

2/26/2015

Edcgov.us Mail - request no. S 08-0012-R



PC 2-26-15  
# 4 (2 pages)  
Planning Unknown <planning@edcgov.us>

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**request no. S 08-0012-R**

1 message

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**Stan Zenk** <stanzenk@gmail.com>  
To: Aaron.mount@edcgov.us  
Cc: planning@edcgov.us

Wed, Feb 25, 2015 at 5:27 PM

Please find attached letter, re: request no. S 08-0012-R  
Thank you.  
Stan Zenk

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 **Olivo-letter.docx**  
14K

2/26/2015

Re: request no. S 08-0012-R

To Whom It May Concern:

I've known the Olivos for nearly 20 years. They're solid and thoughtful members of their neighborhood and of the larger community.

That's not to say they're reserved and unassertive. They have big ideas and strong vision of what's possible through hard work and boldness in applying their talents and resources to projects they believe in. However, I've never known them, in their entrepreneurial efforts, to be motivated selfishly or have cynical unconcern for the rights or comfort of others who may be affected by their business decisions. I've never known them to wantonly disregard the rule of law or attempt to leverage aspects of their circumstances in order to take unfair advantage.

As the Olivo's freelance marketing consultant, I sit with them in business planning and coordination meetings every week. I have for years. I attest to their personal characters as intelligent, mature people who consider all sides of what they're about, seeking always to find the balanced and ethical approach to everything they do.

I find myself in complete disagreement with anyone labeling the Olivos as self-centered, uncaring mercenaries out to increase personal wealth at the expense or discomfort of others. The reverse is true.

Over the years I've seen them--as board members of community and business organizations--make efforts to raise standards, to inspire people's thinking, to overcome limiting perspectives about what's possible for the future of our area. Nothing in their attitudes suggests a desire to downgrade any aspect of the community or of people's lives in order to profit for themselves.

I understand the Olivos are facing opposition surrounding the carrying out of business related events on their property. Some complaints may be warranted to a limited extent, but only where past weddings or receptions were carried out under the control of a third-party entity, Wedgewood Corporation. Where mistakes have been made in the past, the Olivos are regretful and determined to avoid repeats. I've heard no mention of them allowing any future commercial weddings to take place on their property.

This said, I've attended some of the past winery events--none with more than 60 participants or so. I never witnessed any drunkenness or disorderliness. No loud or blaring music. The events were always carried out with dignity. The Olivos are in the business of selling fine wine, and their wine isn't cheap. Attendees to these events pay \$40 to \$90 per person and do not come from demographics representing people likely to conduct themselves in unseemly ways. No event lasted more than an hour past sunset.

The Olivos bring a civilizing and refining intent to everything they do. The community should be grateful for their influence. I am.

Stan Zenk  
5421 Buck Mountain Rd.  
Placerville, CA  
530-409-7697  
stan@stanzenk.com

PC 2-26-14  
#4



Debra Ercolini <debra.ercolini@edcgov.us>

**Fwd: Olivo Vineyard # S 08-0012-R**

1 message

**Aaron Mount** <aaron.mount@edcgov.us>  
To: Debra Ercolini <debra.ercolini@edcgov.us>

Thu, Feb 26, 2015 at 8:21 AM

**Aaron Mount**  
Associate Planner

**County of El Dorado**  
Community Development Agency  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355 / FAX (530) 642-0508  
aaron.mount@edcgov.us

----- Forwarded message -----  
From: **Darlene Noble** <unavita9@mac.com>  
Date: Wed, Feb 25, 2015 at 8:44 PM  
Subject: Re:Olivo Vineyard # S 08-0012-R  
To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

To whom it may concern:  
I have known the Olivo family for over forty-five years and have been privileged to attend many of their very splendid dinner parties.  
These functions have always been of the highest order and include wonderful guests with interesting backgrounds, distinguished careers, excellent communication skills, very fine manners and impeccable deportment. I have never witnessed any inebriation nor untoward behavior.  
Given the distance their home is from even the nearest neighbors, I cannot fathom any objection anyone might have to any of these affairs ( other than not being invited), especially since they all end rather early, certainly well before ten p.m.  
If you have any questions please do not hesitate to call: 916- 850 5715  
Sincerely,  
Darlene Noble.

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Thank you.

