

From: [Dana Bellante](#)
To: [Adam Sharron](#)
Subject: Objection: 1321 Spring Hill Road
Date: Wednesday, March 27, 2024 5:31:31 PM

EXTERNAL

Hello Adam,

My name is Dana Machado and I live at 1005 Spring Hill Road. I am writing to you today to express my sincere disagreement about the proposed new build just two doors up at the Azari Winery.

I have many concerns about this project. First, our small county roads are not purposed for the heavy traffic that will flow up and down Spring Hill. For one, the hairpin turn has produced many car accidents that I have witnessed over my twenty years of living here. One car even went through my neighbors fence and started a fire. Patrons will be leaving drunk which further poses safety concerns. Between the narrow roads, milk and livestock trucks and bicyclists, this proposed business is a recipe for disaster. People speed as it is and I for one have no desire to be killed by a drunk driver on the very road in which I live on. No thank you!

Second, with the added traffic comes all the people. At ten (10) events a year we are guaranteed that the noise level will run all through summer and most weekends. The winery already hosts summer events with music blaring until 10:00 PM with loads of people, mostly loud laughing women, caring on and on. Noise travels down hill with the wind, so we are sure to hear every glass clinking and every raised voice. This will ultimately ruin the peace and quiet that my family and those around us have paid for. We have chosen to live in the quiet country, and not downtown Petaluma.

Third, natural resources. Spring Hill is not full of water and far from being a natural spring. Toilets flushing, added landscaping and general water waste will be a huge problem. The Azari's are not known to be conservationist by any means. They planted huge pine trees right on my neighbors fence line and watered them continuously, even during droughts with little concern to those around them. They want what they want and care little about how they will achieve it. While the rest of Spring Hill residents are saving and conserving water, we will be guaranteed that they will not be doing the same. Trash will be another issue. The land around the Azari's is full of livestock. The last thing we need is our animals choking on fly-away litter.

In closing, I believe this project is a mistake. This is a residential community that appreciates quiet rural living. This is why we are here. The Azari's should consider a commercial property where they can host events to large groups. They need to consider a location and structure that is appropriate for their needs, not on Spring Hill Road. This project is selfish and unneighborly and I say no.

Please feel to contact me if you have any questions,

Best,
Dana & Eric Machado

1005 Spring Hill Road
Petaluma, Ca 94952

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Dana Machado

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From: [Susan Crawford](#)
To: [Adam Sharron](#)
Subject: File number UPE19-0072
Date: Wednesday, March 27, 2024 4:47:17 PM

EXTERNAL

Adam

I oppose this request
This will impact this country road
We do not want possible incapacitated drivers on this type of road

Thank you

Susan Crawford
1613 Spring Hill Road
Petaluma

Sent from my iPhone

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From: [Remy Gross](#)
To: [Adam Sharron](#)
Subject: Permit Sonoma File No. UPE19-0072
Date: Thursday, March 28, 2024 7:50:17 AM

EXTERNAL

Hello Mr, Sharron,

First off, I apologize for the tardiness of my email. I learned about this after the written correspondence cut-off time but am hopeful you will at least consider my opinion.

I am writing to you about the above referenced permit application.

In a rural residential area at a windy road with a steep grade, I wanted to respectfully advocate against the idea of a parking lot at an area where traffic would likely cause more congestion and likely accidents as well. If you research this particular stretch of road, multiple cars have swerved off this twisty stretch of road to the extent where PG&E has had to move poles, as they've gotten hit too often.

Also, I feel deeply the creation of an event space would violate the quiet enjoyment of one's property. You can at times hear the noise from the Azari property late at night and the ability to have large events in the evening in a rural area is not fair, nor proper. As you probably know better than I, this area is made up of very small parcels and it's more suburban than rural. Night events (I would argue day-time as well, but night would be particularly disturbing) would be highly disruptive.

While I don't like the idea of putting boundaries on people's ability to use their land, I do think operating an expanding business in a residential setting that drives traffic across a dangerous section of a steep, winding road is not wise. I implore you to consider these factors and either reject this application or at least greatly reduce the parking field and limit this to day time events only.

Thanks in advance for your consideration of the above.

Best regards,

Remy Gross
1611 Spring Hill Rd.
Petaluma, CA 94952

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From: [Eric Smith](#)
To: [Adam Sharron](#)
Cc: [PlanningAgency](#)
Subject: Permit Sonoma File No. UPE19-0072
Date: Thursday, March 28, 2024 9:20:38 AM
Attachments: [Permit Sonoma File No. UPE19-0072 \(1\).pdf](#)

EXTERNAL

Attn: Adam Sharron,

I have attached a letter that I hope makes it to the BZA, prior to the meeting today. In the notice mailed out and dated on March 18th, a line reads, "all other comments will be made available to decision makers prior to or at the hearing until the start of the meeting." At the time I read that, I read it to mean all other comments submitted by the meeting time.

I hope my comments will be taken into consideration.

Thank you,
Eric Smith

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March 28, 2024

Sonoma County Board of Zoning Adjustments
Re: Permit Sonoma File No. UPE19-0072

Dear Project Planner and members of the BZA,

I am writing to make several points regarding the proposed tasting room on Spring Hill Road, Permit Sonoma File No. UPE19-0072. I hope these are taken into consideration. Due to funeral services on Wednesday and Thursday, I am unable to attend the public meeting. As stated in the notice of March 18, I read that there was a deadline to respond by March 17th, another deadline for March 27th, and a final line reading "all other comments will be made available to decision makers" prior to the start of the meeting. So, I hope that these comments are at least read, regardless of the impact or predetermined decisions.

First, In April of 2020, my grandparents and the Board of Supervisors agreed to an easement preserving their land through Open Spaces. This easement is across the street from the proposed tasting room. As my grandfather passed away a year ago and my grandmother within the past month, I am also writing on their behalf. While their desires were directly related to their land, it makes me wonder about the overall plan of the county planners and the Board. In short, do differing bodies within the county speak to each other regarding multi-use areas? It seems to me any proposed development should include landscaping that mitigates the line of sight impacts from the road.

Second, what was the view of the environmental report on the impact of additional traffic? This is a 20 person tasting room, excluding the special events, that would add a significant amount of increased traffic. Personally, there is already a concern regarding traffic encounters leaving our driveway, just after the uphill corner. With more electric cars speeding up the hill (you can't hear them) and more traffic in general, the likelihood of an accident increases. Not to mention, in general, the downhill traffic and the narrow turn, and of course bicyclists, to be concerned about. If this tasting room is approved, I would ask that the county includes moving our driveway away from the blind corner to mitigate the danger involving the increased traffic.

In conclusion, it is not for me to determine how others use their land. However, if the county has a plan to preserve agricultural land and open spaces, there should be landscaping mitigation. And if the county concerns itself with traffic safety, the county should preemptively address the danger of a significant increase in traffic and allocate funding to adjust the most likely danger point and work with the landowner to move the driveway at 1320 Spring Hill Rd. away from the blind corner.

Thank you for your time and consideration,

Eric Smith
Representing 1320 Spring Hill Rd.