

PC 1-22-15

5

Charlene Tim <charlene.tim@edcgov.us>

2 pages



Clerk of the Planning Commission

James Sholl <jsholl@shollconstruction.com>
To: charlene.tim@edcgov.us

Wed, Jan 14, 2015 at 5:23 PM

Dear Planning Commissioners,
Concerning the SUP for Olivo Vineyards we have attached our letter requesting it be denied.
Thanks you
James



Sholl Construction Co, Inc.
James Sholl – President
(530) 676-9324
(916) 716-1237 cell
www.shollconstruction.com

SUP for Olivo.pdf
277K

James and Pat Sholl
4191 McNeil Road
Cameron Park, CA. 95682

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

January 13, 2015

RE: Hearing Scheduled January 22
Special Use Permit Number S 08-0012-R/ Rancho Olivo Vineyards

Dear Mr. Trout and Planning Commissioners

I am a 27 year resident of Cameron Estates and would like to express my concerns in regards to the application for a special use permit at the Olivo property. This property is part of Cameron Estates and the only access into the district is thru our roads which are maintained by the District. As previously pointed out our roads are substandard and do not meet DOT requirements.

Since 2008, the CECSO board and the residents have stated that this special use permit is not compatible with Cameron Estates and would significantly impact the residents. It will increase our traffic, noise, potential intoxicated drivers, and be a safety hazard.

In the past Rancho Olivo Vineyards has not been in compliance with their current special use permit for wine making on-site. They have violated it numerous times as documented by several residents and expressed by phone calls and e-mails to Aaron Mount.

I am requesting that this special permit be denied.

Sincerely

James Sholl



Aaron Mount <aaron.mount@edcgov.us>

2 pages

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

Paul Stanfel <pstanfel@creativesystems.com>
To: Aaron Mount <aaron.mount@edcgov.us>
Cc: roger.trout@edcgov.us

Wed, Jan 14, 2015 at 7:15 PM

Mr. Mount,

We have met on several occasions and once at a agriculture board meeting. I have been a resident of El Dorado County for 34 years. I have served on the Cameron Estates Community Services Board. I am a former Marine and business owner. I value accuracy and fairness in business and the public trust. I believe that when our employees or support staff provide us with information, it must be carefully researched and reported because it represents who we are.

In your staff report regarding the Rancho Olivo Vineyards, It was reported by your staff that "The project parcel is not within the Cameron Estates CSD". With just a minimal investigation your staff will find this to be inaccurate.

This inaccuracy could lead the board to reach other conclusions that would not make their decisions informed and inhibit their ability to make good decisions and protect the trust that they have been elected.

I respectfully request that you have your staff amend the report to correct this inaccuracy.

Sincerely,

Paul Stanfel



Paul Stanfel – President
Creative Recreational Systems, Inc.
California, Nevada, Washington and Oregon
Estimating / Sales – Northern CA: 916.638.5375 | Fax: 916.638.5427
Sales – OR / WA: 206.452.2065 | Fax: 206.299.3208

Sales – Southern CA: 949-930-0001 | Fax: 949.271.4125

Sales – Southern NV: 702-418-3045 | Fax: 702.974.1629

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Special Use Permit Revision S08-0012R Rancho Olivo Vineyards

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

Wed, Jan 14, 2015 at 7:54 PM

Dear Aaron,

Thank you for sending these comment letters to me, as I had requested. I feel it necessary to rebut these accusations to you in writing, as I fear there will not be sufficient time at the meeting next Thursday.

This is exactly what I feared would happen with the way that the information sent to the Cameron Estates CSD was worded, as our neighbors are obviously under the impression that we want to have "the public" come in to our gated community for wine tasting – which is NOT THE CASE.

As you know, we have asked for "by appointment only" tastings. These would be very few and far between and very low profile. I doubt that our neighbors would be able to tell if there were friends visiting us (or any other nearby neighbor) or a group coming to taste wine. We do not have an employee to handle these events, I do not do wine tasting, as I am disabled and do not wish to do this on a regular basis and my husband, Nello, does not have much time. Nello has two other businesses to run which are our main source of income. The winery is not our main source of income.

