



PC 1-22-15  
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Charlene Tim <charlene.tim@edcgov.us>

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## Planning Commission action on Special Use Permit Revision (S08-0012R) for Rancho Olivo Vineyards

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Dave Cook <deerdave@sbcglobal.net>

Mon, Jan 12, 2015 at 8:05 PM

To: rich.stewart@edcgov.us, gary.miller@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, planning@edcgov.us

Cc: bostwo@edcgov.us, aaron.mount@edcgov.us, charlene.tim@edcgov.us

Planning Commissioners -

As a resident of Cameron Estates and a neighbor of Rancho Olivo Vineyards, I am writing to let you know of my concerns regarding their request for a revision to their Special Use Permit. It seems almost too obvious to even have to say that their commercial activities are entirely out of place in a residential community such as Cameron Estates. The noise during their events is insufferable and a far worse problem is the significant amount of resulting additional traffic which is a serious threat to the safety of all the rest of the residents here. And now they are asking for a revision so that they can have even more events?? Ridiculous! On the contrary, their original Special Use Permit should be revoked! Not only was it granted with little regard for the negative effects on our neighborhood, these folks have violated the provisions of that agreement by having far more events than were to be allowed. They obviously have no regard for either their neighbors nor (perhaps more importantly to you) for the agreement they made with the County. You should be as offended as we are by their cavalier attitude and their poor behavior. You should deny this request! And then you should revoke the original Special Use Permit and make it clear to these folks (and all others requesting similar Permits) that the County expects compliance with its agreements when such a Permit is issued. Otherwise, you're nothing but a paper tiger and why should anyone honor their commitments to the County? You need to make it clear that there are serious consequences to such non-compliance and I hope your actions on January 22nd will send this message to everyone in El Dorado County. Thank you.

Sincerely,

Dave Cook  
McNeil Rd.

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<http://www.avast.com>



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

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**Fwd: SO8-0012R Hearing 1/22**

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

Tue, Jan 13, 2015 at 5:01 PM

Please see email. Might be duplicate.

Thanks, Debbie

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

From: **karen guthrie** <karenbguthrie@gmail.com>

Date: Tue, Jan 13, 2015 at 4:41 PM

Subject: SO8-0012R Hearing 1/22

To: planning@edcgov.us, aaron.mount@edcgov.us

Dear Project Planner:

I am opposed to the application of Rancho Olivo Vineyards to revise and expand the terms of their Special Use Permit and further request that their current Permit be revoked due to the Olivos' inability to abide by its terms. The use sought by Mr. and Mrs. Olivo is inconsistent and incompatible with the surrounding RE5 properties and limited access.

I am a forty-year resident of Cameron Estates and am familiar with the activities of this community, having served on the CECSO for six years and practiced law locally for 38 years.

The property purchased by the Olivos originally was a community stables run by the developer of Cameron Park for a few years. My late husband was house counsel for the developer who sold the property to the Lang family. They occupied the property for a decade as a private horse ranch with no commercial activity. During this time, the adjacent properties were eventually built out into over two hundred five-acre single family residences.

The Olivos knew when they purchased the property that the general plan designated it as rural and residential, that commercial use was not allowed, and that the entire neighborhood was residential. They chose to plant grapes on their property (several of their neighbors have planted a couple acres of grapes for their own private use and as home vintners.) However, the Olivos took the next step, apparently in a grand scheme to eventually go commercial, and chose to contract with a winery to bottle and sell their wines at a separate location.

The neighbors overwhelmingly objected to the issuance of the Special Use Permit when the Olivos subsequently asked to allow wine-tasting on their premises. The commissioners designed the special use to be limited to events for friends and family. This opened the door to substantial violations of the permit in 2013 and 2014. It is clear that the conditions imposed are not enforceable by the county.

Their outrageous request to now hold nine events of up to 150 attendees simply does not conform to the quiet neighborhood and private roads and it definitely does not comport with good planning by our county and our commissioners.

I respectfully request that you reflect on the history in the area, that you recognize the slow creep in the actions of the Olivos to convert their property from a ranch located in a residential area to a commercial activity, that you deny the application outright, and that you revoke their current permit.

The Olivos knowingly bought a ranch and it should be used as a ranch in its current condition -- not as an entertainment venue.

Please include this letter of opposition in the Planning file for the hearing on January 22nd.

1/14/2015

Edcgov.us Mail - Fwd: SO8-0012R Hearing 1/22

Karen B. Guthrie  
5252 Highcrest Drive, Cameron Park

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