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by Barbara Winje

PC 5/14/15
#5
12 pages

TO: EL DORADO PLANNING COMMISSION

RE: MEETING MAY 15, 2015

PLEASE INCLUDE THE ATTACHED REPSONSES TO DAVID GIRARD REQUEST FOR SPECIAL USE PERMIT 510-0011.DAVID GIRARD WHICH WE STRONGLY OPPOSE. THIS INFORMATION WAS SENT VIA CERTIFIED MAIL MAY 8, 2015. UNFORTUNATELY, DUE TO ILL HEALTH, I CANNOT BE IN ATTENDANCE TO PERSONALLY PRESENT MY OPPOSITION.

SINCERELY,

KATHLEEN WATERS ALTMAYER

Kathleen Wat
Jack Altmey
5661 La Mirada
Placerville, Ca. 9

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Sent To: County of El Dorado Planning
Commission 2850 Fair
Lane Court, CA 95607

PS Form 3800, August 2006 See Reverse for Instructions

May 7, 2015
County of El Dorado Planning Commission
Roger Trout, Executive Secretary

RE: May 14, 2015 Meeting
David Girard Project S-10-0011

Enclosed are copies of letters submitted to the Agricultural Commission for inclusion
at the Sept. 14 2011 Meeting. We also made a verbal presentation at that time.

There is no change to our position against the Special Use Permit S10-0011/ David Gerard
Winery requested by David Girard.

Sincerely,

Kathleen and Jack Altmeyer

JUNE 7, 2012

TO: PLANNING COMMISSION

PLEASE INCLUDE THE ATTACHED LETTER AND RELATED COPIES OF CORRESPONDENCE IN THE PACKAGE PROVIDED TO THE COMMISSIONERS IN ADVANCE OF THE MEETING SCHEDULED FOR JUNE 14, 2012 AT 8:30 A.M.

WE WOULD LIKE THIS INFORMATION TO BE INCLUDED WITH THE MINUTES OF THE MEETING.

SINCERELY,

KATHLEEN WATERS ALTMeyer

10 Pages

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JUN 07 2012

EL DORADO COUNTY
BUILDING DEPARTMENT

**CAPT. JOHN M. ALTMAYER, USN (RET)
KATHLEEN WATERS ALTMAYER
5661 LA MIRADA ROAD
PLACERVILLE, CA 95667**

June 6, 2012

Planning Commission
County of El Dorado Planning Services
2850 Fairlane Court
Placerville, CA 95667

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JUN 07 2012
EL DORADO COUNTY
BUILDING DEPARTMENT

Re: Special Use Permit S10-0011/David Girard Vineyards

Enclosed are copies of letters sent to the Agricultural Commission and to David Girard. The letter dated September 12, 2011 was hand delivered to the county for inclusion in the materials to be handed out at the September 14, 2011 meeting and included in the minutes from which they were omitted. We were in attendance and made an oral presentation.

Again, to reiterate our position, we strongly object to any change in the current Wine Ordinance that increases the number of events or number of persons permitted. In reference to David Girard Vineyards Use Permit Application it is stated that there is no known neighbor opposition. Please reference our letter of August 17, 2010 to David Girard expressing our opposition. We also understand that there have been many noise complaints and we made a complaint in person the day following an especially objectionable and excessively loud concert in September of 2011.

In addition to the noise and over amplified music generated from the outdoor concert area, we are faced with an increasing number of events being held in the "View Terrace" area which in a niche carved out of our property and approximately 300 feet from the house. Many of these events use amplification which negatively impacts enjoyment of our property and devalues the property as well. David Girard was aware of the Wine Ordinance prior to constructing the new building. That we, as neighbors, should be subjected to virtually unlimited events without restriction in order for Girard Winery to justify its investment is objectionable on every level. It seems prudence would have dictated obtaining the special use permit in advance of proceeding with the building.

As stated in the attached correspondence, we would not have purchased our property had we been aware of the commercial undertakings unrelated to wine production. Granting any variance to the Wine Ordinance will significantly impact not only our property but negatively impact its value.

As stated in the attached correspondence, we would not have purchased our property had we been aware of the commercial undertakings unrelated to wine production. Granting any variance to the Wine Ordinance will significantly impact not only our property but negatively impact its value.