For your information, Nello owns and operates a plumbing company in the Bay Area by the name of Novotec. He is also a developer and manages several commercial properties, mostly in El Dorado County. He does not have much time to devote to wine tasting and wine sales, which is "small potatoes" compared to his other interests.

Our neighbors are also under the impression that we want 9 events with 150 people at each. They neglect to see that the reality is "up to 150" attendees at any event. Two of these events were intended to be the Community Easter Egg Hunt and the Annual Community Party. If they have ever attended either of these events, for which we offer our property free, (and even supply free food and Easter Eggs at the Easter event) they would know that these events draw about 60 people.

The gentleman who has written to you below (Bill Dougherty) is ridiculous in his accusations about how we want to "profit by commercializing ... wine tasting and special events." Ask any winery in the county if they make a big profit from wine tasting or from wine club events. These are Public Relations events and actually COST us money. Ask any small winery in the county if they are getting rich on selling wine? It is a tough business and most people do it for the love of it, the prestige, and the enjoyment of "the winery lifestyle." It is almost a hobby.

Mr. Dougherty makes no sense in his accusations. He complains about people being given our gate code, when it is plainly shown on the gate for anyone who wishes to enter. We never invite the public in to our property. However, people having garage sales do. And people from all over the area, good neighborhoods and deprived neighborhoods, come to these garage sales and could be "casing" the area for future burglaries...but I do not see him worrying about this.

He mentions that we are a threat to "Children returning home after being dropped off by the school bus at the gate." I do not know of any events we wish to have that would be happening at this time. This is a ludicrous argument.

Mr. Dougherty mentions that people coming to or leaving our property would be "possibly in various stages of inebriation." This is also ridiculous. People go wine tasting at our Tasting Room in Placerville, which has school children walking home in front of it every school day at about 3 PM, and there has never been a drunk driving incident. It is more likely that people would get drunk at a private party than while drinking the small amount we pour for wine "tasting." It is tasting not drinking. Is he suggesting that your Planning Commission should stop all private parties offering alcohol in our community? Nonsense.

As for his complaints about noise, you know we have taken steps to mitigate any noise issues coming from our property.

It is not accurate to state that "dozens of cars are parked up to (his) property." There is a half acre of vineyard between the back of his five acres and the area where cars park on our property. So the

cars are about 200 feet away from his house at the very nearest. The neighbor's house, which also backs up to his property is strictly used as a party house, because the family who owns it lives in Serrano, and they purchased this property STRICTLY to have their loud parties there. Could he be mistaken about exactly where the party noise is coming from?

As for the letter I wrote to him in 2011. What is wrong with improving our property? I think it is decent of us to improve the back side of our barn that no one but Mr. Dougherty and his neighbor Barbara Peters would ever even see. I stand by that letter. Nothing I wrote in this letter was incorrect. Mr. & Mrs. Dougherty are imagining things, and they seem to have a big imagination. At a meeting we asked our neighbors to attend at our property last year, I believe it was Mr. Dougherty who kept asking us in a loud aggressive voice: "When you bought your property here, what was in it for ME?" We felt this was just too ridiculous to address.

The neighbors have been riled up by the activism of certain residents who seem to have made it their current "cause" to circulate false rumors about our intentions. You asked us to stop all our activities in 2014 after our last Special use permit was issued and we have done exactly as you have requested. Why are certain people still imagining that we are so evil?

I am so sorry that you have to deal with this situation...as it has become so contentious and beyond ridiculous.

Danica Olivo

P.S. Should I be copying all the same people who received this letter from the Doughertys?

From: Aaron Mount <aaron.mount@edcgov.us>

Date: Wednesday, January 14, 2015 2:13 PM

To: Nello Olivo <nello@nelloolivo.com>, Danica d'Hondt <danica@thebigdream.com>

Subject: Fwd: Special Use Permit Revision S08-0012R Rancho Olivo Vineyards

[Quoted text hidden]

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Thank you.

