

Freedom Holders

I sent out an email on May 23rd about the concerns of the Project 8 Winery. This is very concerning and in my opinion this project will have a huge impact on our rural Placer County landscape but also is an example of our local elected officials overstepping their authority. And all in the name of special privileges to one and not all. The more information I come across the more corruption that is revealed.

Please send in letters to our Supervisors with your concerns at BOS@PLACER.CA.GOV. Also plan on attending the special board meeting scheduled on Tuesday June 20th at 9am. This will be held at the Community Development Resource Center 3091 County Center Drive in Auburn.

Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506, 517

“A zoning scheme. . . is similar in some respects to a contract; each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare.”

Under local and state laws and the 14th Constitutional Amendment, all property owners in a zone district are entitled to the same rights as their neighbor. Special privileges are prohibited.

Project 8 Winery is proposing to be “special” by asking for privileges including extended hours of operation, height exemption (with no limit), amplified music, increased number of attendees for events and an accessory restaurant. If this project is approved, Large Wineries will have greater rights than any property owners in all of Placer County.

Questionable Actions:

1) Conspiracy to Defraud the United States is “**To Interfere with or obstruct** one of its lawful governmental functions **by deceit, craft or trickery, or at least by means that are dishonest**”. “Quasi-public” buildings are schools, houses of worship and fire or police stations which have height exemptions because of the public benefits. How is it not deceitful to call a private winery, with a second home, a reservation only restaurant, tasting room and reduced Williamson Act Tax rates, “quasi-public” in order to capitalize on a scenic vista?

2) How is it legal to “change the color of the law” from Black & White to Grey in order to allow this one project to break the height laws in the zone district?

3) Under Placer County Laws, if there are conflicting provisions within any section of the zoning chapter, **the most restrictive provision shall apply**. The zone district where Project 8 is located prohibits restaurants. This conflicts with the Winery Brewery section of the zoning ordinance. By what

authority can the Board choose to selectively grant Project 8 a use prohibited to others?

Residents are not opposed to a winery and tasting room. They are opposed to changing the color of the law, selectively granting special privileges and making large wineries “more equal than others” in Placer County. Once approved, the box is open and ANY land owner in Placer County can demand equal rights, equal application of the law and equal opportunity to profit from a room with a view. The impacts are permanent and potentially devastating to rural communities throughout Placer as 20-30 wineries are waiting in the wings to see if Project 8 is approved.

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