

**From:** [Lucia Antonelli](#)  
**To:** [Adam Sharron](#)  
**Subject:** Use Permit UPE19-0072  
**Date:** Monday, March 25, 2024 2:29:38 PM

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**EXTERNAL**

Dear Mr. Sharron,

I currently live at 1995 Spring Hill Rd. in Petaluma. I have been driving this road since 1998. I own the property I live on.

I was just made aware of the Azari Vineyard proposal to put in a large parking lot/tasting room on Spring Hill Road at their vineyard.

I am very much opposed to this type of commercial endeavor on our beautiful country road. It will change the traffic dynamic in a huge and negative way. Not only will this be an eyesore, but it will create unnecessary traffic and noise, especially when their patrons get drunk! Spring Hill Road is a mecca path for bicyclists and they can potentially be in danger from all the traffic that will be created.

The hairpin turn right where this parking lot and tasting room is proposed, is a very dangerous part of the road. Over the years there have been numerous accidents and electric poles falling due to impact of various vehicles driving far too fast, creating danger to everyone!

This is a VERY BAD IDEA!!!

I hope that some common sense will reign over the Azari's proposal, which serves them only and NOT the community on Spring Hill Road.

Thank you for taking this letter into consideration.

Kind regards,  
Lucia Antonelli

--

*Lucia*

*LuciaAntonelli.com*  
*707 762-1165*

*The longest road you'll ever have to walk is the sacred journey from your head to your heart.*  
*Indian Elder to his grandson...The walk toward Peace*

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

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**From:** [NANCY CADENA](#)  
**To:** [Adam Sharron](#)  
**Subject:** UPE19-0072 BZA Review Submission  
**Date:** Tuesday, March 26, 2024 8:02:11 PM  
**Attachments:** [BZA Letter March 25 2024.docx](#)  
[BZA UPE19-0072 Attachment A.docx](#)  
[Azari UPE19-0072 Attachment B.pdf](#)  
[Azari UPE19-0072 Attachment C.pdf](#)  
[Azari UPE19-0072 Attachment D.pdf](#)  
[Azari Attachment E pg 1.pdf](#)  
[Azari UPE19-0072 E pg 2.pdf](#)  
[Azari UPE19-0072 Attachment F.pdf](#)  
[Azari UPE19-0072 Attachment G.pdf](#)  
[Azari UPE19-0072 Attachment H.pdf](#)  
[Azari UPE19-0072 Attachment I.pdf](#)  
[Azari UPE19-0072 Attachment J.pdf](#)  
[Azari UPE19-0072 Attachment K.pdf](#)  
[Azari UPE19-0072 Attachment L.pdf](#)  
[BZA UPE19-0072 Attachment O.pdf](#)

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Adam,

Please find attached the letter I have written to the BZA and many attachments. I am under the impression that you will ensure that they are able to review the information prior to the hearing on Thursday. Should there be any problems with the attachments (A-P), please let me know and I will be happy to re-send them for you.

Thank you for your assistance and consideration.

Regards,

Nancy Cadena  
(707) 774-2770

**THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.**

**Warning:** If you don't know this email sender or the email is unexpected, **do not** click any web links, attachments, and **never** give out your user ID or password.

March 25, 2024

To the County Board of Zoning Adjustments – Regarding UPE19-0072 1321 Spring Hill Road, Petaluma

I am writing in **protest** of the proposed construction at this address. I have been a resident at 1320 Spring Hill Road for 27 years. The property where I reside is part of Open Space Planning. My concerns of the negative impacts of this proposal are as follows:

**I. Safety**

Have any members of this board done an onsite viewing? The proposed parking lot is situated next to a blind hairpin 90-degree turn on a steep grade. Many accidents happen at this point and we have dairy trucks, water trucks, cattle trucks, hay trucks, and more importantly – a huge number of bicyclists and pedestrians on this road daily. With the nice weather, this number increases exponentially. There is NO shoulder on the road, only a culvert where vehicles get stuck. Please see photo of blind turn (Attachments M and N).

Are there any road improvements planned? Will there be any widening to the road? A new bicycle lane? Any signs regarding the blind 90-degree turn? Any streetlights?

There is an elementary school extremely close by. Will you be providing crosswalks? Posting speed limit signs for the drivers leaving the winery advising of a school and the appropriate speed limit? Will the school and the parents of the children be notified that potentially drunk drivers will be on the road during school hours? They have not been notified by the County to date.