PC 2-26-15  
#4 (3 pages)

Planning Unknown <planning@edcgov.us>



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## Re: Rancho Olivo Vineyards

1 message


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**Danica d'Hondt** <danica@thebigdream.com>  
To: Aaron Mount <aaron.mount@edcgov.us>  
Cc: planning@edcgov.us

Wed, Feb 25, 2015 at 11:19 PM

Dear Aaron,  
Many people have told us that they have written letters of support for us and we have received many of them forwarded from you, for which we thank you.  
However, not all have come through.  
Renee Hargrove from the Farm Bureau is one of them. Also Mat Lang, our neighbor behind our property, where Lang lake is located.  
I have printed out some that came in at the last minute on which we were copied and will bring 5 or 6 copies of them to the meeting tomorrow for you and all the Commissioners.  
In our brief attempt to circulate a petition in our immediate neighborhood we found several people who had been mis-informed of our request and some changed their minds – so that AFTER signing the petition opposing us, they signed ours! We were not able to reach all of the neighbors.  
Finally I am sending you a brief summary of what we feel are the main objections against us and our response. (See FACT SHEET attached.)  
I am also bringing copies of this to the meeting.  
Thank you for all the work you have had to do on this matter.  
Danica Olivo

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 **FACT SHEET re S08-0012-R.docx**  
128K

## FACT SHEET

RE: S 08-0012- R Rancho Olivo Vineyards Request for Revision of SUP

As we understand them, these are the five top objections against our request for revision of our Special Use Permit. I have responded to these objections below.

### Objections:

1. People will leave our property drunk and create risk for the community.
2. The extra traffic will cause wear and tear on the roads that will have to be paid for by the community in general as we have private roads.
3. The loud sound of amplified music and celebratory voices will disturb the quiet of the neighborhood.
4. The commercial aspect of our project will set a precedent for other commercial activities in our residential community.
5. The Olivos cannot be trusted to comply with restrictions as they have ignored them in the past and want to get rich at the expense of their neighbors, whom they don't care about.

### Here is my response to each one:

1. As a winery we have stronger penalties for people leaving our property and driving drunk than people holding a private party. We always serve food with the wine that is consumed and have never had anyone leave here drunk driving. Private parties, where food might be minimal, are a greater threat in this regard. People who are wine-tasting are TASTING not drinking. Other wineries in the county offer wine tasting, and it is not considered a reason to forbid people to visit these wineries. Our private tastings will be few, restricted to 6 people and "by appointment only." We will not bring "the public" into Cameron Estates. Garage sales do this however and advertise to the public.
2. There has always been traffic coming to this property. With the increase of online shopping trucks will still make deliveries to all the homes in Cameron Estates. Garbage trucks and water delivery trucks, etc. come in and are much heavier than private cars. We are 1 mile from

the gate and there are 6 miles of roads in here. Therefore our traffic only travels on 1/6th of the roads in Cameron Estates. We have offered to pay extra money to the CECSD for extra use of the roads and were turned down.

3. We have had an acoustic study done and the results have been filed with the county. We have sound-proofed the big barn and we are required to keep amplified music inside the barn and only have acoustic music outside.
4. There has always been a commercial aspect to this property, which was established before Cameron Estates. There are people who can attest to this fact and we can provide letters if required. Other properties in Cameron Estates also have commercial aspects.
5. We do not "get rich" on 3 free events and 6 we can perhaps break-even on. We do care about our neighbors and are deeply sorry for the unfortunate events of 2013. We stopped this activity and did not disturb anyone in 2014. We operated Sequoia in Placerville for 10 years on a Conditional Use Permit and never violated it. Check with the City of Placerville.

We understand that there has been considerable organized activity to get the neighbors to oppose our request. We have reason to believe that the information that has been circulated in order to obtain the letters and petition signatures that have been provided to the Planning Department has not been an accurate representation of the true facts of our intentions and our request. We are hoping that our neighbors can get clarification at the Planning Commission meeting.

Submitted by Nello & Danica Olivo

2/26/2015

Edcgov.us Mail - Fwd: PC 2/26/15 Agenda Item 4, Rancho Olivo Vineyards

PC 2-26-15  
#4  
2 pages



Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: PC 2/26/15 Agenda Item 4, Rancho Olivo Vineyards

1 message

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Char Tim <charlene.tim@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, Feb 26, 2015 at 12:56 PM

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

From: "Kimberly Beal" <kimberlyabeal@gmail.com>  
Date: Feb 25, 2015 5:48 PM  
Subject: PC 2/26/15 Agenda Item 4, Rancho Olivo Vineyards  
To: "Charlene Tim" <charlene.tim@edcgov.us>  
Cc:

To the El Dorado County Planning Commission,

Please find attached my letter of support for Special Use Permit Revision S08-0012-R/Rancho Olivo Vineyards, being considered by you tomorrow, February 26.

Thank you.

Kimberly Beal

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.

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Thank you.



Letter to PC, Olivo SUP.docx

13K

Date: February 25, 2015  
To: El Dorado County Planning Commission  
Re: Letter in support of S08-0012-R/Rancho Olivo Vinyards

Dear Commissioners,

I have been a property owner and resident within the Cameron Estates Community since 1988, and am in favor of the Special Use Permit Application submitted by Nello and Danica Olivo. My property is located along McNeil Road, just 3 (five-acre) parcels from the Olivo property.

