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March 20, 2015,

El Dorado County
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

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

Dear Supervisors and staff of the El Dorado County Board of Supervisors:

I have been a property owner in the Cameron Estates since 1978 and have been a resident and taxpayer of El Dorado County and a resident of the Cameron Estates since 1980. Our family and friends helped us build our home and to develop the land over the past 34 years. It is precious to us, has very significant economic investment of both money and sweat, and is definitely not just a house on five acres. We treasure this home and our RE-5 lifestyle and will fight to preserve it if necessary.

I am very familiar with Nello and Danica Olivo who are requesting Special Use Permit Number S08-0012R/Rancho Olivo Vineyards. I have been a frequent guest in their home and they have been frequent guests in mine. I enjoy their wine and admire their tenacity and hard work, despite their advanced years when most people of similar age are not nearly as ambitious. However I do not approve of their intent to continue to use their residence (the former Cameron Park Equestrian Center) as a commercial party place.

The Olivos have not been good stewards of their existing SUP issued in 2009. They admitted to the El Dorado County Planning Commission at the February 2015 hearing that they knowingly violated EDC policy by hosting excess events without seeking an expanded SUP nor TUPs. I strongly object to the use of the *Olivo Vineyard and Commercial Event Center* located in the heart of this equestrian community for commercial events. I also object to El Dorado County Planning Services staff recommendations to expand the events and allow wine tasting as requested under Special Use Permit Number S08-0012R/Rancho Olivo Vineyards. The Olivos have an existing wine tasting facility in Placerville. They held many similar commercial events in the recent past in blatant violation of the existing 2009 Special Use Permit (SUP) constraints. Despite numerous complaints about noise and traffic El Dorado County has not enforced the terms and restrictions of the current SUP and doubtfully has the resources to police and enforce an expanded version. *Olivo*

neighborhood well into the late night hours. This commercial enterprise does not fit in our RE-5/RE-10 Equestrian Community. It is both incompatible and unacceptable. Therefore SUP Number S08-0012R should be denied.

- c. For most of the residential lots in the CECSO the deeded land includes the area to the middle of the road in front of each parcel. An accident on the road in front of a parcel would put that parcel owner at risk of litigation. The CECSO is authorized to manage these private roads (and the associated rights of way) for our community for the sole use of residents and guests. An accident on any of the roads in the CECSO puts the CECSO at risk of litigation and/or increased cost of liability insurance. It is simple math: more traffic increases risk and increases costs; such as, costs to maintain the roads and costs to insure against increased liabilities. These are not public roads, they do not meet county standards, they are maintained by annual contributions from CECSO property owners and the roads are entirely within a gated restricted access community. Special Use Permit Number S08-0012R/Rancho Olivo Vineyards is not fair and just because our roads are not up to county standards, are fragile and poorly maintained, they are winding and used by equestrians, cyclists, children walking to and from the school bus, walkers and joggers along with the automobiles of residents and guests. Mix this with wine tasting and other commercial parties and wine events and you have a recipe for increased risk. The *Olivo Vineyard and Commercial Event Center* with its large parties, weddings and amplified noise does not belong in our otherwise quiet RE-5/RE10 zoned community. If SUP Number S08-0012R is granted the added events and associated traffic will make our roads significantly more dangerous, increase our individual and community liabilities and decrease our collective property values. We must disclose the issue of the event noise, traffic and disruption to potential buyers. For EDC to grant this SUP request also sets a precedence for consideration of other commercial enterprises in this RE-5/RE-10 equestrian community. The benefits to EDC do not outweigh the risks and costs and therefore the SUP Number S08-0012R is not acceptable and should be denied.
- d. Is El Dorado County prepared to shoulder the increased costs associated with the implementation of SUP Number S08-0012R? When an accident results in damage to property and/or to people does El Dorado County have significant funds and/or significant insurance to cover the county liabilities when EDC is accused (during inevitable litigation) of having a significant role in setting up the circumstances that lead to this damage and loss? There has been documented private property damage from at least one Olivo guest driving off the road and another Olivo guest ran a resident and her grandchildren off the road while leaving the *Olivo Vineyard and Commercial Event Center*, so this is not just hypothetical. Is EDC prepared to spend significant taxpayer resources to defend SUP