1/15/2015

Edcgov.us Mail - Rancho Olivo Vineyard

PC 1-22-15

#5

Charlene Tim <charlene.tim@edcgov.us>

2 pages



Rancho Olivo Vineyard

Hope Leja <hleja@sbcglobal.net>

Wed, Jan 14, 2015 at 10:34 PM

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

To: Char Tim <charlene.tim@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>

To Ms. Tim and Planning Staff:

Previously, I had sent a letter and two petition attachments regarding S08-0012R Rancho Olivo Vineyards. The attached petition document is a third installment of the previously sent correspondence.

Please add this as an addition to the first and second petition documents. Thank you.




Sincerely,

Hope Leja

 **Petition_3.pdf**
1112K

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 |
|-----------------|--------------------------|---|
| David Cook | 4240 McNeil Rd. |  |
| Paradda Cook | 4240 McNeil Rd. |  |
| Robert Endicott | 4242 McNEIL Rd | Robert Endicott |
| Bernitta Kovach | 4220 McNeil Rd | Bernitta Kovach |
| Ryan Russo | 3081 Strolling Hills Rd |  |
| Karie Russo | 3081 Strolling Hills Rd | Karie Russo |
| Hayle Hauke | 3087 Strolling Hills Rd. | Hayle Hauke |
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| | | |
| | | |
| | | |



Charlene Tim <charlene.tim@edcgov.us>

S 08-0012 RANCHO OLIVO VINEYARDS

Gene & Mida Sorensen <bapanma@pacbell.net>

Thu, Jan 15, 2015 at 10:52 AM

Reply-To: Gene & Mida Sorensen <bapanma@pacbell.net>

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

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

My wife and I own the property adjacent to the Olivo's and are strongly opposed to wine tasting on the premises as a commercial business and conducting events/parties as a commercial business in our residential area.

Presently, we are already affected by the amount of traffic generated by the other businesses the Olivos run out of their home, traffic including delivery trucks and semi-trucks. Our quiet time stops before 6:00 a.m. when the laborers start coming in to late at night when delivery trucks and guests leave.

There have been a few incidents already caused by the Olivo's guests and we don't want the problems to increase.

Thank you.

PC 1-22-15
#5

January 15, 2015

5 JAN 15 PM 3:10

RECEIVED
PLANNING DEPARTMENT

To: Aaron Mount - Project Planner -- Planning Commission

This letter is concerning an application for a Special Use Permit S08-0012-R / Rancho Olivo Vineyards.

Submitted by Nello and Danica Olivo to allow 9 events and Wine tasting on their property. 'Located inside of the Cameron Estates Gated Community.'

THIS IS A RESIDENTAL – Rural Community. None of the privately owned residents in the area should be subjected to ANY Commercial Type Events, what-so-ever.

We do not need over a hundred cars using our narrow roads several times a year. We do not need the 'noise' generated by the events, or possible impaired drivers leaving our area.

In 2013 – the Olivo's violated their existing, limited Special Use Permit and held over 20 events (weddings-wine tasting-etc.)

A hearing was held in June of 2014 with the Ag Commission and passed to the Planning Commission for further review.

***This shows that the Olivo's have little regard for the 'rules' and consideration of their neighbors!!.

In 2007 Danica Olivo, myself & several others, spoke out against another application for a Special Use Permit by the Light of The Hills Lutheran Church, to construct a 'Ball Field' for: All Of the SAME Reasons that they now choose to ignore.... Noise...Traffic...and possible other yet unknown problems.

Myself and my neighbors are against any revision to their Original Use Permit.

Please vote AGAINST this intrusion to our rural-peaceful neighborhood and the lasting enjoyment of our Own property.

