

Dear David, Lisa and Cecily:

Thank you, very much, for the hospitality and the discussion of your family's plans for your Adelaida Road winery and tasting room!

It was very informative and delightful experience to gather all of the neighbors there, on-site, to show us all exactly what you are planning and why. I believe that your development of that property is very well thought-out; and will greatly add to the area's prominence in the wine industry and the its reputation as a premium wine region.

On behalf of my wife, Gail, and I ... we support all of your efforts to make your plans come true!

Good luck. If we can ever be of assistance or help to you, please let us know.

Sincerely,

Greg and Gail Shipley



Planning Commission Meeting re: Parrish Project/Event Center

kathy stone

to:

rhedges@co.slo.ca.us, kathy stone

09/21/2015 07:26 PM

Hide Details

From: kathy stone <kathyg51@hotmail.com>

To: "rhedges@co.slo.ca.us" <rhedges@co.slo.ca.us>, kathy stone <kathyg51@hotmail.com>

PLEASE SHARE MY EMAIL WITH THE COUNTY PLANNING COMMISSIONERS. THANK YOU.

Dear Commissioners,

I am a homeowner in the Adelaida/Willow Creek area, and I am opposed to the Parrish Project, particularly the number of events they are asking for. In July, I attended a Board of Supervisors' meeting, and, along with 23 other concerned citizens, spoke against the Pasolivo project mainly because of the events issue. I listened to the Supervisors' seemingly genuine concern about the negative impact of the increasing number of event centers in AG zoned areas, then listened as the Board approved the project.

I know that the Planning Commission and Board of Supervisors is very much

aware of the cumulative impact of the burgeoning numbers of event centers in the Adelaida/Willow Creek area and the increasing number of residents who are extremely unhappy about it. The concerns are: increased traffic, noise and light pollution, water issues, fire hazards, wildlife safety, stress on already over-burdened public services, and the degradation of a rural quality of life.

The cumulative effects of increased commercial operations and non-AG special events in AG zoned areas may bode well to line the pockets of outside corporations and big business interests, but it is a nuisance and infringement on the quality of life for taxpaying residents who are feeling that our rights are not being respected. Allowing more events and event centers, especially non-AG related, is virtually changing the use of AG land into commercial and retail use.

There are approximately 300 wineries in the Paso Robles area, the majority have tasting rooms and event permits. Wine tasting usually runs from 11:00 am to 5:00 pm, and events often take place from 5:00 pm to 10:00 pm, with weekends being the prime time. How many more wineries and event centers do we really need? What is the saturation point and the point of no return? How much more can the infrastructure support? When will the voices of the affected tax-paying residents be heard and our concerns taken seriously.

Sincerely,

Kathy Stone

Sent from my Samsung Galaxy Tab | PRO



Fwd: Parrish Project

Larry Stone

to:

rhedges

09/21/2015 09:11 PM

Hide Details

From: Larry Stone <tutorman54@gmail.com>

To: rhedges@co.slo.ca.us

----- Forwarded message -----

From: "Larry Stone" <[tutorman54@gmail.com](mailto:tutorman54@gmail.com)>

Date: Sep 21, 2015 9:09 PM

Subject: Parrish Project

To: <[rhedges@co.slo.va.us](mailto:rhedges@co.slo.va.us)>

Cc: <[willowcreekpg@gmail.com](mailto:willowcreekpg@gmail.com)>

Dear Commissioners;

I am opposed to the Parrish project on Adelaida Road. It appears to be yet another example of an opportunistic business interest gaming the system in a cynical attempt to squeeze out yet another dollar at the expense of neighbors' quality of life and the true agricultural interests in the North County. The project as presented is fatally flawed, in that many of the mitigation efforts are either inadequate or that they rely on neighbors for enforcement of its

provisions.

The Traffic/Circulation mitigation plan requires a promise from the developer not to obstruct the public right of way. Neighbors would be asked to enforce this provision. Additionally, the report from public works only requires the developer to pay a "fair share" of the cost to improve the Adelaida Road/Lake Nacimiento Road intersection. If improvements are required, shouldn't the developer bear the full costs of the improvement to the intersection?

The Public Services/Utilities mitigation plan includes a caveat from Cal Fire stating that continued development in the rural areas diminishes its ability to effectively safeguard lives and property in the rural areas of the North County. The letter from the fire chief also mentions that the closest station, on Ramada Drive, is staffed by only two fire personnel. Additional development, such as the Parrish project, exacerbates the risk of fire to existing properties and people living in these rural areas.

The Noise mitigation plan is totally inadequate. In that amplified music is not a part of the normal ambient noise in these rural areas, amplified music should not be a regular feature of any outdoor event in an Agricultural area. How are a group of drunken revellers dancing at a wedding reception remotely related to agriculture?

The Biological Resources mitigation plan mentioned that the site is host to two "blue line" streams that have been either disced or graded over. It further mentions that water is dispersed along these streams in "sheets." Flooding of adjacent land appears to be a major concern.