blatantly violated that restriction by holding 20 events! That is a significant and undeniable violation and the SUP should have been revoked already due to these violations. Instead the EDC Planning Commission encouraged the Olivos to apply for expanded events under SUP Number S08-0012R. Seriously? EDC couldn't or wouldn't control the expansion of three events to 20 so how can any logical person believe that EDC has the resources or the will to enforce the SUP issued in 2009. With no limits all I can foresee is continued and unchecked degradation of our residential quality of life, degradation of our property values and degradation of our CECSO community. Meanwhile the *Olivo Vineyard and Commercial Event Center* owners and investors expand their business model and enrich themselves at our expense. This is not fair and just and the SUP issued in 2009 should be revoked.

- b. The SUP potentially adds considerable value to the *Olivo Vineyard and Commercial Event Center* and the *Olivo Winery* at the unfair expense of other community residents. In addition the *Olivo* SUP is marketable and transferrable. During neighborhood meetings unsuccessfully attempting to amicably resolve our differences, Nello and Danica *Olivo* told the community that, at their advanced age of mid 70s, there is no time to gradually regain the trust that was lost during the violations of the SUP issued in 2009. At their age the concept that the property and commercial enterprise will be sold is very real. SUP Number S08-0012R thereby increases the risk of a new owner seeking near term return-on-investment with large events, more traffic on our private roads and more noise. The potential new owners can be even less sensitive to our CECSO community while they seek to recuperate their significant investment. The transfer of the SUP issued in 2009 along with the violations and their associated precedents coupled with potential new ownership adds risk to our community and this added risk and the associated costs to the individual property owners and the CECSO community and to the EDC taxpayers is unacceptable. From a business perspective there just isn't enough incentive or revenues for either the county or the community to offset the added costs and risks. *Olivos* and their investors win but EDC and the CECSO community lose. There is absolutely no evidence that the *Olivos* will adhere to the terms of the SUP issued in 2009 and there is also no evidence that the County of El Dorado has the resources to enforce this new expanded SUP request; therefore, I recommend and respectfully request that the SUP issued in 2009 be revoked and that the *Olivo Vineyard and Commercial Event Center* cease all events and wine tasting immediately.

Routine use of our roads by people who are under the influence of alcoholic beverages is unacceptable and puts all of our estates at risk of increased liability.

visitors and CECSD residents would be mitigated by sidewalks, defined horse trails, bike trails and appropriately engineered public roadways. If EDC does not have the resources to assume the responsibility for our roads, to develop these private roads into public roads and maintain these roads to ensure the safety of visitors to the *Olivo Vineyard and Commercial Event Center* and residents of the CECSD with appropriate access and egress then EDC should revoke the SUP issued in 2009 and deny the request for an expanded SUP Number S08-0012R because these events add unacceptable risk and cost to the taxpayers of EDC and are inappropriate in a RE-5/RE-10 community with restricted access and private roads.

Thank you for your consideration.

Sincerely,

Linda A. Stanfel

Memorandum

Jesse and Beverly Campbell
3267 Longhorn Ridge Rd.
Cameron Park, CA 95682
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Date: March 21, 2015

To: El Dorado County Board of Supervisors

From: Jesse and Beverly Campbell, Cameron Estates Property Owners

Re: Rancho Olivo Special Use Permit Revision S08-0012-R

Living in the residential non-commercial Cameron Estates, zoned RE-5, has provided us with a level of privacy and safety over the past 37 years as we anticipated when moving into the Estates. As the population of the foothills expanded, the addition of the entry gates continued to ensure that privacy and safety. A gated community as defined:

What Is the Meaning of a Gated Community?

A gated community is any residential area which physically restricts the entrance of nonresidents. One of the primary purposes of a gated community is to offer its residents safety that they wouldn't experience in nearby non-gated communities. (Since) traffic is restricted to residents and guests, this makes it safer for children to walk or play near streets, and also reduces traffic accidents

When considering the Permit Revision request we are asking that you also take into account the potentially negative impacts that will compromise the very environment we enjoy.