Spring Hill Road turns into Western Avenue which is an access for Petaluma Junior High School and Petaluma High School. Will these schools be notified that there will be more traffic and again, potentially drunk drivers during school hours?

The Focused Traffic Study done in November 2021, states the average speed of traffic is over 55 mph at the proposed site. That is an average – hay trucks going very slowly, most cars driving faster. What happens when potentially drunk drivers join this traffic on a road that is only 20 feet wide and has a significant blind turn? This traffic study was done in 2021 when Spring Hill Road was covered in potholes. The road has been repaved (partially with Federal funds for bicyclists) so now the speed of cars has increased. The study needs to be redone. ALSO, the study says a left-hand turn lane is “not warranted”. That is just nonsense. There is no room for a left-hand turn lane as the road is only 20 feet wide!

According to the California Highway Patrol, over 30% of all traffic accidents are a result of driving too fast. According to the National Highway Traffic Safety Administration (NHTSA) 31% of all **TRAFFIC CRASH FATALITIES are the result of drunk drivers**. Is this appropriate so close to schools?

**Wildfire risk** – The Staff Report states there are two 5,000-gallon water storage tanks plus a well. Please remember we all share the same water table and water is not an INFINITE RESOURCE. In addition to a very large residence, a wine making facility, an existing Tasting Room, two vacation rentals, existing outbuildings, and other rentals – are you saying that those two 5,000-gallon water storages are sufficient for the existing buildings PLUS the NEW Tasting Room, toilets, and fire prevention? Those water storage tanks are NOT designated for the new Tasting Room. The water supply is solely from groundwater which is shared by neighbors – many of whom have water delivered to their homes and ranches all summer long. Please do not forget we have only had **TWO YEARS OF GOOD RAINFALL AFTER A FOURTEEN YEAR DROUGHT**. We are in a MODERATE WILDFIRE HAZARD ZONE and are dependent upon **volunteer firefighters**.

Cal Fire has told me every year when doing their “Notice of Defensible Space Inspection” they would like to cite the Azari property because they do not keep any type of defensible fire space. They are not allowed to complete an inspection because they are a commercial space. They are a complete fire hazard.

## II. Inability of the County to Enforce Violations

Attached is a printout from the County's website of the Zoning Violations for the Azari vineyards showing the County's inability to enforce previous Special Events and Tastings without permits (Attachment A). In addition, there are multiple e-mails to the County from myself regarding violations. (Attachments B-L). **THEY ARE CURRENTLY OPERATING THEIR WINE TASTING ROOM WITHOUT A USE PERMIT.**

Regarding the noise infractions, in the past the amplified music has gone well past 2:00 a.m. When I have called the Sonoma County Sheriff/CHP, the officers have tried to get onto the property with 2 results: (a) either the music is too loud to get through the gate buzzer and they leave, or (b) the officer will walk down the driveway and the music will stop until the officer leaves then it starts up even louder with people on the microphone screaming "F the Police", etc. **WHO WILL ENFORCE THIS?**

The new proposal states that their events will take place between 11 a.m. – 5:00 p.m. **UNLESS THE EVENT SPONSORS REQUIRE OTHERWISE.** This is a **GIANT LOOPHOLE.** It states that no more than 100 people will be permitted at any one time. **WHO WILL ENFORCE THIS?**

Parking violations – if there is overflow parking on the street (if participants don't share 2.5 people per car), **who will enforce this?**

If your answer is the Sonoma County Sheriff or the CHP – have you notified them of their new additional responsibilities?

The County has a proven record of not being able to enforce the Azari's current Use Permit and Zoning.

## III. Inappropriate Land Use

This proposal is in an agricultural part of the County – specifically what was once known as "The Egg Basket of the World". I cannot understand why the County would consider putting a strip mall parking lot across from an Open Space property. The Staff Report clearly states the Surrounding Land Uses are grazing land and residential. The only exception to this is the existing Azari's winery.

## IV. Neglect of Property by Owners

The Sonoma County Mosquito and Vector Control department has commented multiple times about the neglect of the Azari's property remarking about the rat infestation the neighbors must experience due to the piles of wood and debris. I pay for an exterminator to help with rats at my address because of their neglect. Please see photos (Attachments O and P). In addition, every year the road culverts are full and the road floods from the bark and branches of their eucalyptus trees causing road hazards. I clean them out because they do not.