Thank you, Kathie Evans Cameron Estates

PC 1-22-15
#5

Charlene Tim <charlene.tim@edcgov.us>

2 pages

Re: S08-0012R Rancho Olivo Vineyards

lisa cundall <lcundall@gmail.com>

Thu, Jan 15, 2015 at 3:36 PM

To: planning@edcgov.us, Aaron Mount <aaron.mount@edcgov.us>, charlene.tim@edcgov.us, rich.stewart@edcgov.us, gary.miller@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinait@edcgov.us, bostwo@edcgov.us
Cc: lillian.macleod@edcgov.us

Re: S08-0012R Rancho Olivo Vineyards

To Whom It May Concern:

As a neighbor directly affected by the traffic to and from the Olivo winery, I strenuously object to any permitting that would allow public or private business events at the current address or at any other address within the Cameron Park Estates *residential* community. Our family moved here in August of 2012. We looked at several properties, some of which were near wineries. We chose *not* to live down the street from a winery and chose to live in a private, gated community instead. Having a winery with multiple events regularly removes that privacy.

In the request for this Special Use Permit, Mrs. Olivo states that she believes has a 50-50 approval among neighbors. I am not aware of anyone who has phoned the Olivos, but I know that at the meeting on July 9th, the neighbors present were pretty much unanimously **against** any increase in events at the Olivos property due to their inability to comply with the terms of their current SUP. There may have been some 40% of attendees who asked that the Olivos stick to their original SUP and show us that they are able to be good neighbors, but that portion was certainly *not* a majority.

At that meeting, Nello Olivo stated clearly that he would not be asking for any more wine tastings **than he was already having** on his property - another violation of their current SUP. In addition, the event that was planned that weekend had hours in violation of the Temporary Use Permit that was issued for it.

At this time, the Olivo family is requesting approval for 9 events at their winery with up to 150 people at each event and up to 5 wine tasting events per month (thursday through Monday) with anywhere between 2 and 6 people or a "slightly larger number." While 9 events will neatly occupy every single weekend of the summer, adding on wine tasting events will assure that we have year-round traffic and nuisance; not to mention **increased liability exposure**.

There have been several neighbors, myself included, who have had to jump out of the way of a vehicle driven by a guest of one of the Olivo events; at this point, we are grateful that no one has been injured. As the roads run within the surveyed property of many of the neighbors, we are unprepared and unwilling to assume liability for the guests of the Olivos should any harm occur while on roads that fall within our property lines.

Multiple events at the Olivo business would dramatically impact the safety and usability of the residential, equestrian community that Cameron Park Estates. In addition, the traffic for these events will make the roads utilized at a rate much higher than is sustainable. The CSD does not need the additional burden of increased maintenance to the roads due to increased traffic. The weekender/event traffic would make it unsafe for the very activities that brought us to this neighborhood. Traffic for special events on a regular-but-unannounced schedule, whether they are brought in by private car or shuttle would make weekend horseback riding with my children unsafe.

The Agricultural Commission found that the revised SUP was not in compliance with section A of Policy 8.1.4.1 because of significant conflict with surrounding neighbors. The finding was that approving the SUP would *not* promote positive reception of agriculture in the community. The Olivos are unable to manage their property and business within the limits of the permit(s) they already have. Allowing them more leeway is not the answer to the contention they are causing in the Cameron Estates CSD.

The Olivos have violated past SUPs and TUPs on multiple occasions, most notably during the summer of 2013, when over 20 events were held on a weekly basis from Memorial Day through Labor day and into October. At that time, I discussed at length and in writing with Aaron Mount, Peter Maurer and the county planning comission the violations and the need for enforcement; however, the community found throughout that process that there is evidently no way to enforce a Special Use Permit that limits events at the Olivo Winery, since it would involve verification of the events that violate the SUP by agencies unavailable to verify such things.

The Olivos have many many options available to them for wineries that have access to public roads that would give them automatic rights to all of the events they are asking in their SUP request. Not one single neighbor has commented that they only wish they could see more traffic on their roads due to a winery at the end – quite the opposite.

Do not grant S08-0012R; in fact, all evidence points to a need to revoke the current SUP held by the Olivo family for multiple violations and non-compliance.