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**Subject:** Permit # U-20-04 Susan Turpin  
**Date:** Tuesday, December 14, 2021 4:42:45 PM

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My submission is in addition and amplification of my letter to the Supervisors and Planners previously submitted.

1. The road is insufficient to handle the proposed traffic along with the ag traffic. Morrison Ln. is only 20 feet wide or less, while the Suisun Valley Rd. is 25 feet in width. It is only one road in and out. Will the County be forced to fund the outlay to widen the road and provide adequate shoulders where none now exist?? In addition, there will be traffic that will dump off onto our private road both previous and after the event. That is a given as they will think the private roads "lead to over the Hill" even as we already have had that happen.

We will be forced to install gates to insure privacy and at our considerable expense and inconvenience.

2. How do we enforce accountability---the "Vacation rental" supposedly can't be used in conjunction with the events, how do you insure that??

3. The event center is to have NO outside amplified sound but though not having the plans, I would assume the building is designed to be wide open so what good does that do?? Please note that this facility sits at the apex of an amphitheater like bowl with the half moon hills to the west. It will accentuate the noise. How are we to regulate the obtrusive noise?? What is the db tolerance at our property line and will the county supply us with a meter?

4. As I stated before, "once the camel's nose got under the tent....."!! The original permit was listed at 8 events a year and now even before it is permitted, it seems to be 12. Where does it end?

5. I am guessing that in the attempt to make it an ag use, they might plant a few grape vines or fruit trees, but that in no way makes it an ag use or even an ag supporting enterprise.

In conclusion, I find it insane that ANY ONE would find this an acceptable enterprise for our Beautiful Suisun Valley and plead with those in control to deny this wrongful intrusion.

Paul Herman  
adjacent land owner  
former Suisun Valley Fund Committee member

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**Cc:** [dr.kid@wineandwalkerranch.com](mailto:dr.kid@wineandwalkerranch.com); [bolinrussum@msn.com](mailto:bolinrussum@msn.com)  
**Subject:** Permit Application U-20-04 Susan Turpin  
**Date:** Wednesday, December 15, 2021 8:00:23 PM

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12-15-2021

I have come up with some additional things that I wish to forward to the permitting process. I think that this Public Hearing has been ill advised as official notice was only received less than one month ago and putting it in between two major holidays puts us at a distinct disadvantage.

In the project description it states that "two residences are located within 1/4 mile" while looking at the Assessor's Map, I see 6 with a possible 7th.

I also count over 25 homes that are off Morrison Lane and find it sad that one person can override and disadvantage so many--in fact all of the valley.

I submit Ordinance No. 2018-1798 Section 28.75.30 A.5 A vacation house rental may not be advertised, offered, or used as a "special events facility"-----No outdoor amplified sound is allowed. This contradicts the planners comments.

I also read that the property was cattle grazing land and I will attest under oath that there has not been a head on that property for the 27 years that I have been there-except maybe a stray and that I doubt. It's last ag use was as a vineyard. I also contest that that property was plagued with wet areas where even the grapes died out. If this is refuted, more tests should be done as this is not a small matter.

The more I get into this project, the more incensed I become. THIS CANNOT BE ALLOWED!!!

Sincerely,

Paul G. Herman

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