Due to the aforementioned concerns, I am adamantly opposed to the proposed winery tasting room and parking lot. It is a danger to everyone on the road. It is especially a danger to school children, bicyclists, and pedestrians with dogs. The Azari's should revise their plan and use their existing wine tasting room and get appropriate permits.

Nancy Cadena  
1320 Spring Hill Road  
Petaluma, CA 94952

05/20/2022	<a href="#">VPL22-0224</a>	Zoning Violation	File Closed	Unpermitted tasting room and food service	Violation	
09/10/2021	<a href="#">VPL21-0588</a>	Zoning Violation	File Closed	Special Events without Proper Use Permits	Violation	
07/30/2021	<a href="#">VPL21-0460</a>	Zoning Violation	In Compliance	Operating a vacation rental without required permit (Cottage)	Violation	
12/21/2018	<a href="#">VPL18-0475</a>	Zoning Violation	File Closed	OPERATING A VACATION RENTAL WITHOUT REQUIRED USE PERMIT	Violation	
09/15/2014	<a href="#">VPL14-0138</a>	Zoning Violation	File Closed	UNPERMITTED SPECIAL EVENT PLANNED FOR 9/28/14.		
09/30/2013	<a href="#">VPL13-0131</a>	Zoning Violation	File Closed	UNPERMITTED TASTING IN VIOLATION OF UPE06-0055 CONDITION #24.		

NANCY CADENA <nancychain@comcast.net>

7/26/2018 5:28 PM

## Re: Ryan's Email / Azari Special Events

To Ryan Pelleriti <ryan.pelleriti@sonoma-county.org>

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Hi Ryan,

Thank you for your call earlier this week regarding the Azari Vineyards special events. I'm sorry that you have been ill, but glad to hear that you are feeling well enough to be back at work.

Here's the Shakespeare event that has passed:

<http://www.visitpetaluma.com/event/shakespeare-in-the-vineyard/>

They've taken down the "Wildfire Benefit" new date from their website, but here's a Facebook posting advertising the benefit for August 25th:

<https://www.facebook.com/events/944644615698716/>

Seems like both of those events would constitute "Special Events" for which I don't think they have a permit.

Here is the website page advertising "overnight stays":

<https://www.azarivineyards.com/stay-with-us/>

And the corresponding Airbnb listing:

<https://www.airbnb.com/rooms/3310520>

On behalf of myself and many concerned neighbors, thank you!

Nancy Cadena  
(707) 774-2770

NANCY CADENA <nancychain@comcast.net>

8/3/2018 9:01 AM

## RE: Ryan's Email / Azari Special Events

To Ryan Pelleriti <ryan.pelleriti@sonoma-county.org> Blind copy Shelley Medeiros <shmedeiros@comcast.net>

Ryan,

Thank you for clarifying the Special Event permits for Azari Vineyards. It is most helpful.

Yes, I would like to file a complaint for the TWO non-permitted events ("Shakespeare in the Vineyard" on June 3, and the "Wildfire Benefit" scheduled for August), in addition to a non-permitted vacation rental.

Should there be additional paperwork for me to complete, please direct me to the proper forms.

I am most grateful for your assistance.

Sincerely,

Nancy Cadena

On August 1, 2018 at 3:15 PM Ryan Pelleriti <[Ryan.Pelleriti@sonoma-county.org](mailto:Ryan.Pelleriti@sonoma-county.org)> wrote:

Nancy,

Here is what they are allowed:

Request for a Zoning Permit for a Special/Cultural events to occur on September 22, 2018, March 15, 2019, September 21, 2019 and June 15, 2019 between the hours of 3pm and 8pm. Events will be attended by wine club members and guests, up to 40 attendees per event. There will be amplified music, catered food, and wine. Parking is located on site on a 16.72 acre parcel.

Would you like us to take in a complaint for a non-permitted vacation rental and non-permitted event?

**Ryan Pelleriti**

Senior Code Enforcement Inspector

[www.PermitSonoma.org](http://www.PermitSonoma.org)

Ryan Pelleriti <[ryan.pelleriti@sonoma-county.org](mailto:ryan.pelleriti@sonoma-county.org)>

8/3/2018 9:11 AM

## RE: Ryan's Email / Azari Special Events

To NANCY CADENA <[nancychain@comcast.net](mailto:nancychain@comcast.net)> Copy Maggie Willett <[maggie.willett@sonoma-county.org](mailto:maggie.willett@sonoma-county.org)>

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Nancy,

We will take this in as a confidential complaint for:

Non-Permitted wildfire event on August 4<sup>th</sup>

Non-permitted vacation rental

I can't take a complaint in for something that already happened.

