

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.

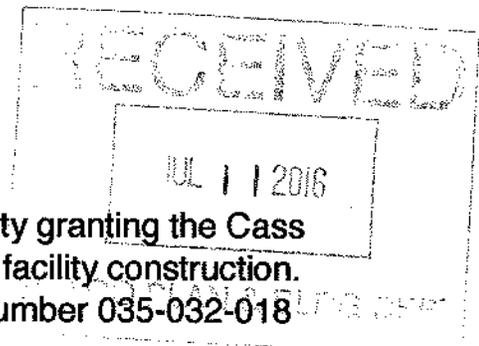
We are relatively adjacent neighbors to the Cass property as the the north-east corner of our property is  $\frac{3}{4}$  mile southwest from the nearest point on the Cass property.

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.

Dresser Ranch Residents  
Paso Robles, Ca 93446  
June 6, 2016



Dear Planning Commission:

We are writing to you to express our disapproval of the County granting the Cass Winery a permit for added expansion events, and additional facility construction. Country File Number DRC2015-00038. Assessor Parcel Number 035-032-018

We are longtime residents, living here over 30 years, longer than this winery has been doing business, by the way. Our properties are near Cass Winery. We moved to the area because of its agricultural nature not to be part of a wineries increasing commercial development. This land was allocated for agriculture—horses, cattle, fruit orchards, and yes, vineyards: however, weddings, music concerts and other such events are impacting our surroundings with more vehicles on our small rural roads, and increased noise levels into the evening hours.

Our major objections stem from the increased impact on our community ground water; (1) used by the proposed Bed and Breakfast facility and (2) the increased number of events and (3) the number of people allowed to attend these events. If you approve this permit you will be placing an additional strain on our ailing groundwater basin which is already in depletion. Many residents in the area have had their well water levels drop significantly over the past year (a hundred feet and more). We have a water scarcity. Drought is the new normal. Some of us are on the verge of having to replace our water wells entirely. Have you considered what impact this Bed and Breakfast will have on our water basin? What law gives the County the right to put our water availability/rights in jeopardy for the desires of one person's B and B facility?

We are also opposed to expanding the annual winery events. Going from 8 to 20 events, with an attendance up to 200 is unacceptable. Interestingly, this is 50 more attendees than what the county approved for the Adelaida wineries in 2015. Added events will bring increased traffic from non-residents. This will place extra wear on roads that will require on-going maintenance and service. These added expenses, we're sure, will be passed on to the local taxpayers.

**STOP THE PERMIT APPROVAL TO CASS WINERY!!! Enough is enough. The county decision makers are wrong in continuing to approve wine venues, wine events, increased wine case production, wine construction, wine food kitchens, wine housing facilities, and on and on.....**

The planning commission needs to look at the larger picture and the impact these wine development permits have on the environment and the quality of life of its residents. No one person should be able to obliterate the water rights of its neighbors within the community.

The following Dresser Ranch Residents disapprove of the County of San Luis Obispo granting a permit to Cass Winery to further develop and expand their facility to include (1) constructing an 8-room bed and breakfast, (2) increase annual events from 8 to 20 with up to 200 attendees each, (3) increase wine production from 5,000 cases to 20,000 cases, and other additions that would comprise the limited water in our basin.

*Deborah Anne Dye*

**Deborah Anne Dye**  
1610 Thistle Way, Paso Robles Ca 93446

*Erynn Rose Dye*

**Erynn Rose Dye**  
1610 Thistle Way, Paso Robles Ca 93446

*Dorie Krepton*

**Dorie Krepton**  
1610 Thistle Way, Paso Robles Ca 93446

**Kathy Gritzfeld**  
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*Catherine A Gritzfeld*

**Jym Gritzfeld**  
1510 Thistle Way, Paso Robles, Ca 93446

*[Signature]*

*Deborah Persinger*

**Deborah Persinger**  
6634 Windmill Rd. Paso Robles, Ca 93446

*[Signature]*

**Lanny Persinger**  
6634 Windmill Rd. Paso Robles, Ca 93446

*Barbara J Hubbard*

**Barbara Hubbard**  
1805 Thistle Way Paso Robles, Ca 93446

*Gary Hubbard*

**Gary Hubbard**  
1805 Thistle Way Paso Robles, Ca 93446

*Cory Hubbard*

**Cory Hubbard**  
1803 Thistle Way Paso Robles, Ca 93446

### Addendum to Dresser Ranch letter regarding Cass Winery development

Only one resident of the people signed on this petition received the notice in the mail (brown postcard) announcing the Cass permit for development. The question is how many others were not informed and did not receive the notice? The one copy that was received is barely legible. ( see enclosed copy)

You have a responsibility to inform all the residents in a given jurisdiction. You failed to do so in this case. We feel, you left unknown numbers of people in the dark which immobilized our ability to adequately review this situation in a timely fashion.

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



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A request by STEVE CASS (CASS WINERY) for a Conditional Use Permit to allow the expansion of a previously approved winery and related visitor-serving uses including: a) construction of a new 13,276 square-foot (sf) barrel storage and administration building with an approximately 6,327 sq covered patio area and 6,300 sq of ornamental landscaping; b) construction of a new 4,128 sf eight room bed and breakfast inn; c) improving an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Genesee Road; d) increase in the existing temporary events program from six annual events with up to 100 attendees to 20 annual events with up to 200 attendees each; e) use of an existing 1,760 sf commercial kitchen and seating area as a limited food serving facility (restaurant); and f) increase in annual wine production from 5,000 cases to up to 20,000 cases. The applicant is requesting modifications to ordinance standards to allow for increase in the allowable square footage of a proposed restaurant in the Agriculture and use category from 300 to 1,760 sf, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture and use category. The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Genesee Road, approximately 4.10 miles east of Paso Robles. 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 April 28, 2016 for this project. Mitigation measures are proposed to address air quality geology and soils, hazards, public services, water/hydrology, and land use, and are included as conditions of approval.

County File Number: ERC2015-00933  
Supervisorial District: E

Assessor Parcel Number: 035-052-018  
Date accepted: January 3, 2016

HEARING DATE:  
June 9, 2016 at 9:00 a.m.  
CONTACT:  
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