Finally, the report from the Health Department concerning the proposed kitchen facility raises concerns about the intent of the developer. The facility is clearly going to host more than wine tastings; the proper licenses should have been applied for.

All of you have deep roots in the community, with backgrounds in planning, agriculture, and small business. Please see this project for what it is: yet another attempt to commercialize Agricultural land and effectively re-zone it. (Consider the San Fernando Valley in Los Angeles County) This project is clearly not in the best interests of agriculture, not in the best interests of taxpayers seeking a rural lifestyle, and not in the best interests of planned

growth in North SLO County.

I urge you to reject this project in its entirety.

Sincerely,

Larry Stone

To whom it may concern,

I am writing to protest the approval of yet another event center/winery in the Adelaide area. While I feel it is my duty to convey to you the feeling of the people that live (and pay property taxes) in this area, you, San Luis Obispo County Government has shown absolutely no regard to the residents here. You are to serve us and yet you are allowing the entire environment of this beautiful and precious area to succumb to commercial events in spite of the many letters of protest. You hold false hearings as if we have a voice and just approve what you think will fund your pensions.

The impact of these operations are huge on the beauty of the area from traffic, noise, light pollution and wildlife. I know **firsthand** the altering of the quality of life by a winery" approved" event being allowed right next to our country home of fifteen years. There was no enforcement of the noise level, the number of events being held and the number of people that attended. At one party a Trolley car was used to haul people up the hill with flood lights lighting up a field for a parking lot. The environment was a **nightmare** to live next to so we had no choice but to sell. That was several years ago and the issue has compounded tremendously. Now it seems no one is immune and you continue to allow project after project regardless of the impact.

You **are destroying** the very resource that is bringing people here in the first place. I have heard on several occasions that tourists that used to love Paso are not coming anymore. The traffic, crowds and endless wineries have removed the romance of the region. This was a pristine place with tranquility, wildlife and night stars. How you can continue to develop it into a commercial playground and deplete what mother nature blessed the Adelaide with and sleep at night is concerning to me.

Please stop already and listen to the community that lives here.

Sincerely,

Cheryl



Adelaida Concerns

Niccolo

to:

rhedges

09/21/2015 03:47 PM

Hide Details

From: Niccolo <nlekai08@gmail.com>

To: rhedges@co.slo.ca.us

## 6 Attachments



IMG\_0822.jpeg



IMG\_0830.jpeg



IMG\_0829.jpeg



IMG\_0828.jpeg



IMG\_0825.jpeg



IMG\_0823.jpeg

Hello,

My name is Niccolo Lekai. As you must be well aware, a group of home owners in the Adelaida area are very frustrated with the way that the county has gone about issuing building permits to out of town corporations seeking their next fortune. I currently live on Adelaida as do my two parents. My father is originally from Florence Italy and one of the reasons why they moved here to Paso Robles was because the quiet rolling hills reminded him so much of Tuscany.

I left for college in the early 2000's and could not believe how much this area

had changed as soon as I moved back. Some of these changes were positive. Paso Robles received a massive face lift especially after the San Simeon earthquake. What the locals have failed to see are the changes in the countryside. It never occurred to me, while I was away, that what cost my parents thousands of dollars would inevitably cost me millions if I wanted to follow in their foot steps in raising a family out in the countryside.

There was a time when ponds were filled with water year round. Creeks ran through the winter and the majority of the farming efforts were all being done using dry farming methods. All the neighbors waved to each other as they passed on Adelaida and Vineyard dr. You never had to worry about out of town drunks crossing over the double yellow line of the road when going around blind turns. Neighbors would help each other out in need if a horse found its way out of its corral. Nobody went for walks, rode their bikes or went for a run on the road because we all knew how dangerous it was with neighboring cars driving in and out of town without a side walk or bike path present.

That picture is far different today. The dry farmed almonds and walnut trees are gone and so are all the cattlemen that first founded this area. They were replaced by people like Hansjörg Wyss who ranks #240 on the Forbes list of billionaires with a net worth of approximately \$6.1 billion and is the owner of Halter Ranch. Then you have Stewart and Lynda Resnick (Networth 4.3 Billion) who own Justin. They are also the owners of POM, [Fiji Water](#) (Click and read this link), Cuties Mandarin.. They are the people who acquired a controlling interest in the Kern Water Bank in the San Joaquin Valley to irrigate the 120,000 acres of farm land they own. People, like the Parish Family Vineyard and Opolo and Adelaida Cellars are not in this because of a cute story they have to tell about a family long tradition of growing grapes. They are in it to watch dollar bills grow off the plants that they irrigate without any regard of the consequences their practices might have on neighboring properties whose lives depend on the land. If they do not profit from their investment, the investment is ultimately abandoned.

