JENNIFER SONI
1659 Copenhagen Dr. Suite A
Solvang, CA 92463
jsrose06@yahoo.com

RECEIVED
MAR 17 2015

DATE: March 13, 2015

TO: County of San Luis Obispo
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408

RE: Villa San Juliette Holdings LLC
File Number: DRC2013-00097
APN: 019-054-041

I am the resident owner of a 120-acre vineyard property at 7320 Cross Canyons Road, a neighboring property to Villa San Juliette. I **strongly oppose** the phased expansion of the Villa San Juliette Holdings LLC winery and tasting room.

First, the project will create traffic hazards, the cumulative impacts from which are unmitigable. The project will result in unsafe roadway conditions on our rural, winding roadways, which already have very high emergency response time. For example, the project is located in a "High" Fire Hazard Severity Zone with an estimated 15+ minute emergency response time. While Villa San Juliette has agreed to provide a designated "fire watch" during events, the significant increase in events and attendees will nevertheless invite disaster in the event of an emergency—not only to the attendees, but to neighboring property owners. In addition, the increase in traffic during peak hours and the significant traffic increase relating to the proposed events will invite further accidents, especially on winding roads after people have been drinking alcohol.

The phased expansion will also result in significant fugitive dust disturbances. Guests driving on unpaved driveways and unimproved parking areas would disturb dust as they park their vehicles, causing particulate matter exceeding the threshold of significance. While mitigation efforts have been proposed for large events, the efforts will not fully reduce the disturbances on event days and will not reduce the dust disturbances caused by increased traffic on non-event days, including traffic relating to the proposed bed and breakfast, expanded restaurant, and expanded tasting room. Windblown dust can restrict visibility and cause accidents, exacerbating the traffic concerns described above.

Further, dust is extremely invasive and its generation would negatively impact my residence and business. Dust affects plant photosynthesis, respiration, and transpiration. Particulate matter related to the expansion and associated traffic will cover nearby crops, including my vines, causing a shading effect from the clogging of the plant's pores and thereby stunting the crops' growth. In addition, the disturbance of dust may introduce mite population outbreaks, which will

threaten vineyard health and production. Dust may also intensify secondary stresses, including drought and insects, and may allow penetration of toxic pollutants. In sum, dust can cause significant damage to vineyards, reducing grape sugar content and yield and, ultimately, income.

In addition to traffic and dust disturbance concerns, the project will generate noise levels that exceed the County thresholds. The applicant has requested to play outdoor amplified music beyond 5 PM during special events. Events are a nuisance and will have a negative impact on my property and the neighboring properties. In addition to amplified music, vehicles and loud guests will contribute to the disruption of our quiet, rural setting. To exacerbate the situation, the noise tends to echo through the canyon.

In the past, events at Villa San Juliette have been loud and disruptive to surrounding properties, resulting in complaints. Although the events in question were not "part of the special events program approved with the minor use permit" and, therefore, not regulated by the County, the lack of control over guests, especially late at night, remains of significant concern. The history of neighborhood complaints regarding noise, whether or not considered a violation under the minor use permit, would be compounded by the proposed expansion of Villa San Juliette's special events program. The expansion will only serve to increase the disruptions and associated complaints.

There are also a number of environmental concerns. The project will impact the habitat of the San Joaquin Kit Fox, federally classified as endangered and classified as threatened by the state of California. The project will also impact the habitat of the California Red-Legged Frog, which is federally classified as a threatened species. It does not appear that sufficient mitigation measures are proposed to protect these species.

The cumulative facts relating to this expansion will have negative consequences to the residents, businesses, and biological resources in the area, despite the mitigation measures proposed. In short, the phased expansion is not compatible with our quiet, rural setting and is inconsistent with surrounding land uses.

Please note that I receive mail at 1659 Copenhagen Dr. Suite A, Solvang, CA 92463 or at jsrose06@yahoo.com. Please forward future correspondence to me at these addresses.

Thank you for your time and consideration.

Respectfully,

Jennifer Soni, Owner
805.423.1134

RECEIVED
MAR 18
SLO CO PLANNING & BLDG

3/16/2015

Barbara Irwin
3439 Ranchita Canyon Rd
San Miguel, CA 93451
805-467-0101

Re: Planning Commission Hearing 3/26/2015 9:00am
Accessor Parcel Number: 019-054-041

Attention: Megan Martin

I am unable to attend the hearing scheduled for 3/26/2015 due to work. Please consider my concerns listed below. I have lived at the above address for over 13 years.