Sincerely,

Jack and Kathleen Altmeyer

Jack and Kathleen Altmeyer

Attachments: See October 12, 2011, December 2, 2010, August 17, 2010 correspondence
Zoning map.

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EL DORADO COUNTY
BUILDING DEPARTMENT

**KATHLEEN WATERS
JACK ALTMAYER
5661 LA MIRADA ROAD
PLACERVILLE, CA 95667**

SEPTEMBER 12, 2011

AGRICULTURAL COMMISSION
311 FAIRLANE
PLACERVILLE, CA 95667

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EL DORADO COUNTY
BUILDING DEPARTMENT

RE: SEPTEMBER 14, 2011 MEETING
DAVID GIRARD PROJECT S-10-0011

ENCLOSED ARE COPIES OF LETTERS SENT TO YOU AND DAVID GIRARD REGARDING THE SPECIAL USE PERMIT REQUESTED BY DAVID GIRARD WINERY, ALONG WITH A COPY OF THE PLOT PLAN SHOWING THE RELATIONSHIP OF OUR PROPERTY TO THE PROPERTY IN QUESTION. AS YOU CAN SEE, WE ARE NEXT DOOR IN DIRECT VIEW AND CLOSE HEARING RANGE.

AFTER CAREFUL CONSIDERATION WE STAND BY OUR POSITION THAT NO INCREASE IN THE NUMBER OF EVENTS OR NUMBER OF PERSONS PERMITTED BE GRANTED. IF GRANTED IT WOULD DOUBLE THE NUMBER OF EVENTS AND INCREASE THE ATTENDANCE BY ONE-THIRD.

WE ARE IMPACTED NEGATIVELY BY THE NOISE LEVEL RESULTING FROM OUTSIDE AMPLIFIED EVENTS AND SOMEWHAT BY NOISE FROM EVENTS IN THE TENT. WE REVIEWED THE ENVIRONMENTAL NOISE ASSESSMENT PREPARED BY J.C. BRENNAN AND ASSOCIATES WHICH STATES ON PAGE 9. "BASED ON THE TABLE 4 DATA, NOISE LEVELS FROM THE PROPOSED SPECIAL EVENT USES ARE PREDICTED TO EXCEED THE APPLICABLE EL DORADO COUNTY NOISE LEVEL STANDARDS AT THE NEAREST RESIDENTIAL USES." REGARDLESS OF THE REQUEST FOR ADDITIONAL USES, THE NOISE LEVELS THAT ARE CURRENTLY GENERATED NEED TO BE ADDRESSED.

WE PURCHASED OUR PROPERTY IN JUNE 2004 WITH THE EXPECTATION THAT WE COULD ENJOY THE PEACE AND SERENITY OF RURAL LIFE IN A PASTORAL SETTING. WE CERTAINLY WOULD NOT HAVE PURCHASED THE HOME HAD WE KNOWN THAT OUR ENJOYMENT WOULD BE IMPACTED BY DEVELOPMENT OF A LARGE COMMERCIAL VENUE UNRELATED TO WINE PRODUCTION.

WE FEEL THE CURRENT WINE ORDINANCE GRANTS MORE THAN ADEQUATE OPPORTUNITY FOR DAVID GIRARD WINERY TO HOLD EVENTS AND WEDDINGS. FURTHER EXPANSION WILL ONLY INCREASE THE NEGATIVE IMPACT ON US AND OUR PROPERTY. WE ENJOY BEING NEIGHBORS OF DAVID GIRARD AND OUR ONLY CONCERN IS INCREASING THE NUMBER OF EVENTS WITH RESULTING INCREASE IN THE LEVEL OF NOISE AND TRAFFIC.