What has been most frustrating to me is that the SLO Board of Supervisors has done absolutely nothing to protect the interests of residents who live in places like the Adelaida's. The ridiculous traffic report that was submitted by the owners of Pasolivo to the Board of Supervisors purposefully had the report done during the week and not on the weekend when the traffic is at its peak. No regulations seem to be set in place to prevent or even question what the intentions are for a well to be dug thousands of feet in to the ground.

Signs are popping up telling drivers to share the road with cyclists. Remember when you were a child and your parents told you to stop riding your bike when you heard a car coming from behind? These cyclists are adults who ride 2 wide at a time and would rather take the risk of being hit by

a driver and suing than stopping for traffic or even for a water break off to the side of the road. I cannot tell you how many Cyclists stop for a sip of water half way through a long blind corner and in the middle of the lane where the county speed limit is 55 mph.

And who is regulating all of the stipulations that are being set by the Board of Supervisors for those entities who now have event permits? Who is listening to the voices of the people that live in these rural areas? You only have to look North to find in Sonoma and Napa Ca where other rural communities have been complaining for YEARS about how they are being mistreated by their local governments. Max Capacities mean nothing, water usage means nothing (just drill another well), their customers lives do not matter (if they did, then they would better train their employees on who they can legally serve and who they cant based upon their ability to drive) and they could give too rocks about their neighbors.

The government exists to serve the people. Actions speak louder than words. No actions have been taken to regulate the outside corporations who come into our area. And if the Supervisors would argue different, then my response to them would be they are not doing enough about regulating the outside corps. It appears that all the supervisors care about is keeping their spot on the board and making sure that tax revenues are high. Someone is benefiting from all of this and it is not the rural community.

Below you will find photos of what the Parish Family land used to look like before they tore all of those dry farmed trees out of the ground to back fill it with Water Sucking Vines. One of the photos will show that I took these pictures because I noticed, on my way into town, that grapes would most likely be replacing this orchard. I wanted memories of what this road used to look like.

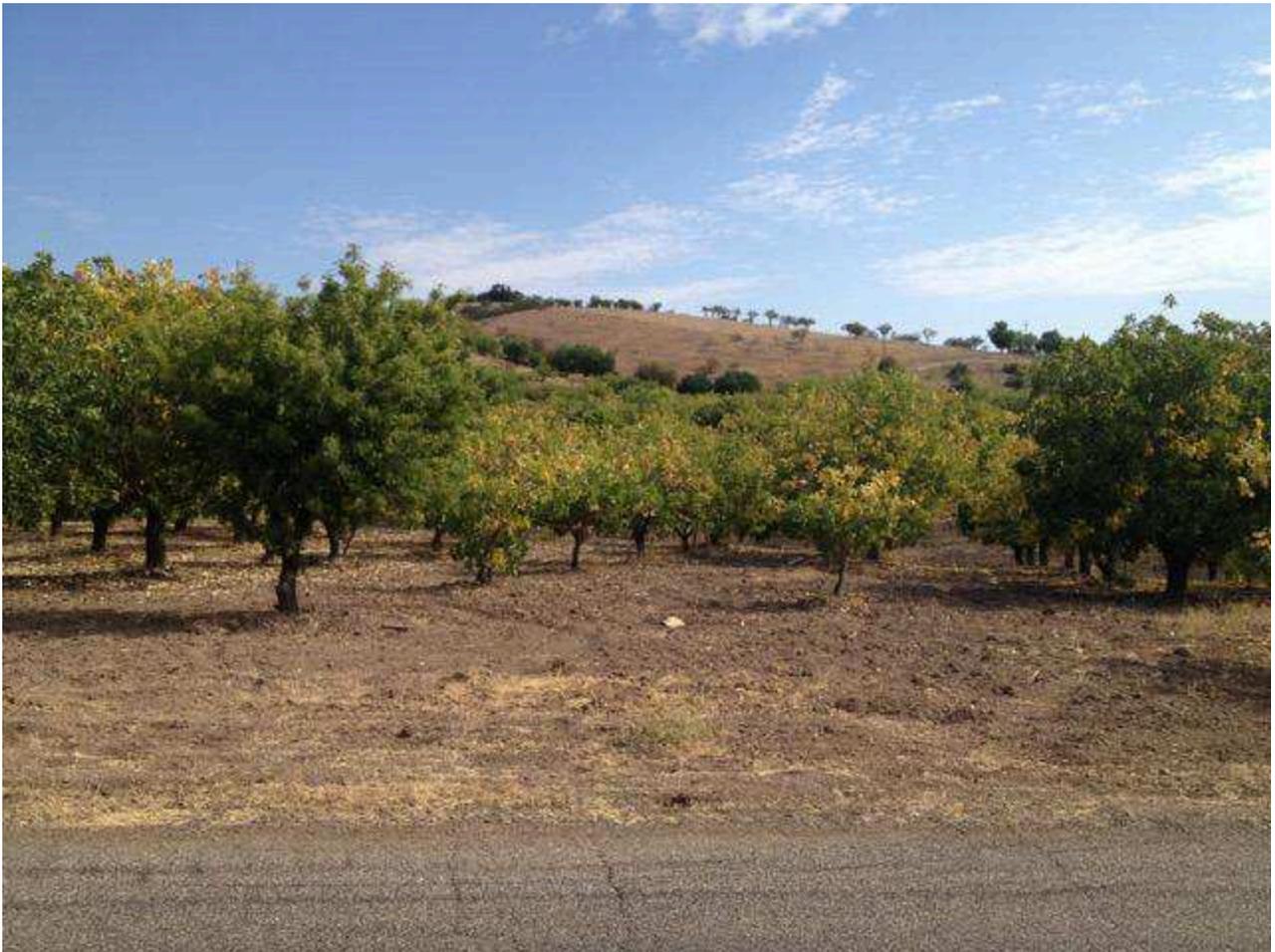
Please do what is best for the community and listen to the people who are affected by it. Stop this event center from going in and make sure that another tasting room is not built on site.