8 unit Bed & Breakfast:
Paperwork dated 10/28/2013 states 8 bedroom B&B & paperwork dated 12/3/2013 states 6 bedroom B&B.

Reading the Wikipedia definition of a Bed & Breakfast it doesn't appear that this is the permit that fits the situation. "Often the owners themselves prepare the breakfast and clean the rooms, but some bed & breakfasts hire staff for cleaning or cooking. Properites with hired professional management are uncommon (unlike inns or hotels) but may exist if the same owner operates multiple B&B's.
No one lives on the property including a caretaker. It is left unattened. 12 to 16 people would mean additional noise and even more lights than they leave on now.

Winery events and amplified noise until 10:00pm:

The December 3, 2013 letter states "The main entrance to our winery project is located on Cross Canyon Road." It doesn't state that they

have all people (guest of events, customers, employees and deliveries exit onto a side road east of the property. This is the only access road to my house. It is very dangerous when I am trying to get to my house especially at night & an event is ending. Cars often do not stop or even look to see if someone else is already driving up or down the road. It is very narrow where they are exiting & making a right hand turn. There is a barbed wire fence and a steep slope on one side and a hill on the other.

My house is approximatley 1/4 mile uphill and north from where VSJ house, tasting room and winery buidings are. To the east are hills as this is a canyon. All noise carries and bounces off the hill, especially at night. I can hear people talking, swimming in the pool etc. When they have outside amplified noise I hear every word to every song, every word said on the microphone while inside my house. I can not get away from the noise.
They have had a wedding with outside amplified noise (live band then they switched to a DJ) until midnight on a Wednesday. I called the SLO County Sheriff and was told by the Deputy it was a wedding & should wind down around Midnight.
They recently had an event with outside amplified noise until 10:00pm. When I called VSJ (had to call several times before someone answered the phone), I told them that according to my paperwork (11/12/2008 ongoing conditions of approval valid for the life of the project #34) "No outside amplified sound shall occur before 10am or after 5pm". I was told they had a permit until 10pm. I asked for them to fax it to me. I was told they didn't have access to the permit.

All county roads to the property are country roads. Most do not have reflectors, lines down the middle or shoulders. There is no where to pass on the right handside when cars are stopped to enter from Cross Canyon Rd into VSJ main entrance. It is dangerous as the speed limit on the country road is 55mph and all of sudden there are cars stopped in the middle of the road.

VSJ has not been approved for events with up to 500 guests but they

have been advertising on their website that they are.

Additional winery building:

Every buidling that they have put up has blocked my view. I had a wonderful view all the way to the Cuesta Grade.

Additional wine production:

They have been taking out vines not putting in vines which means they will have to bring in the grapes. This will be increased heavy trucks, more night-time work (noise, lights).

As I stated above, I live here. This is my home.

Thank you,

Barbara Irwin

PRIVATE EVENTS

Villa San-Juliette's facility is designed to entertain. With our 4 acres of meticulously manicured gardens and beautifully appointed interior, VSJ is a beautiful setting for your events.

Use our online inquiry form, email roxan@villasanjuliette.com, or call Roxan at (805) 467-0014 x135 to get started on planning your private event at Villa San-Juliette.

WEDDINGS & RECEPTIONS

Villa San-Juliette currently hosts weddings and receptions for up to 500 people. We have two outdoor venues for brides and grooms to say "I do." For weddings and receptions that won't benefit from our beautiful late spring, summer, and early fall weather, our barrel room or enclosed patio offer intimate and cozy surroundings. For more wedding details click here.

BIRTHDAY PARTIES

Why bother with a birthday party at home when you can celebrate at a winery? Let us host that surprise party or your big 40th... or 50th... or 60th... or any of your big birthday celebrations.

Please contact us or use our online inquiry form to learn about the many ways we can be host to your private event.

FROM THE BLOG

- Reflecting on a beautiful evening at VSJ.
- Harvest Wine Weekend
- White linens and croquet in the garden!
- Would you like some cheese with your wine?
- A First Glimpse at Matt Ortman's Wines

UPCOMING EVENTS

- Paso Robles Wine Country "Go Local Month"
- Esprit Du Vin

JOIN THE CLUB: VSJ BROUGHT TO YOUR DOOR.

