

TO: Holly Phipps, Project Manager
SLO County Dept. of Planning and Building

FROM: Ron Jolliffe and Colleen Runyen

SUBJ: DRC2013-00028 Proposed Expansion (Willow Creek/Pasolivo)

DATE: April 14, 2015

We own the adjoining property to the south of Pasolivo, at 8380 and 8388 Vineyard Drive.

The proposed construction and expansion of retail use in close proximity to residential property at 8380 Vineyard is of great concern to us. The old red barn which has been used for storage and the very occasional event will be replaced with a new building that will become the destination for retail traffic and possibly 24+ events a year (+any non-profit events were not included in that number). The idea that we would have events with up to 200 people possibly every week over a several month period is very real. These events rarely get spaced evenly over a calendar year. I understand the maximum number of events is requested in order to get as many as possible, however, this proposed event/retail/meeting facilities is very visible to us and the location of such an operation so close to residential properties (to the south and west) is unprecedented to our knowledge.

Thacher and Whalebone Wineries have the distinction of being located a good distance from neighboring homes, and have families who own and operate the business living on the property. Thacher's have six events a year with the

activities, vehicles and participants consolidated in an area that is close to only one residence which is their own.

We understand very well that we have three immediate neighbors who run businesses on their properties, however, none have the potential to impact us as much as those proposed by the corporation that currently owns Pasolivo.

The increased use of the olive mill, disposal of waste materials (paste and water) present an environmental concern as well.

Thank you for considering our concerns.

Dear Ramona – I couldn't find this item on the agenda last night on line...perhaps it has been rescheduled?

This is a letter of our concern with regard to the expansion of Pasolivo/Willow Creek property adjacent to our property at 8380 Vineyard.

My cell is 835-1365. My apologies, I know this will be a very busy day for you.

Colleen Runyen/Ron Jolliffe

805/835-1365

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The proposed construction and expansion of retail use in close proximity to residential property at 8380 Vineyard is of great concern to us. The old red barn which has been used for storage and the very occasional event will be replaced with a new building that will become the destination for retail traffic and possibly 24+ events a year (+any non-profit events were not included in that number). The idea that we would have events with up to 200 people possibly every week over a several month period is very real. These events rarely get spaced evenly over a calendar year. I understand the maximum number of events is requested in order to get as many as possible, however, this proposed event/retail/meeting facility located a stone's throw from Vineyard Drive and even closer to our residence at 8380 is very visible to us. The approval of such a large new commercial facility this close to several existing residences would have a huge impact on the quality of life of neighbors who live here year round.

Thacher and Whalebone Wineries have the distinction of being located a good distance from neighboring homes, and have families who own and operate the

business living on the property. Thacher's have six events a year with the activities, vehicles and participants consolidated in an area that is close to only one residence which is their own. The proposed expansion and increased use of the Pasolivo property including retail space, meetings, events, vacation rentals, and milling services might better serve the community were it located further from Vineyard Drive, keeping noise and traffic a more neighborly distance from current residences.

We understand very well that we have three immediate neighbors who run businesses on their property, however, none have the potential to impact us as much as those proposed by the corporation that currently owns Pasolivo.

(We are disheartened to learn that the barn did not meet historical preservation criteria. This landmark will be missed.)

Additionally we have concern over the increased use of the olive mill, disposal of waste materials (paste and water) present an environmental concern .

Thank you for considering our concerns.

Donna Hernandez

Holly Phipps referred me to you for the purpose of forward the attached letter regarding Pasolivo/Willow Creek proposed expansion.

I received a notice of a public hearing for the Board of Sups for April 14, still have no notices from planning department. When I looked online to confirm the agenda and discovered no mention of Pasolivo I called Holly and learned of the meeting this Friday (this was yesterday that I spoke to Holly).

I am planning on attending the meeting Friday the 17th. We are building our home on Vineyard and are working every day on the house, yesterday I was already at work when I spoke to Holly.

If you have any concerns or more information regarding the meeting please call my cell number 835-1365.

Thank you for your time.

Colleen Runyen and Ron Jolliffe

8380 Vineyard Drive

Mailing address

843 Vine Street

Paso Robles, CA 93446 (maybe this is the mix up in addresses the county has for us?)