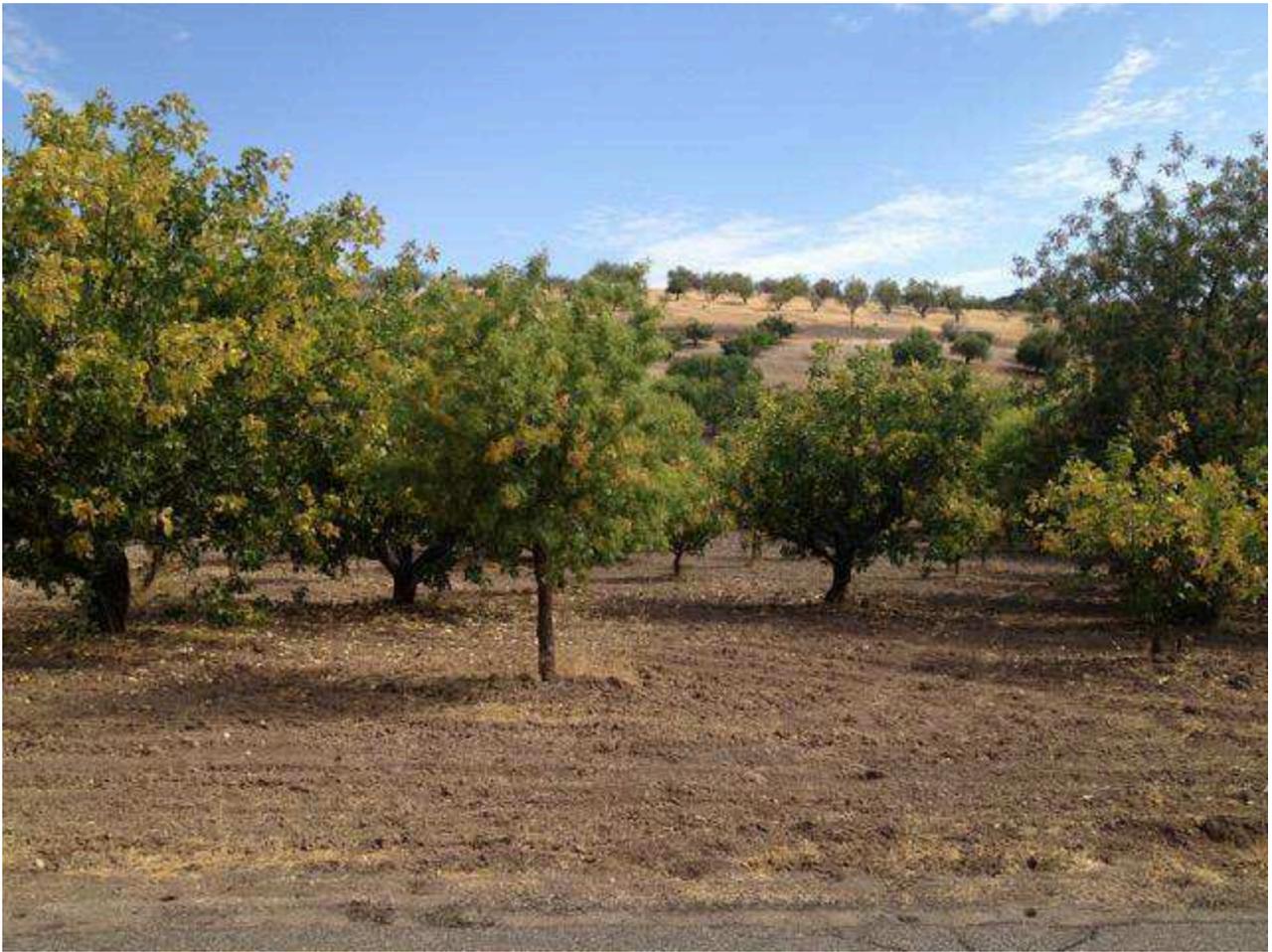
Thank you for your time,

Niccolo















Use Permit # RDC2013-00113

Gianni Manucci

to:

rhedges

09/22/2015 09:16 AM

Hide Details

From: Gianni Manucci <info@wildcoyote.biz>

To: rhedges@co.slo.ca.us

Good Morning,

I was hoping you may assist me in forwarding this email to the Planning Commission regarding

Use Permit # RDC2013-00113

I would hope a copy of this email is also shared with the board members for the upcoming hearing on Sep. 24, 2015 at 9a.m.