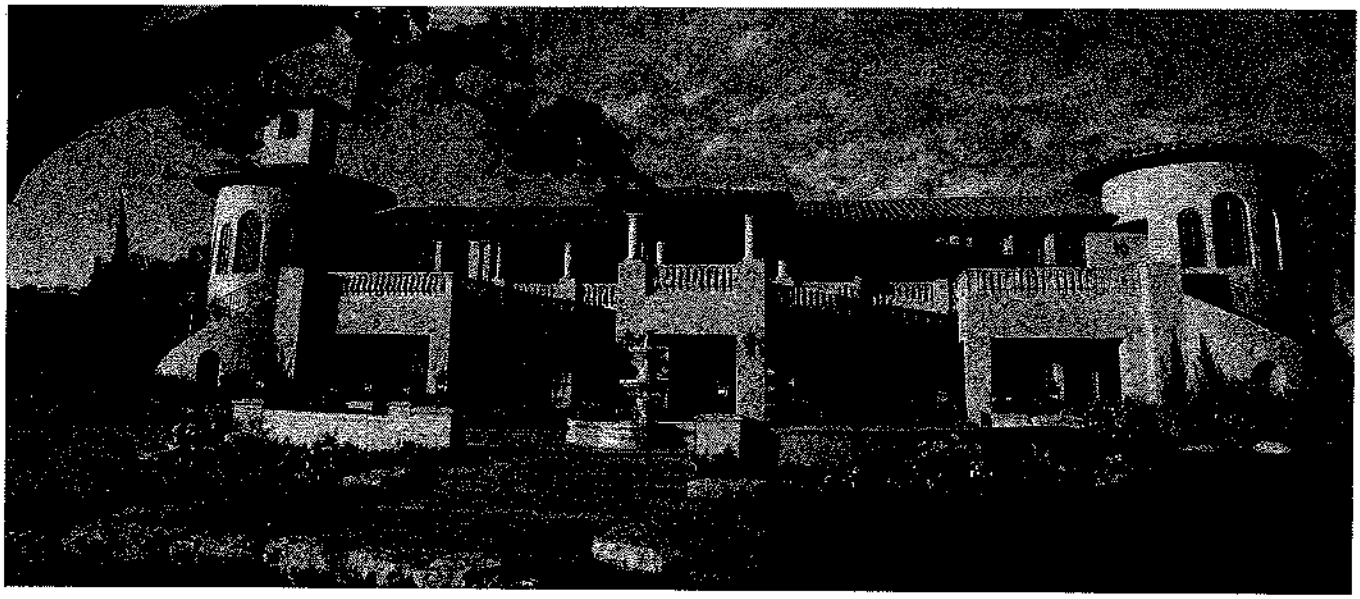
View Options

- Discounts on select wine purchases.
- Early invitation to events open to the public.
- Exclusive wine club pick-up party, dinners, tours, and seminars.
- Complimentary wine tasting.

 ©2014 VILLA SAN-JULIETTE

VILLA SAN-JULIETTE VINEYARD & WINERY

Wedding Event Information 2015



Villa San-Juliette Vineyard and Winery is located at 6385 Cross Canyons Rd, San Miguel, eight miles north of downtown Paso Robles on California's Central Coast, in the heart of Paso Robles Wine Country. Our property was designed to entertain and enjoy. We offer the best in-class service to our guests and are committed to serving you.

Our Event Facilities

With a 168-acre playground, Villa San-Juliette has a lot to offer. Our 4 acres of meticulously manicured gardens and beautifully appointed interior offer a beautiful setting.

Villa San-Juliette's 14,000-square-foot Tuscan-style estate and Tasting Room exhibits the pinnacle of European luxury and elegance. Our air conditioned, full-service **Tasting Room** plays host to cocktail parties, rehearsal dinners, or receptions. With its beautiful marble flooring & oversized windows with views of the front patio and lawns, three tiered fountain, majestic live oak & VSJ vineyards, this space is ideal for an intimate sit-down event. Guests may relax, mingle and join in celebrating your special day, while indulging in the beauty of what is Villa San-Juliette.