These impacts include:

- Entry Traffic Congestion-each vehicle that enters Cameron Estates must enter a code, contact the home owner for the property they wish to access, or use an electronic device to open the gate. On frequent occasion those wishing to enter have difficulty opening the gate. With just 3-4 vehicles lined up awaiting entry, congestion creates limited access to Rodeo Rd., commercial enterprises off of Strolling Hills and delays access for home owners. If up to 150 vehicles will be allowed entry for a number of different events, as submitted in the request, the congestion could completely block Strolling Hills and spill out onto Coach Lane, or down Rodeo Rd. and possibly as far as Cameron Park Drive. Not only would this congestion lead to the potential for traffic accidents but would also block retail access and severely restrict entry for residents of the Estates.
- Exit Traffic Congestion-similar conditions would occur when exiting the Estates. Although a code or electronic device is not required for the gate to open it is a slow process and must be repeated each time a vehicle wishes to exit if there is a delay between vehicles. Traffic could potentially be lined up on Strolling Hills or Lariat in both directions. Again resident access from the Estates would be delayed.
- Emergency Access-in both situations; entry and exit, emergency vehicles (fire, paramedic, law enforcement) access delay could result in personal injury or worse to Estate residents.

- Alcohol Consumption-the central purpose of the request is for wine tasting, unlimited wine consumption during the large events, and wine purchase. The extended hours for the requested events will allow those attending to consume an undetermined amount of alcohol. According to the UTSA and NCADD just .02% BAC (blood alcohol concentration) can affect driving as follows:
 - Judgement- reason and caution are quickly reduced
 - Concentration-impairs ability to focus on multiple tasks; speed, vehicle location, other traffic on the road
 - Comprehension-limits ability to interpret situations, signs, simple signals, i.e., running through stop signs
 - Coordination-severely affects reaction time and ability to react
 - Vision and Hearing Acuity-reduces visual acuity up to 32%, peripheral vision and depth perception and ability to determine direction of sounds
 - Reaction Time-slows down by 15-25% resulting in crashes and accidents

Keeping in mind the conditions of the roads in the Estates; curves, narrow paved surfaces, no street lights or paved shoulders and traffic slowing road bumps drinking and driving are very serious concerns for all Estates persons and animals particularly those living along the roads leading to and from the Olivo property.

- Road Maintenance-the roads within the Estates are maintained through a tax paid by residents. The amount collected allows for minimum repair to damage caused by residents and their few guests. The additional wear and tear will result in severe and dangerous deterioration of the roads leading into and out of the Olivo property (Lariat and Strolling Hills particularly). Options are; to maintain safe driving conditions would require an increase in the road fee for all residents to cover the added cost, allow these roads to deteriorate to a point where they are unsafe, or reduce maintenance to other roads in the Estates. We find none of these options acceptable.
- Participant Limitation Control-although the request states that participation will be limited to 150 people at any one time does this mean that as some leave others will take their place adding to the congestion and other issues afore mentioned? It is curious as to how these numbers will be regulated; will there be a guard at the gate counting, will tickets be sold, it does not seem practical to suggest there will be a controlled number of participants.
- Traffic and Event Noise-as mentioned at the onset of this memorandum, the Estates residents have elected to live in this gated community to enjoy the quiet and safe environment afforded. Commercial events are not expected or, by regulation, allowed for and if revised will most certainly destroy the very quality of life that is enjoyed. Entire weekends, Friday through Sunday from 11:00am until 9:00pm will be fraught with noise for the nine large party events and wine tasting that will take place Thursday through Monday from 11:00am until 5:00pm without a "nine event" limitation.

We strongly urge you to deny this Special Use Permit request that is clearly inappropriate for a private residential community that is not zoned for commercial use. There are no redeeming factors for allowing this type of activity to occur. If approved it will clearly result in unsafe and noisy practices that are not acceptable by most of the current residents.

Feel free to contact us if you have questions or wish further clarification on any issue that we have noted as concerns. Thank you for considering our concerns as you deliberate your vote.