My name is: Gianni Manucci, Owner/Winemaker, of Wild Coyote Estate Winery ~ B&B

My property location: Directly across from the proposed use permit location

My Objection: Modification to the proposed project

## Reference: Negative Declaration & Notice of Determination

Page#2- Phase#1:

**Elimination of any and all special events for any "after hour" activity**

**Objection: Direct impact to our lodging (B&B) services (revenue loss)**

**which has been in existence for over 10-years**

Page-4:

Under setting, paragraph-4

**Our winery's approximate location is mentioned**

**Paragraph-3: Grape vines cover about 66% is not true. It is more like 90% or more...**

Page-7, Agricultural Resources

Item-b) Convert prime farmland for non-agricultural use. Insignificant impact is cross checked

**Objection: Special events, weddings after hour parties SHALL be considered non agricultural use**

**Just because other wineries have obtained this permit in the past doesn't make it right to allow others to automatically receive the same.**

**Example: Several wineries, including ourselves, has this permit but we hardly ever use it out of respect for the neighborhood residences.**

**However, there are those, corp. entities that are purely profit driven, that take full advantage of it. Such as, Opolo & Tobin James, which doesn't have the support of some of the neighborhood or other wineries. Knowing this applicant, there are plenty of doubts that it could be**

**another one of those mass party places we all like to avoid.**

Page-8, Figure-3

Arial photograph of the site, to the North-East of the page

**My residence and B&B lodging location is directly across, less than a 1,000 feet of the proposed site, at slightly 100ft higher elevation**

Page-25, Section-8 Noise

a) Expose people to noise levels that exceed the County Noise Element (cross marked as insignificant).

**This is not correct. The County can't assess or monitor what amount of noise will be generated from this project.**

**Also, there has never been any monitoring/enforcements in place by the County after projects are completed.**

b) General permanent increase in the ambient noise levels in the project vicinity (cross marked insignificant).

**This is not true. The special events for after-hour will generate plenty of noise and disturbance to our lodging guests & residence.**

c&d) **This is not true. same explanation as above.**

Settings, paragraph-1

The entire statement is not correct.

Noise levels on the project site and in the vicinity are very HIGH and there will be NEW source of loud noise (special events) beyond those associated with agricultural use.

Exhibit#1- Video clip (copies will be distributed at the hearing)

This video is taken via a cell phone from my residence which is next to our B&B's. Approximate time is about 6a.m., taken from the proposed site.

1- Please note the noise generated by the irrigation pumping station and how loud the sound travels

2- Please note the music sound by the irrigation crew, coming from a small handheld radio

Page-26, Impact

The project site is not located in proximity to sensitive receptors. The nearest ranch is about 2-miles.

**This is completely false. Our location is directly across and less than 2,000ft away. And other homes/ranches within 3-5,000ft away.**

Constructions hours between 7a.m. -9p.m.

**This is completely unacceptable. This will disturb our residence, as well as damage to our lodging business.**

**Example-1: During applicant's 2014 vineyard site development, they were using very powerful hydraulic post pounding equipments from 6a.m.- 6p.m.**

**After our repetitive complaints, the owners simply ignored us by saying "they have a tight schedule and have to do what they have to do"**

**This caused some of our B&B lodging guests to depart early, couldn't take the noise, causing our business to lose revenues.**

**Example#2- During 2015 vineyard crew workmen were generating lots of human noise and loud music from 5am to 6pm. When it was discussed with**

**the owners, they completely denied this and when confronted with hard evidence, still were unwilling to accept responsibility. This demonstrated the**

**character of the ownership and corporate mentality that only cares about their own pocket, even if it means hurting others...**

Paragraph-6

Noise study by David Dubbink

**This is not true. The noise study does not count on noise travel and amplification through the canyon walls, etc...**

I look forward to being at this hearing and present my case in person.

REGARDS,

--

**Gianni Manucci**, Owner/Winemaker

WILD COYOTE ESTATE WINERY~B&B

[\(805\) 610-1311](tel:8056101311) [www.wildcoyote.biz](http://www.wildcoyote.biz)

For faster response, sometimes we use smart-phones or iPads, which is very forgiving with grammar or spelling errors.

Also, this email is confidential and is intended for the user's email listed here, and not for publication or sharing with any other unauthorized users...

Today coen

I am writing to the applo b stan bere vice/ wey in the Adelaide area. While I feel it is not only the feeling of the pte hatlive (and ppte) in this area, pSan Lis Obispo Cot Goveth has shorby regard the resi deb here. You are to be sad vte are allowing the etre etret of this beautiful and pecio area to be commercial es in pte the any btopps You d false hearings as if whae a ice and japp lv at thinkllful opson.