The **Upper Lawn**, accompanied by our **Outdoor Arbor and Patio**, offers an unrivaled romantic, outdoor setting. A blank slate for your creative desire, this venue site features a manicured lawn in front of the Villa. The focal point of this area is the famed Villa San-Juliette oak, which offers shade and additional grandiose to the panoramic scenery and views. A walkway located across the lawn leads to an Arbor and stage complemented by an unforgettable vineyard backdrop.

Overlook the VSJ pond on our secluded **Lower Lawn** and experience the essence of the outdoors. Surrounded by the natural beauty of the vineyards, the Paso Robles rolling hills and spectacular sunsets, this venue sits just below the Upper Lawn and is the perfect spot to host your blissful evening under the stars.

VILLA
SAN-JULIETTE
VINEYARD & WINERY

Frequently Asked Questions

Is there an area for the bride to get ready on-site?
Yes, we have a 2-bedroom house on premise to accommodate the bride, bridesmaids, and family getting ready. We also have an area for the groom and groomsmen to get changed on-site.

Do you have overnight accommodations for us or our guests?
No, but there are a couple of rental homes very close. See vendors list for details.

What time is the facility available for my wedding?
Your ceremony can start as early as 5:15pm and the noise ordinance allows the event to last until 10pm.

May I extend my time to have a longer wedding?
Yes. We allow clients to buy out the tasting room at $1000 an hour. This way you can start your event at whatever time you would like, but the 10pm timeframe is unable to be adjusted.

How many people does the space "comfortably" accommodate?
The front lawn area can accommodate 350, the front patio around the fountain can comfortably seat 50, and the lower lawn can accommodate up to 500 guests.

When can event set-up start?
The front lawn areas and front patio can be set up by your caterer starting at 2:30pm. The items going in the tasting room cannot be set out until 5pm.

Do you provide rentals?
We have many tables and chairs included and we offer our wine glasses with a small breakage deposit of $150. We rent heaters for $50 each.

Do you provide glassware, dishes, silverware, and linens?
We do not provide dishes or silverware, but we do offer our wine glasses for use with a small breakage deposit.

Do you require customers to use a specific list of vendors?
No, however, vendors must be licensed and insured. Proof of insurance is required. We will provide you with our preferred vendors list if you need help selecting vendors.

Do you have cooking facilities?
The facility has a full catering kitchen available for use by a San Luis Obispo County licensed and insured caterer. The kitchen is equipped with two convection ovens, stove top, a commercial size refrigerator, a large freezer, a three-compartment sink, commercial dishwasher, and several feet of counter space.

VILLA
SAN-JULIETTE
VINEYARD & WINERY

Do you provide your own catering?
No on-site service is available. Outside caterers are welcome; they must be licensed and insured. All documentation will need to be provided to VSJ staff prior to the event date.

What restrictions (if any) are there on decorations?
All fire code regulations must be followed. We only allow flameless candles and no sparklers may be used. Nothing can be attached to facility walls or ceiling nor any framed photos or displays removed.

Does your venue often accommodate more than one wedding at a time?
No. We allow only one wedding or event per weekend at our facility. Our staff makes a conscious effort to book events so that they do not interfere with one another.

Do you offer security, if required?
No, but security is required for all events serving alcohol. We have companies that offer this service listed on our preferred vendors list.

Do you require additional portable restrooms for private events?
We recommend renting restrooms for weddings and events over 200 guests, but we only require restroom rentals if the guest count is over 250 guests.

Can we or our guests swim in the pool or fountain?
No, this is dangerous and we do not allow anyone in the pool or the fountain.

Is there handicap access and parking?
Yes, each facility complies with current ADA requirements. Several handicap accessible spots are located near the front entrance.

Do you offer valet parking?
No, but you can arrange for this service through a local transportation company.

Do you provide ice?
No. The caterer will need to provide all ice needed for the event. There are also companies locally that deliver ice.

Is beer allowed on premise?
Yes, but you have to order beer through VSJ and we only serve it by the bottle, not in kegs.

Can we serve hard alcohol or mixed drinks for our wedding?
No, we are limited by our liquor licensing to wine and beer only.

Can we bring in outside champagne?
Yes, you may choose whatever sparkling wine or champagne to purchase for your wedding.