Generally, I am in favor of Home Based Businesses and know such businesses are healthy for our local economy in El Dorado County. Since the Olivo's made their home in Cameron Estates they have been good to the community, offering their property for annual picnics, Easter festivities and taking over the Halloween hay rides for the children's benefit, when the family that had hosted them when my children were young could no longer do so.

I have known Nello and Danica Olivo for over 10 years and have found them to be good business people. I was impressed when they purchased what was once known as the Elks Lodge on Bee Street in Placerville, then renovating the building and providing an historical appearance, and finally operating the Sequoia Restaurant. Subsequent to the 2009 SUP approval on their Rancho Road property, I experienced no negative impacts. Further, I believe the Olivo's can operate a successful business contemplated under their current request for a Special Use Permit.

My only concern is to the roads that their visitors will travel within Cameron Estates. Our roads are maintained by the Cameron Estates Community Services District from funds predominantly collected from the property owners within the CECSO at \$250 per year per parcel. If possible, I would like the Olivo's to pay a special fee of perhaps \$500 to \$1,000 per year to mitigate any impacts their visitors may cause due to activities authorized under the Special Use Permit. If such a fee is not possible or approved by the Planning Commission, I am still in favor of their permit request.

Cordially,

Kimberly Beal  
4270 McNeil Road  
Cameron Park, CA 95682



THESE ARE SOME OF THE IMMEDIATE NEIGHBORS WHO SUPPORT OUR REQUEST #4










3 pages  
Distributed  
by Danica  
Olivo  
during  
hearing

We, the undersigned residents and/or homeowners of Cameron Estates, would like to voice their support for the request for revision of the Special Use Permit S 08-0012-R that has been submitted by Nello & Danica Olivo, who live at 4331 Rancho Road. We sign this with the understanding that there will be no more than 6 winery events at the vineyard property and 3 Community or charity events per year (spaced three weeks apart) and that private wine tastings will occur by appointment only. These wine tastings will be groups of no more than 6 people, and there will be no more than five tastings in any one week. No amplified music outdoors, and all guests off the property by 10 PM.

Name	Address	Signature
Heidi Hoffman	3261 Lariat	[Signature]
Bill Hubert	3491 Lariat	[Signature]
Erika Hubert	3491 Lariat Dr.	[Signature]
Nicole Alexander	4385 Spring Meadow	[Signature]
Den Alexander	4385 Spring Meadow	[Signature]
Susan Jones	3621 Lariat Dr.	[Signature]
Tim Jones	3621 Lariat Dr.	[Signature]
Gia-Evita Lantano, MD	3596 Lariat Dr.	[Signature]
Sara Morabito	3596 Lariat Dr.	[Signature]
Bob Tietjen	3340 Lariat Dr.	[Signature]
Kathie Tietjen	3340 Lariat Dr.	[Signature]
Cherie Cross	3301 Lariat Dr.	[Signature]
ELAINE CROSS	3301 LARIAT DR	[Signature]
DWAYNE MERCER	3280 LARIAT DR	[Signature]
Kristina Mercer	3280 LARIAT DR	[Signature]
Kathy Teresi	4227 McNeil Rd.	[Signature]
Kimberly Beal	4270 McNeil Rd	[Signature]

ETCANN@aol.com  
CherieReiner@hotmail.com

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Gina-Evita Lantana, MD	3596 Lariat Dr.	
Sara Morabito	3596 Lariat Dr.	

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<u>Name</u>	<u>Address</u>	<u>Signature</u>
Mat Lang	4560 Shingle Lime mine Rd.	95682 Mat Lang
Di	Shingle Springs; CA	
Diane Lang	4331 Rancho Rd.	
	Cameron Park, CA 95682	

PC 2/26/15  
#4  
Submitted by  
Danica Olivo  
during hearing  
(2 pages)