SINCERELY,

JACK AND KATHLEEN ALTMeyer

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EL DORADO COUNTY
BUILDING DEPARTMENT

**KATHLEEN WATERS
JACK ALTMAYER
5661 LA MIRADA ROAD
PLACERVILLE, CA 95667**

DECEMBER 2, 2010

AGRICULTURAL COMMISSION
311 FAIRLANE
PLACERVILLE, CA 95667

RE: DECEMBER 8, 2010 MEETING
DAVID GIRARD PROJECT S 10-0011

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BUILDING DEPARTMENT

TO WHOM IT MAY CONCERN:

THIS IS IN RESPONSE TO THE SPECIAL USE PERMIT REQUESTED BY DAVID GIRARD WINERY FOR UNLIMITED EVENTS FOR UP TO 320 GUESTS. WHILE WE HAVE NO OBJECTION TO THE CONSTRUCTION OF A BUILDING TO REPLACE THE EXISTING TENT STRUCTURE, WE STRONGLY OBJECT TO GRANTING A SPECIAL USE PERMIT EXPANDING THE USE BEYOND THAT WHICH IS ALREADY PERMITTED BY THE WINE ORDINANCE 4808. THIS WOULD SIGNIFICANTLY AND NEGATIVELY IMPACT THE VALUE, USE AND ENJOYMENT OF OUR PROPERTY.

AGAIN, WE OBJECT TO ANY CHANGE IN THE EXISTING USE GRANTED BY WINE ORDINANCE 4808.

I HAVE ENCLOSED A COPY OF A LETTER FAXED TO DAVID GIRARD ON AUGUST 17, 2010, STATING OUR POSITION.

AS WE CANNOT ATTEND THE MEETING I WOULD REQUEST THAT THIS LETTER AND ATTACHMENT BE INCLUDED IN THE RECORD.

SINCERELY,

JACK AND KATHLEEN ALTMAYER
PH 530-642-9243

August 17, 2010

David Girard
David Girard Winery
741 Cold Springs Road
Placerville, CA 95667

Dear David,

It was a pleasure to meet with you at the winery to see your proposed plans and subsequently further discuss them Saturday, August 14, at our home. As we said, we needed time to research and review the Wine Ordinance and consult with our advisors on the potential impact on our property regarding your application for a Special Use Permit granting unlimited events.

While we have no objection to a permanent building, replacing the tent, to house your current events, we cannot support any changes to the current event uses as outlined in Wine Ordinance 4808, dated February 3, 2009. We did note the ordinance provides for unlimited events of not more than 50 persons and a Temporary Use Permit may be applied for if you wish to have more than 250 persons at special events, not to exceed three per year.

Again, on advice and given due consideration, we are not in a position to support any change to the existing terms of use as set forth in Wine Ordinance 4808. This could significantly impact our use and enjoyment, along with negatively impacting the value of our property.

I hope you can appreciate our position. I am sure you can understand if the positions were reversed.

We remain open to further discussion.

