

7/5/2016

To: The San Luis Obispo County Planning Commission and Board of Supervisors

From: William and Ellen Frost  
1990 Surrey Way, Rural Paso Robles

Subject: Cass Winery request for a Conditional Use Permit for winery expansion (File Number DRC2015-0038, APN 035-032-018).

This letter will recommend Planning Commission approval of the request by Steve Cass of Cass Winery for expansion of his existing winery facilities and visitor areas at 7350 Linne Road in rural Paso Robles.

We are relatively adjacent neighbors to the Cass property as the the north-east corner of our property is  $\frac{3}{4}$  mile southwest from the nearest point on the Cass property.

Since our initial introduction in year 2000 to the then new Cass vineyard on Linne Road which borders our favorite running/walking route, we have eagerly awaited each new phase of the Cass construction, starting with the original vineyard and followed by the winery buildings and tasting room. As a neighbor and customer of the Cass Winery over the years, we have come to know and appreciate Steve and his family, and have never had any occasion to hold the conduct of the Cass winery in anything other than the highest regard; and we certainly have had no complaints about noise from any of the winery events.

But, as happens with most successful businesses if they are to continue to grow, some expansion is inevitably necessary, prompting the need for a public hearing by the Planning Commission on the Cass request.

Although the specific expansions named in the permit are too numerous to mention here, we are confident that the Cass ownership will safeguard the neighbors from any negative effects so that we can continue our positive relationship with the winery. Therefore we wish to provide an unqualified recommendation for the expansion and request that the Cass Conditional Use Permit be approved by the County Planning Commission.