The ipct these pation are hge dne beauty of the area from traffic, use, light and wild life. I w firsthand be altering the quality of life by iney appd"evn being allod right to the of fifteen years. There as a force to the use level, be ber b eab being held and he ber b pte hat atted. Ate pte T by car as sed thaul pte the hill wh flod light lightn g p a field for prng bThe eirontas a nightmare die etre had choice bte. That as several pasag and the issue has cpd teedp Not seen is ienand vte to allowe after pte regardless of the impact

You are destroying the veyce that is bringing pte here in the first pte. I have heard o several ocasin that sed to Pas are tring an p The taffic, cos and edlesmeri eshae read be once of the region This as a pistine pte in tandity wild life and ights. How can the to be pte into carrial pygd and depe hat treate bled be Adelaide wh and sleep at right is coeing to

Please p already and listen to the com that lies here.

Sincerely

Cheyl

September 21, 2015

TO: Planning Commissioners

FROM: Alice Griselle and Glenn Faulk

SUBJECT: Planning Commission Agenda Item on Parrish Project/ Event Center

Dear Commissioners,

Neighbors on the West side in the Adelaida and Willow Creek areas are extremely concerned about the many special event centers and programs that are being approved in our area. We have spoken to the Board of Supervisors and they have promised to consider the impact at a future Board meeting. However, this will be too late for the many projects that are being approved in the meantime and seriously affecting our quality of life.

I don't want to presume to tell you the role of the Planning Commissioner but merely to tell you how I see it. The responsible planning for the areas future belongs with the Planning Commission. The Planning Commission was formed to analyze the issues and make the correct land use decisions for the County and to make good sound recommendations to the Board of Supervisors. Consequently, we are relying on all of you to help us with this enormous problem.

The Parrish project is one of many projects that is going to negatively affect our community with large events of up to 150 people, 20 times a year along with the nonprofit events, wine tastings, and industry events. The Agricultural land use designation is being abused with commercial uses that are not connected to agricultural. We have no problems with wineries having reasonable amounts of industry events and wine tasting. The weddings, concerts, conventions and other non-industry related uses are what we are opposed to allowing. Twenty events with a maximum of 150 attendees brings 3000 people annually and that does not include all the wine tasters, industry events, and service people. There are already many wineries in the area with far more events and attendees which will have a cumulative effect on roadways, water, noise, fire safety, and the environment. In the letter from Cal Fire attached to the environmental document, they state, "Concerns: The cumulative effects of intensified commercial operations and special events within areas such as this, continues to place significant challenges upon the ability of CALFIRE/County fire to provide efficient and effective emergency services within rural areas." This alone should be a reason to deny or continue this application. Perhaps new businesses need to pay an assessment for additional services. New developments diminish all taxpayer's fire and medical services in the Adelaida and Willow Creek areas. It is a health and safety concern.

We request that the Planning Commission continue any applications requesting events or event centers and request that an Environmental Impact Report is prepared taking in to account all the existing approved events and event centers presently approved for wineries, olive oil producers, and other venues. If staff has a complete inventory and listing and an environmental analysis has been conducted on cumulative effects of events then good planning practice dictates that it be presented to the Planning Commission. If an EIR considering cumulative effects has not been completed then all projects should be

put on hold until such a document is completed and a threshold is established by which to approve additional events and event centers in the Adelaida and Willow Creek areas.

Please be responsible nonpolitical commissioners and consider the planning aspects of the AG land use designation. Please consider the health & safety, traffic, noise, aesthetics, water, environmental and cumulative effects of this project when you make your decision. You are important decision makers and are selected to make the best independent planning decisions that you can, not just based on what the applicant or staff is telling you, but based on your education, experience and integrity. Please listen to the people that live in the area and are already dealing with all of the negative effects of events.

Thank you so much for your time and consideration. If you want to contact me, I can be reached at [agriselle@gmail.com](mailto:agriselle@gmail.com).



Please forward the following comments to the Planning Commissioners:

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I am writing to express my extreme disappointment at yet another recommendation of approval for a Conditional Use Permit to allow for hosting special events and constructing more wine production and tasting room facilities in the Adelaida area. The findings for the environmental determination state 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”. While this *might* be true if this were an isolated project, County Planning has approved scores of such permits in this area. The combined impact has been huge – totally transforming this area from what it once was.

There are over 175 vineyards in the North County, many with tasting rooms and event centers that can host up to 20 events with amplified music for 150-200 attendees per year. The cumulative effect is that County Planning is sanctioning hundreds of events each year with thousands of participants with complete disregard for the impacts on neighboring properties. There has been no comprehensive evaluation of the cumulative impacts on agriculture, traffic circulation, air quality, noise, public services (especially fire), waste water, biological resources (especially wildlife), aesthetics, drainage and water (other than the fact that there’s not much water left in the Paso Basin). This is totally irresponsible and very poor land use planning.