Sincerely,

Jack and Kathleen Waters Altmeyer
5661 La Mirada Road
Placerville, CA 95667

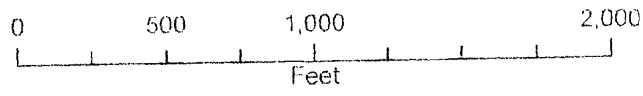
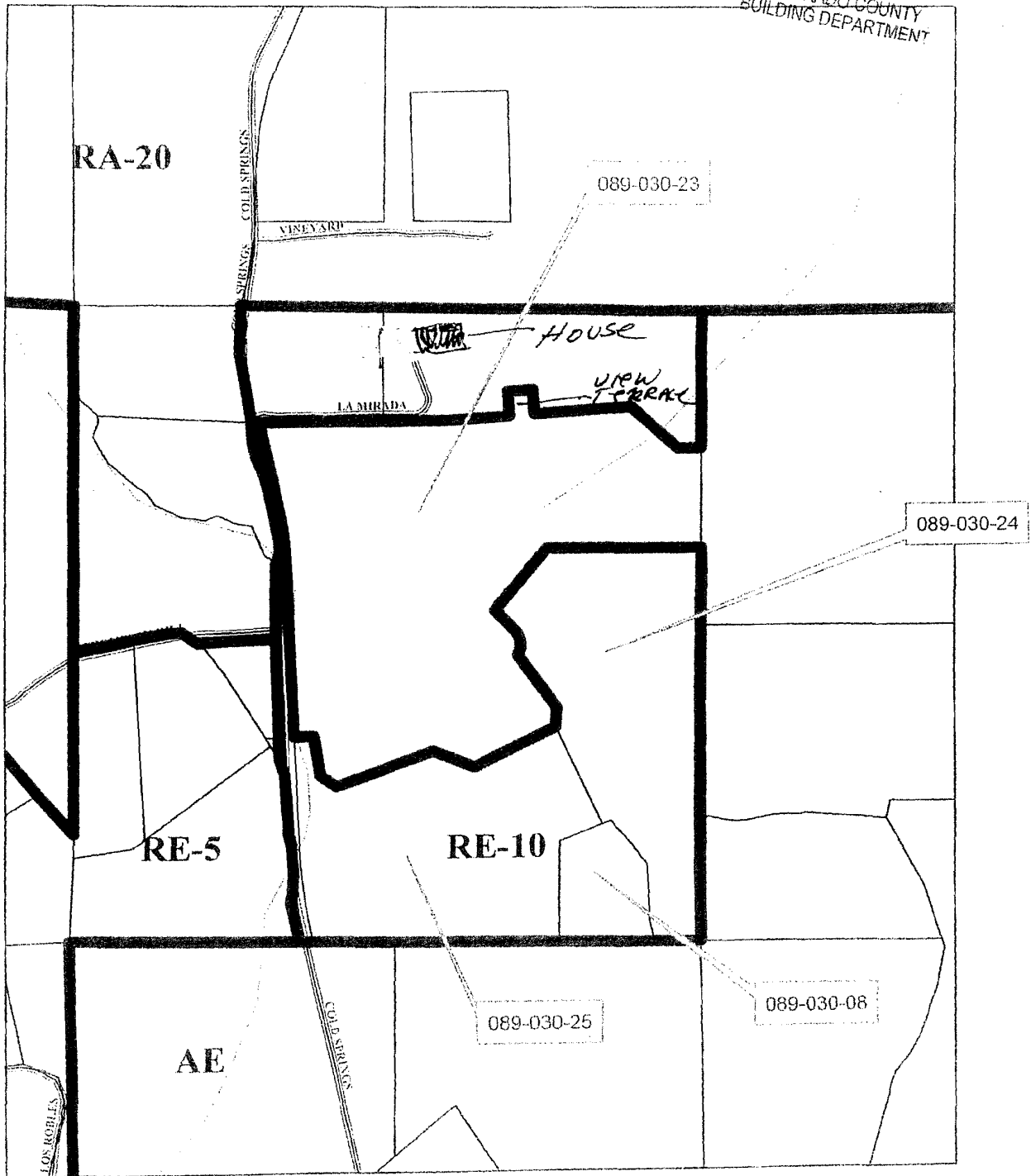
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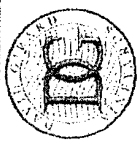
Zoning



