

Attachment 5

11/1/2016

Fw: planning commission hearing Oct 13 2016 - Zarina Hackney

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Airlin Singewald

Wed 10/12/2016 10:02 AM

adelaidawillowcreekproposedvro

To: Ramona Hedges <rhedges@co.slo.ca.us>; Zarina Hackney <zhackney@co.slo.ca.us>;

Additional correspondence received

From: stacia@thegarleygroup.net <Stacia@thegarleygroup.net>

Sent: Wednesday, October 12, 2016 9:53 AM

To: Airlin Singewald

Subject: planning commission hearing Oct 13 2016

Dear Airlin Singewald or whom it may concern,

As I am a student at Cuesta College, I will be in class during the meeting so I am hoping by writing, it will get seen or read by someone.

As you make more and more modifications to more and more ordinances, I hope you will consider who this is impacting, the property owners. My family has resided in rural Adelaide area since the early 70's, and my family has been able to keep my grandparents ranch due to the fact we started sharing the place by doing short term rentals. We have been doing short term rentals for a little over three years and we have not had one issue. We use to rent our little old farm house out to people who did not appreciate the area, if you ask me those are the people who caused an issue. We now have the most wonderful people who come from all over the world, who truly come with the most respect for the area and the place they are staying at. It has been amazing finding something my family can do to keep my family's land, and the people we have met has been incredible.

Paso Robles has become a destination, but by trying to shut down short term rentals this will have a huge impact on people wanting to come visit. Staying in a unique place is why they are coming, to get the full effect of what Paso Robles has to offer. The money the city is making on tourist should be a good thing, and us doing short term rentals and paying our TOT taxes, we should feel encouraged to keep bringing people and money into our town. Instead I lose sleep at night wondering when the county will put another ordinance that says no. We have struggled as a family who reside on ag land to find some sort of small business we can do with the land, and with the water issues we believe that farming and starting another vineyard is NOT the right answer.

A couple thoughts to think about when you are implementing short term rentals, is the noise complaint I hear a lot about. We advertise that our small farm house is ideal for a couple, and that is what we mostly get. A very quiet couple coming from the city, who want to enjoy wine and have a quite weekend away. Also being on ag land, we do not have any neighbors who we would impact, even if there was noise. I clean short term rentals for a living so I see the ones in town, the big houses, and people come with a group have a party and then leave, I can see why those would have a few complaints. But for the most part these houses sit empty all week, to me I would rather live next to a house that only had people in it on weekends.

A few things to consider

- Smaller groups make less noise
- Ag land is much different then residential and should be treated as such
- People want unique places to stay
- Property owners are paying a lot in our TOT taxes
- Consider each individual property differently

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My family and I want nothing more than to be able to keep my grandparents land, but the feeling of defeat is almost unbearable when you open up the county ordinances' when all you see are things we can't do! Please keep property owners who are trying to do business in mind when you keep adding modifications. If we are supposed to be able to afford the land and pay the taxes the county needs to generate income, we have to be able to do something with the land to generate income for us.

Thank you for your time and consideration.

Stacia

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Untitled - Zarina Hackney

Untitled

Zarina Hackney

Tue 11/1/2016 4:01 PM

To: Zarina Hackney <zhackney@co.slo.ca.us>;

From: Crystal Bradshaw <info@oakdaleranch.com>

Sent: Thursday, October 13, 2016 8:09 PM

To: Zarina Hackney

Subject: Re: proposed vacation rental ordinance

Dear Board,

I'm Crystal Bradshaw. My 70 yr old father Rick Mattson and I run a small vacation rental on his 32 acre ranch that he bought over 30 years ago, where I grew up and visit often. Today the "Save Willow Creek" Group made many false assertions, leaving me to wonder what else they have exaggerated, bent the truth on and plain lied about to get their agenda passed. They organized & met with the planning public outreach review board; a conversation the other side should have been included in. Today the leader of the group brought up a map on the projector with a Big Yellow Star with "Oakdale Ranch Mattson" attached to it, then further decided to single us out that we claim to operate on a farmers income while running a business for 3 years that allows noise till midnight and advertises a 300+ person venue. Well, we do operate on a farmers income and the rest was completely false. There is nothing to back that up those false assertions. We have held one paid wedding in 6 years for about 130 people and have been quite before 10PM. Another of the "Save Willow Creek" group cited photos saying they were from a recent vacation rental wedding on Oakdale Rd. (there a no other than ours that potentially host weddings on Oakdale) but the pictures were of cars parked in front of Shale Oak and Red Soles, probably for the pick up parties they just did, all the while we have not had a paid wedding in two years!!

The Adelaida/Willow creek area has changed dramatically over the last 20 years: going from the middle of nowhere Templeton to prime Westside Paso wine real estate. It's become the "Beverly Hills" of Paso. Besides the wine industry, our beautiful area has attracted lots of new blood. Gentleman Farmers, hobby vineyard owners, movie stars and wealthy retirees. There is nothing wrong with being any of those things, but I believe many of those people are the same ones trying to get this ordinance passed with a not-in-my-backyard attitude, making a mountain out of a mole hill with unsubstantiated reports of "noise" and "traffic" amongst the huge region it is targeting.

Has anyone verified the allegations that this group has put forth? Our experience shows that they are just not true. Truth is, these people have been fairly radical towards their neighbors who oppose them, have threatened to picket protest people's weddings & refused to sit down to have meetings with their neighbors. They have gone full steam on future fears....On Oakdale Rd. we don't see traffic headed to frequent DIY weddings or hear related wedding noise. The real traffic and noise comes from larger wineries and venues, which are already regulated. The truth is that DIY brides that might choose a vacation property like ours are not that numerous.... Our ranch rental is up a half mile private driveway and about 20 acres away from our neighboring houses. So If a wedding lasts about 5 hours with 2 hours of dancing music, It's not that much noise pollution!!! Additionally, we provide on site parking and have a driveway shuttle to ensure people are sober before giving them back their keys. We have had no neighbor complaints in 6 years. However, that income was significant for us and it would be a major blow to not have that income to offset the cost of maintaining AG land. The current draft ordinance would make it impossible for us to ever host an event again under the MUP because we only have one outlet to our half mile

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driveway, the back of our property used to connect with a small fire road to the neighbors driveway, but they put in a vineyard and 8 FT fence blocking it off.

Much of the proposed ordinance is too restrictive on small operations like ours.

It's unfair to limit private DIY events to zero. Under current ordinance we are entitled to 6 private events per year, which seems reasonable and unlikely in the DIY market. Those violating those rules should be dealt with separately. Do not punish us all.

It's unfair to limit guest stays to 4 per month. Remember we are on large acreage parcels, so we are not bothering neighbors. We have one unit with a 2-night minimum in place which prevents a high volume anyway. I think regulating this is futile given people will most likely just not report it to you and you have no way of enforcing it.

Lastly, It is a bad precedent to set, to single out a geographic area. If you are going to make a rule then it should apply to all inland area's, not just the nice neighborhoods with squeaky wheels.

My Best,
Crystal Bradshaw
818-322-4632
Real Estate Agent
Property Manager
info@oakdaleranch.com
www.oakdaleranch.com