale or retail sales of wine and grape products,
- There should be no gift shop,
- There should be no special or wine tasting events,
- There should be no commercial weddings or large gatherings, bringing a high volume of traffic,
- There should be strict compliance with county regulations pertaining to noise restrictions,

The El Dorado County General Plan requires a finding of compatibility with adjoining uses before an SUP of this type is approved (Policies 2.2.5.10, 2.2.5.21 and 8.2.2.2). We have first-hand knowledge of significant conflicts with neighbors over traffic and noise from the events that the Olivos have held at their winery to date. Please be advised that over 160 residents of our district have signed a petition in opposition to the requested SUP revision and that more than three dozen residents have come to our district board meetings over the last two years to voice these complaints. It is our considered opinion that the proposed revision would be highly incompatible with adjoining uses and would significantly increase existing conflicts with neighboring residents.

We feel that if the Agricultural Commission were to review the current situation, they would not be able to make the necessary findings under General Plan Policy 8.1.4.1(a) and 8.2.2.2(b) that the proposed use:

1. Has not intensified existing conflicts or added new conflicts with adjacent residents; and
2. Has not had a significant adverse impact on adjacent neighborhoods beyond that allowed by the Right to Farm Ordinance.

In sum, we have grave concerns about the issues such as safety, quality of life for neighboring residents, and impact on District roads from a commercial use. The District is requesting that you deny the Revision to the Special Use Permit and consider a significant decrease in the commercial functions allowed to Rancho Olivo so that the uses are reasonable and compatible with the adjacent residential land use.

Sincerely,

Eva Robertson
President of Board of Directors
Cameron Estates Community Services District



Aaron Mount <aaron.mount@edcgov.us>

Special Use Permit Revision Rancho Olivo Vineyards

1 message

Ron and Marbi <ronandmarbi@gmail.com>
To: aaron.mount@edcgov.us

Mon, Jan 12, 2015 at 1:10 PM

Our plan is to attend the public hearing January 22 for the Use Permit Revision, but in the meantime, I would like to be on record against this permit. The Olivos already have a special use permit and they haven't honored the rules and regulations they agreed to. I can't trust that they would honor a new permit that exceeds far and above residential zoning with the surrounding properties. This would also set a precedent to anyone else who wanted to start a business in Cameron Estates. A business is exactly what Olivos want. They would be charging for weddings, parties and drinking. The increased traffic, loud music and the peacefulness of our neighborhood will be jeopardized.

Please vote against this

Marbi Wise



Charlene Tim <charlene.tim@edcgov.us>

Opposition to request for Special Use Permit Re: Olivo Property in Cameron Estates Assessor's Parcel Number 109-090-07

Todd Brownell <brownellaw2@sbcglobal.net>

Mon, Jan 12, 2015 at 2:46 PM

To: planning@edcgov.us, aaron.mount@edcgov.us, charlene.tim@edcgov.us, rich.stewart@edcgov.us, gary.miller@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us

Cc: brian.shinault@edcgov.us, bostwo@edcgov.us

Dear Planning Commission Members:

I am writing to seek your assistance and to express my very serious concerns regarding the above referenced "Rancho Olivo Vineyard" property. Be advised that I respectfully oppose any further renewal or issuance of a special use permit which would allow commercial events of any type to be hosted within the confines of the Cameron Estates. Such activity and commercial enterprise is simply not compatible with and is detrimental to the surrounding private residential neighborhood.

My wife and I are property owners within the Cameron Estates. Our neighborhood consists of quiet horse properties, with quaint two lane streets perfect for taking a quiet walk with the dog or a gentle bike ride with the kids. Our private gated community keeps us safe. It keeps non residents and other undesirables and potential criminals off our streets and away from our homes. We raised our two children here. Our home is located on Lariat Loop Drive approximately three parcels east Rancho Road and the Olivo property. It has been our home for over twenty years and we love the serenity and privacy it provides. It is our jewel.