File No. S10-0011

Exhibit D

ANOVVA

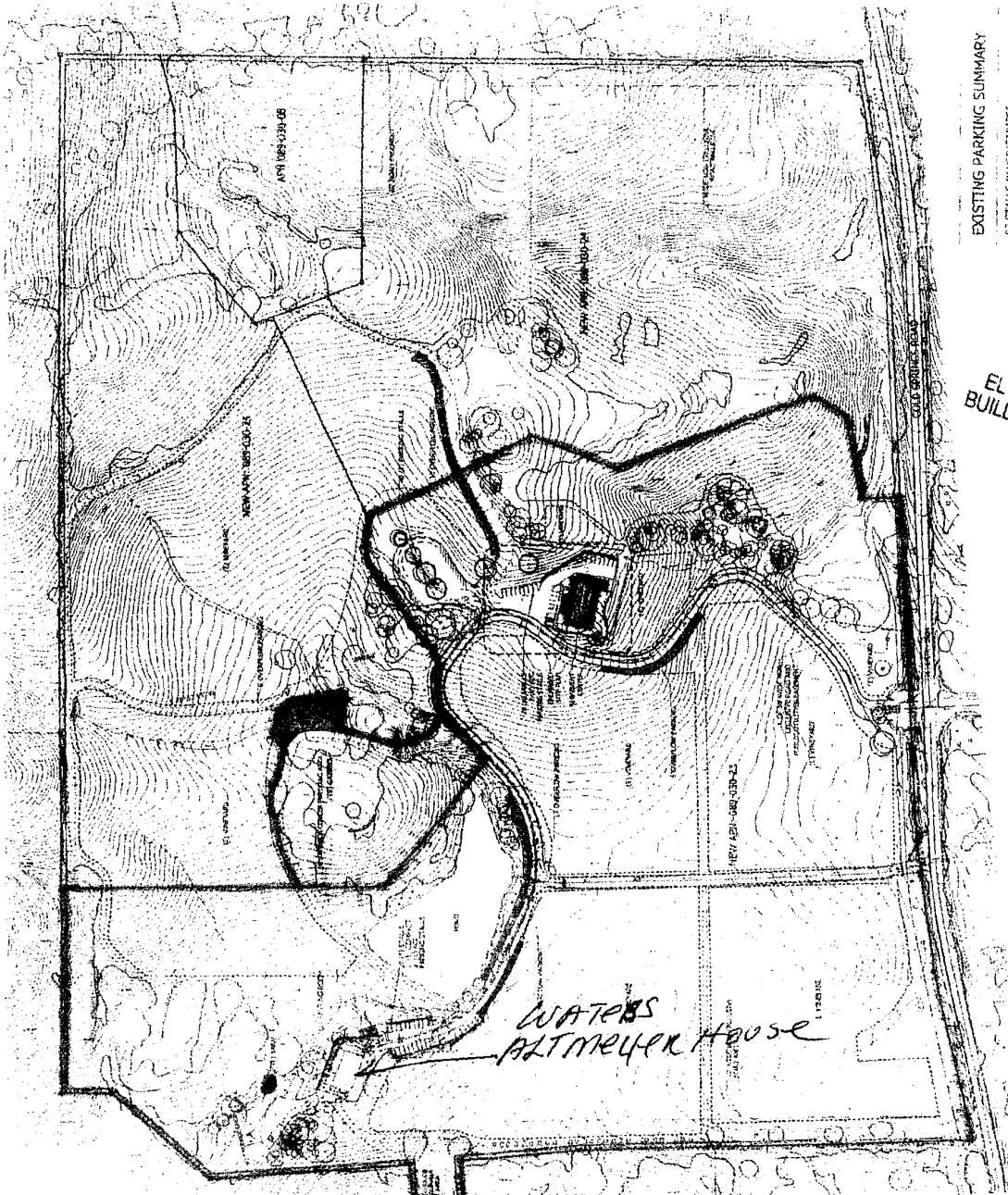


VITICULTURE GALLERIA GIRARD VINEYARDS

OVERALL SITE PLAN



S 10-0011



EXISTING PARKING SUMMARY

- 93 STALLS PAVED STRIPES
- 24 STALLS OVERFLOW PARKING

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 BUILDING DEPARTMENT

OVERALL SITE PLAN

Exhibit E

David Girard Vineyards

Use Permit Application

Purpose:

Support agri-tourism and promote visitors to El Dorado County:

1. Wineries, including David Girard (wine tasting almost always results in visiting to multiple wineries and business, etc)
2. Restaurants
3. River recreation
4. Lodging
5. Shops

through events and activities of interest at David Girard Vineyards

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Justification:

1. Support County tax base
2. Introduce visitors to county merchants
3. Provide jobs
4. Generate retail sales
5. Provide and support recreational activities
6. Allow for construction of year round Viticulture Galleria (now have tent)
7. Allow continued venue for non-profit events
8. Consistent with agricultural-tourism
9. Generates out of County interest

Specifics:

1. Winery Ordinance allows 24 annual events (approximately 2 per month)
2. Require flexibility for events as needed for agri-tourism public and non-profit activities.
3. Construction of a first class Viticulture Galleria suitable for events is in planning stage
4. Construction to be completed Summer 2011 dependent on use permit
5. Not located in congested area of County
6. Excellent parking and access
7. No known neighbor opposition
8. Consistent with Wakamatsu development, Gold Discovery Park, River Recreation, Gold Hill Winery (use permit for unlimited events not to exceed 300 per event) and County Agri-tourism promotion and budgeting
9. Events spread over one-year not six months
10. Allows for charitable and public benefit events
11. Allows for corporate and organizational events
12. No complaints of any kind in almost 20 year of activities
13. 6,000 square foot replacement structure for tent (3200 sq. ft.) on same basic footprint as tent

Exhibit F

S 10-0011