This is not agriculture. This is hospitality. These people are not selling wine. They are selling parties. It is time for the County to rein in the growth of this industry and reinstate the practice of agriculture on agricultural lands.

---

Holly Sletteland  
4849 See Ranch Lane  
Templeton, CA 93465  
(805) 239-3928



Letter to the SLO planning commission re: The Parrish Project

Leslie Reilly

to:

Rhedges

09/22/2015 04:23 PM

Hide Details

From: Leslie Reilly <l-reilly@sbcglobal.net>

To: Rhedges@co.slo.ca.us

9-22-2015

To the San Luis Obispo County Planning Commission:

I am a resident in the vineyard area of West Templeton and Paso Robles. We love our neighborhood, the surrounding countryside, the people and the agricultural culture of the area. The vineyards are beautiful and a vibrant part of the community; however, there can be too much of a good thing. We have watched our quiet neighborhoods become inundated with traffic and noise. The cars speed up and down Vineyard, the trucks speed as well as use their "jake" brakes (sp?). The wine tasters are often drunk, drive into and damage our property, then drive away without reporting it. I had noticed a

significant increase in all of these issues with the increase of winery events the past couple years. Our roads are not designed or maintained for this kind of traffic. The speed limit is 55, way too fast for our roads, and most drivers speed above that anyway. I am asking the planning commission to halt permits for further events and developments in the western Paso Robles vineyard area at least until further studies can be done. There is a saturation point for development, and it needs to be managed carefully.

Recently, the planning commission gave Pasolivo permission to take down an historic barn and begin building a large event center. Now there is another project before the commission, the Parrish Project.

Concerning the Parrish Project, which is being presented to the County Planning Commission on Thursday, September 24, 2015 at their meeting in the County Board of Supervisor's board room in San Luis Obispo: this project will significantly impact surrounding neighbors, as well as produce an enormous amount of traffic on Adelaida Road during events, which are essentially unlimited. Although the conditional use permit states 20 non industry events per year, the County has no way of enforcing how many events, how many people and what the events were actually for. We are finding the County accepts a number of definitions for an "Event" and in some cases debates whether an event even was an event as defined in their ordinances. Therefore, making any limit on these is meaningless.

Another alarming issue is lack of county services for fire, driving violations and safety. ***CAL FIRE San Luis Obispo County Fire Department regarding the Parrish Vineyards and Winery Project: "Concerns: The cumulative effects of intensified commercial operations and special events within areas such as this, continues to place significant challenges upon the ability of CAL FIRE/County Fire to provide efficient and effective emergency services within rural areas."***

How can permits be granted when Cal Fire says they cannot provide emergency services???

Not only fire services, but paramedics as well.

Please halt the granting of large venue permits until there can be a comprehensive study of the impact on residents and county services. Please enforce current regulations. Please conserve the culture of the vineyard area and the reasons behind why this is such a heavenly place to live and visit. There can be smart, carefully managed

development. Large event venues is not the way.

Thank you-

Leslie R.

Begin forwarded message:

**From:** Jodean Madsen <[jomadsen04@gmail.com](mailto:jomadsen04@gmail.com)>  
**Date:** September 22, 2015 at 8:05:19 PM PDT  
**To:** David Parrish <[david@parrishfamilyvineyard.com](mailto:david@parrishfamilyvineyard.com)>  
**Subject: Tasting Room**

We are writing this letter in support of the Parrish Family Vineyard on Adelaida Rd. and their plans for building a winery and tasting room. We own property adjacent to the Parrish's.

After meeting with David and his family, we feel that they will be excellent stewards of their land, and will be a real asset to the area.

We wish them good luck and look forward to having them as neighbors.

Sincerely,

Neal and Jodean Madsen (Jodean Brown Langley)



Parrish project CUP DRC2013-00113/DLP

Claudia Webster

to:

rhedges

09/22/2015 05:59 PM

Hide Details

From: Claudia Webster <popbeads13@gmail.com>

To: rhedges@co.slo.ca.us

Please share the following with the Planning Commission:

Many residents of Adelaida believe that ALL such Permits should be suspended until such time the Board of Supervisors have updated and clarified all ordinances and regulations. Further, with lack of adequate enforcement, these commercial ventures are left to self-regulate. A quick check with the Sherrif's office and your own Enforcement division will tell you they are completely unable to keep up with complaints and concerns being reported by residents, especially in regards to noise. When citizens call events centers to complain (as is recommended by the Planning Department), they are met with rude and often obscene comments.

The Planning Department is fond of saying that amplified music will cease at 9 pm, but in fact the Sherrif's Department WILL NOT respond until after 10 pm. Further, residents consistently report that it ISN'T the AMPLIFIED

music that is of greatest concern, but the crowd-associated noises that occur long after.

All these concerns were expressed during the Appeal of the Pasolivo Project. Twenty-three people took an entire day out of their lives to speak to these concerns. Although Supervisors made comments such as "I wouldn't like this near my house." and "We are clearly at a tipping point," when County Counsel suggested a moratorium could be enacted, **none** of the Supervisors chose to act.