Unfortunately, over the past few summers, we've encountered a growing serious problem, a threat really. And the cause of that concern is the Olivo property and the owners' attempt to conduct a commercial wine enterprise within the bounds of the Cameron Estates. During the warm months, on almost every weekend evening in the summer, there have been large commercial wedding extravaganza type events taking place on the Olivo property. These events are largely outdoor commercial parties, weddings, wine tastings and so forth. Non residents pour into our neighborhood and down our streets. They go onto the Olivo property, were they "party down", and then they pile into their vehicles, and drive through our neighborhoods again on the way out. These are nighttime events and, make no mistake about it, they are noisy, disruptive and they are a pain.

These events that the Olivos host are big time, commercial, alcohol fueled parties. Our home is situated approximately one half mile away from the Olivo property. We are near "party ground zero". The noise, the loud music, the voices and shouts from these events is all very intrusive. And I am not talking about just a few quaint weddings or company Christmas parties. I am talking about an ongoing, inconsiderate disruption of our neighborhoods' peace and safety on an almost on a weekly basis all summer long. Limousines and other non-resident vehicles transport alcohol fueled non-resident partiers into and out of our private, gated community, all in violation of the Olivo initial special use permit. My personal privacy, and the peace and quiet of my neighbors, is violated every time the Olivos host one of these events. By way of example, I can sit on my back patio on a summer evening and easily hear individual loud conversations of the partiers, as well as the pounding music from the DJ's presentation, as it emanates from loud PA system. The excessive sound and revelry from these parties carries over a long distant on the warm summer evenings. I can still readily hear the drone from these Olivo commercial events while sitting inside my home with the windows

closed. It's like a bad tooth ache that won't go away.... like finger nails on a chalk board. I have no choice but to attend every event the Olivos have hosted, whether I want to or not. The party comes to me a half mile away, ready or not. Once a year for an event like this would be once too many in my opinion.

The simple fact of the matter is that the Olivos want to operate a commercial winery, with all that that entails, surrounded on all sides by the quiet residence neighborhood that is the Cameron Estates. They are not interested in a limited function operation. They have already shown their true intentions. They want to operate a commercial winery, open to the public, plain and simple. They conduct themselves as if their few acres of grape vines were located somewhere out in the Fairplay wine country or perhaps down in Amador County wine country. They fancy themselves vintners. But they are not located out in some distant wine country. They are just up the street from me, my family and my neighbors. We are an upscale foothill community residential neighborhood. We do not want alcohol fueled non-residents having access to our streets and roads. We are being violated.

The Olivos chose to purchase a property in a quiet Cameron Park neighborhood. That property is not now, nor has it ever been, zoned for a commercial winery or for alcohol consumption by the public. If they want to operate a winery open to the public on any scale, and to host large scale outdoor events, then they need to move to a location that is appropriate for such commerce. A residential neighborhood is not a suitable location for a winery. Would the Planning Commission allow a commercial liquor store to open and operate in say the Greenstone residential Community of our county? Or a massage parlor to open next door to Blue Oak Elementary School? Or perhaps a rowdy brew pub with live entertainment to open and operate within the boundaries of the Serrano Community in El Dorado Hills? The answer is obvious. Of course not. Thus likewise it is completely inappropriate to allow a winery to operate and be open to the public under any conditions, limited use or otherwise, within the boundaries of the private gated residential community that is the Cameron Estates.

Serving wine to the public, hosting "special commercial events" where alcohol is served, and allowing this commercial enterprise to disturb our neighborhood serenity, privacy and security is wrong and must not be sanctioned by you, the members of our Planning Commission. The Olivos have already knowingly exceeded the scope of their initial special use permit to the detriment of their neighbors. They have shown no respect for the noise, congestion or risk that their activities have caused. Their attempts to run a commercial operation within our quiet gated community must not be sanctioned any further. Their special use permit should be rescinded and not reissued. The Olivos proposal to bring in more noise, more traffic and more disruption to our community must not be allowed. We ask for your protection. Do the right thing. Deny the Olivo request for any further special use permit. Protect our community.

Thank you for your consideration.

Repectfully,

Todd D. Brownell, Esq.

3534 Lariat Loop Drive

Cameron Park, CA 95682

916-205-2500

brownelllaw2@sbcglobal.net