## FACT SHEET

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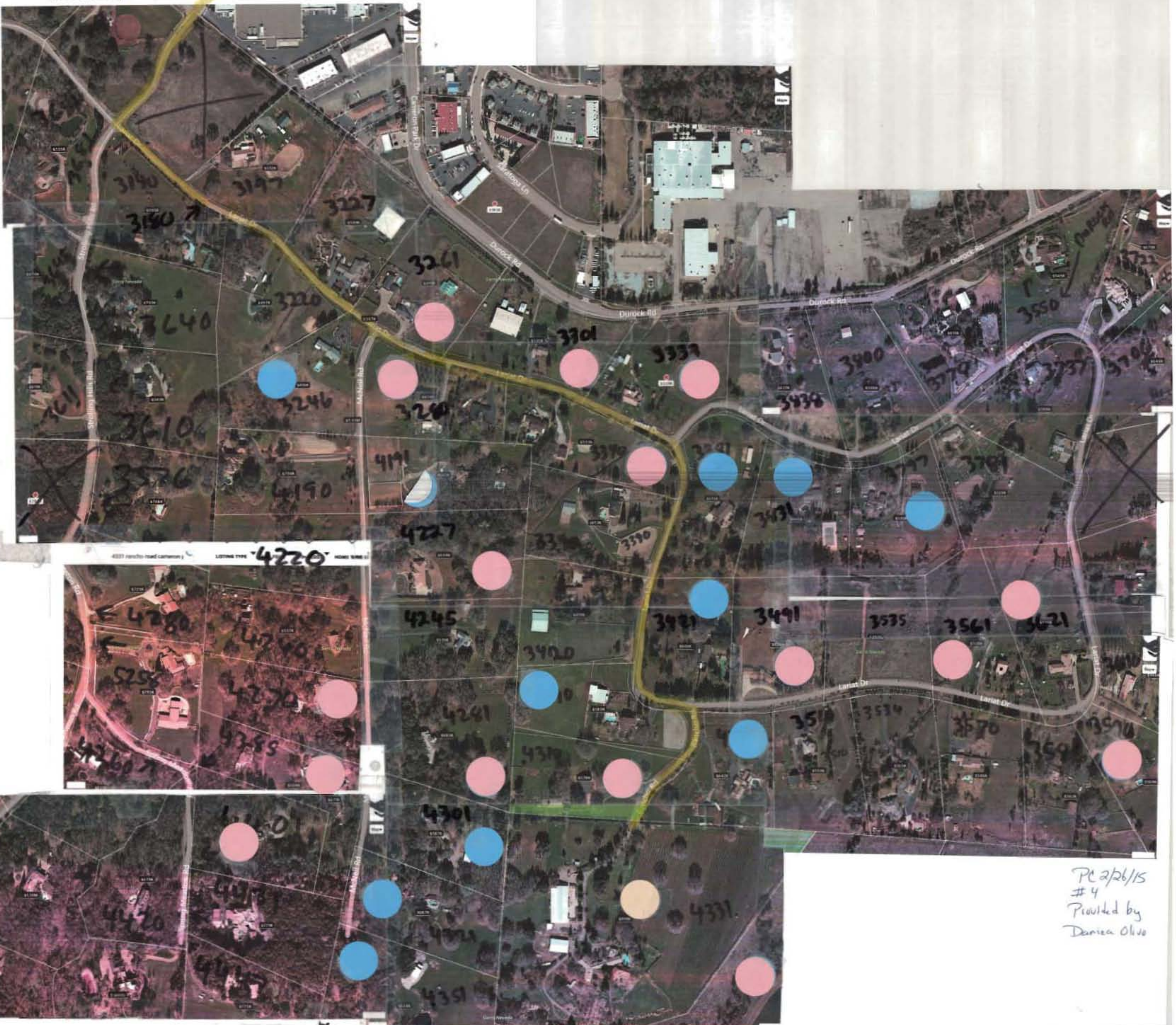
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Submitted by Nello & Danica Olivo



PC 2/26/15  
#4  
Provided by  
Darcia Olivo

PC 2/26/15  
# 4  
2 pages  
Submitted by  
Hope Leja  
during  
hearings

Good morning. My name is Hope Leja and I reside at 3797 Lariat Loop in Cameron Estates. I am the former GM of Cameron Estates Community Services District.

When the original SUP was approved in 2009 residents cautiously accepted the vineyards and winemaking process of the Olivo Winery. Per conditions of approval no wine tasting, retail sales, or special events were allowed as they were not compatible with the RE5 neighborhood. The Winery then applied for a Temp Use Permit allowing for 3 events per year, but instead the Olivos held in excess of 20 events including weddings, winetasting, and wine club events, which was clearly in violation of the TUP. County staff was notified and concurred that the violations could result in revocation of the permit, however no corrective action was taken.

~~due to lack of manpower~~ due to lack of manpower according to Staff  
~~according to staff~~

I have several concerns with this revision:

1. The use of this RE5/RE10 parcel for large scale events and wine tasting is not compatible with the residential nature of the surrounding RE5 parcels.
2. The Winery access roads are not county maintained, they are gated and privately maintained by Cameron Estates. Each Cameron Estates parcel owners owns property to the centerline of the District's roads.
3. These roads are used by residents for walking, bicycling, and horseback riding, clearly not compatible with large event traffic and alcohol consumption.
4. The intrusive noise, music, and loud voices from the site impacts the well being of residents of surrounding properties.
5. Adjacent property owners would have to disclose their proximity to an event center upon selling, which would diminish property values.

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
<i>Stephen &amp; Jan Brown</i>	<i>3390 Lariat Dr. Cameron Park, CA</i>	<i>Stephen Brown</i> <i>Jan Brown</i>