Adequate revision of the ordinances and regulations, which are inconsistent, contradictory, outdated, at odds with the Williamson Act, and just plain silent regarding Vacations Rentals, importation of crops from other areas, and so on.... could take many years, and possible court action, to revise. In the meantime, the entire Adelaida Area will be lost to it's **actual** residents.

Frustration is building.

As 30,000 firefighters risk their lives trying to keep the State from burning, I am not sure WHAT PART of THIS STATEMENT Ms. Phipps FAILS to understand:

*"The cumulative effects of intensified commercial operations and special events within areas such as this, continues to place significant challenges upon the ability of CAL FIRE/County Fire to provide efficient and effective emergency services within rural areas." Robert Lewin, Fire Chief.*

Saying that sprinklers, commercial hoods and alarms will be installed hardly mitigates the situation described above. By the way, the same statement was made about the Pasolivo Project. It was also ignored by Ms. Phipps at that time as well. SOMEONE needs to be responsible, and use common sense. If the County accepts ANY box the Consultants check, why bother with Planning at all?

In regards to traffic, safety should be paramount. The county should adopt requirements set by CalTrans and the American Association of State Highway and Transportation Officials. Nothing will mitigate the loss of life.

Someone MUST stop kicking the can down the road. These are the real lives of human beings the County is playing games with. Commercialism should not be "the be-all and end-all." Community should be. When the County continues to spot-zone these commercial ventures into Agricultural-Residential areas, not only are they destroying the environment, but also the fabric of the very community that makes this place so special. The Cumulative effects of these EVENT Centers (which suddenly become "barns" when presented to the Supervisors) is CRUSHING residential life in this community. The County seems intent on "killing the goose that lays the golden eggs." Please make it stop NOW. Respect ZONING LAWS.

Do the right thing by your constituents. No one is looking after their concerns. Will you?

Deny this permit.

Sincerely,

Claudia Webster

Wednesday, September 23, 2015

# DAOU

VINEYARDS & WINERY

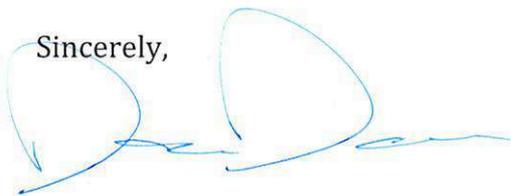
Dear Planning Commissioners,

This letter is in support of my friend, David Parrish, and his aspirations to open his own winery and tasting room. David has been in the industry for over 40 years installing vineyards and I have personally been working with David over the last 4 years to develop my own vineyards.

Over the time that I have known David, he has shown to be a man that cares greatly about his work. He understands the value of the land and respects it. He watches every detail from the beginning of the process to the end. David wants every vineyard installation to be his best. If there were ever issues on DAOU Mountain, David personally would come out and solve them. He is a trustworthy man that cares greatly about what he does.

I know he will demonstrate the same amount of care with this winery and tasting room in Adelaida. The most important part of this equation is that he will be doing this with his family by his side. David is fortunate to run this winery and business with his wife, daughter, and son-in-law. It will be because of this that I know Parrish Family Vineyard will be an asset to our Adelaida District. I personally look forward to calling them neighbor in the near future.

Sincerely,



Daniel J. Daou



Parrish Project  
Colleen Runyen

to:

[rhedges@co.slo.ca.us](mailto:rhedges@co.slo.ca.us)

09/23/2015 01:37 PM

[Hide Details](#)

From: Colleen Runyen <[runyen534@gmail.com](mailto:runyen534@gmail.com)>

To: "[rhedges@co.slo.ca.us](mailto:rhedges@co.slo.ca.us)" <[rhedges@co.slo.ca.us](mailto:rhedges@co.slo.ca.us)>

Thank you in advance for reading and considering my letter concerning the continued expansion of corporate businesses in our residential ag communities.

The county powers that be, planning department?, board of supervisors?, private consultants?, have done little or nothing to curb expansion of ag properties into commercial ventures that change the very fiber of our community. I am stunned at the lack of response community members receive when going before the planning department and the board of supervisors. When the community came together to oppose events for Pasolivo the board had a discussion about getting a grip on these expansions and how they have been warned by their peers in Sonoma to better manage growth in order to avoid future problems. Then they did nothing. Some board members dismissed people's comments regarding traffic or the barn preservation because they just didn't believe what was said, or gave more

credence to those folks who DID NOT write letters or show up but could, in fact, be in favor of the project.

Currently tasting rooms can have as many unofficial events as they want with the offer of free food or music. Drive out Vineyard and your head will spin reading the signs inviting you in to food, music, art shows and FUN! Please don't wait for more injuries and deaths on the road to occur, or let more neighborhoods turn in commercial zones. Quit going along with these projects just to get along. Our county and community deserve better.

Colleen Runyen