Think romance ... never ending breathtaking views are the reward from our **Upper Veranda** which overlooks the three tiered fountain, Villa San-Juliette oak, front lawns & pond, and of course the vast & impressive views of the Paso Robles rolling hills and never-ending vineyards . Normally reserved for Wine Club Members-Only, this spot is fully shaded with balcony views and is available for capturing pre and post ceremony photos of the bridal party.

Tucked into the rolling hills of Paso Robles wine country, the breathtaking Villa San-Juliette Vineyard & Winery is laden with elegance and spectacular scenery. Our staff believes in making sure every aspect of the winery delivers in spades, whether it be the year-round care we give our fruit or the unequivocal hospitality we offer our visitors. Villa San-Juliette's facility is both intimate and luxurious and the perfect location for your special day.

Venue Rental Fee

Up To 200 Guests $8500

Engagement Season Discount ..... - $1000

Each Additional Guest $60

Additional Time During Tasting Room Hours $1000/hour

*please note weddings taking place before 5:15pm require us to close down our Tasting Room early

Rentals Included

(13) 72" Round Tables

100 Natural Wood Folding Chairs

(3) 6' and (6) 8' Banquet Tables

VILLA
SAN-JULIETTE
VINEYARD & WINERY

What We Provide

Site Event Manager to Assist with Venue Questions and Organization
Tasting Room Staff to Serve Wine and Beer
Maintenance Staff Member on Site
2 Bedroom Bridal Suite to get ready in
One hour Rehearsal the night before the Wedding

Guest Access to the Following Areas for Ceremony, Reception, and Cocktail Hour:

- Tasting Room
- Ceremony Site
- Upper Lawn
- Lower Lawn
- Front Patio
- Vineyard
- Four Restrooms

Photo Access to the Following Areas:

- Upstairs Veranda
- Barrel Room

Vendor Access to the Following Areas:

- Kitchen for Caterer's use
- Garage for food prep/rental storage

County of San Luis Obispo
Planning & Building Dept.
976 Osos St. Room 300
San Luis Obispo CA 93408

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Hearing to consider a request by **VILLA SAN JULIETTE HOLDINGS, LLC** for a Conditional Use Permit to allow the phased expansion of a previously approved winery and tasting room. At build out the winery facility would total approximately 23,000 square feet (sf). Wine production is estimated at 80,000 cases per year. The project will result in the disturbance of approximately 0.68 acres on a 169-acre parcel. The applicant is requesting modifications to ordinance standards to allow: adjustments to the required setbacks, outdoor amplified music to play beyond 5p.m. during special events, and to increase the allowable square footage of a proposed restaurant from 800 sf to 1,200 sf. The applicant is also requesting to expand the existing events program to allow 20 special events with up to 200 guests and 3 special events with up to 500 guests. The proposed project is within the Agriculture land use category and is located at 6385 Cross Canyons Road, approximately 3.14 miles east of the community of San Miguel. The site is in the El Pomar/Estrella Sub Area of the North County Planning Area. Also to be considered at the hearing will be approval of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on ***February 2, 2015*** for this project. Mitigation measures are proposed to address air quality, biological resources, geology and soils, hazards, noise, public services, transportation/circulation, water/hydrology, and land use, and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

County File Number: DRC2013-00097
Supervisorial District: 1

Assessor Parcel Number: 019-054-041
Date accepted: August 21, 2014

HEARING DATE:
March 26, 2015 at 9:00 a.m.
CONTACT:
Megan Martin 1-805-781-5600

HINRICHS WILLIAM R JR & TERESA M
019-051-029, 019-051-030
3439 RANCHITA CANYON RD
SAN MIGUEL CA 93451

93451$9578 H064

COUNTY OF SAN LUIS OBISPO
NOTICE OF
PLANNING COMMISSION HEARING

PLEASE READ REVERSE SIDE

The Planning Commission will hold a PUBLIC HEARING in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey Street, Room D170, San Luis Obispo. All items are advertised for 9:00 a.m. A copy of the staff report and the Environmental Document will be available on the Planning Department website, http://www.slocounty.ca.gov/Planning or at the San Luis Obispo County Department of Planning and Building,

Interested persons are invited to appear at the hearing and express their views, orally or in writing, for or against or in modification of the proposed projects. Comments will be accepted up until completion of the public hearing(s). If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the appropriate authority at or prior to the public hearing.