Maggie, please write this up and initialize. Please also print out the webpages from the bottom of this chain.

### Ryan Pelleriti

Senior Code Enforcement Inspector

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Building & Safety Division/ Code Enforcement

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1921 | Office: 707-565-1900

Fax: 707-565-3767



**\*\*\*MY WORK HOURS ARE NOW TUESDAY'S THROUGH FRIDAY'S FROM 6:00 AM TO 4:30 PM\*\*\***

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**From:** NANCY CADENA [<mailto:nancychain@comcast.net>]

**Sent:** Friday, August 03, 2018 9:02 AM

**To:** Ryan Pelleriti <[Ryan.Pelleriti@sonoma-county.org](mailto:Ryan.Pelleriti@sonoma-county.org)>

**Subject:** RE: Ryan's Email / Azari Special Events

Ryan,

Thank you for clarifying the Special Event permits for Azari Vineyards. It is most helpful.

Yes, I would like to file a complaint for the TWO non-permitted events ("Shakespeare in the Vineyard" on June 3, and the "Wildfire Benefit" scheduled for August), in addition to a non-



NANCY CADENA <nancychain@comcast.net>

8/6/2018 10:26 AM

## RE: Ryan's Email / Azari Special Events

To Ryan Pelleriti <ryan.pelleriti@sonoma-county.org>

Hi Ryan,

Another question regarding Azari Winery. I can't see where they have a Use Permit for tastings. The Use Permit they received on 6/23/06 (UPE06-0055) specifically states "No Tasting Room or Special Events are Proposed". They were cited for a Zoning Violation on 9/30/13 for "Unpermitted Tasting". I don't see where they've ever gotten approval for tastings, yet it's on multiple websites:

Azari's website shows tastings are for their Wine Club members only:

<https://www.azarivineyards.com/experience-and-taste/>

<https://www.azarivineyards.com/wine-club-1/>

But you can see by these other websites that it's not only Wine Club members:

TripAdvisor:

[https://www.tripadvisor.com/Attraction\\_Review-g32874-d3988799-Reviews-Azari\\_Winery\\_and\\_Vineyard-Petaluma\\_Sonoma\\_County\\_California.html](https://www.tripadvisor.com/Attraction_Review-g32874-d3988799-Reviews-Azari_Winery_and_Vineyard-Petaluma_Sonoma_County_California.html)

sonomacounty.com:

<https://www.sonomacounty.com/wineries/azari-vineyards>

Yelp:

<https://www.yelp.com/biz/azari-vineyards-petaluma>

Facebook:

<https://www.facebook.com/azarivineyards/>

napafoodandvine:

<https://napafoodandvine.com/2017/12/11/azari-vineyards-petaluma-ca/>

There are countless other sites, but you get the idea.

Thanks again for all you efforts and kind assistance.

Nancy Cadena

On August 3, 2018 at 9:11 AM Ryan Pelleriti <[Ryan.Pelleriti@sonoma-county.org](mailto:Ryan.Pelleriti@sonoma-county.org)> wrote:

Nancy,

We will take this in as a confidential complaint for:

Non-Permitted wildfire event on August 4<sup>th</sup>

Non-permitted vacation rental

I can't take a complaint in for something that already happened.

Maggie, please write this up and initialize. Please also print out the webpages from the bottom of this chain.

**Ryan Pelleriti**

Senior Code Enforcement Inspector

[www.PermitSonoma.org](http://www.PermitSonoma.org)

County of Sonoma

Building & Safety Division/ Code Enforcement

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1921 | Office: 707-565-1900

Fax: 707-565-3767

NANCY CADENA &lt;nancychain@comcast.net&gt;

6/21/2021 10:52 AM

## Use Permit Complaint

To carol.ingerman@sonoma-county.org <carol.ingerman@sonoma-county.org>

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Hi Carol,

We spoke on the phone late last week and I wanted to follow up with my complaints on the Azari Winery (1399 Spring Hill Road, Petaluma).

I took the time to review their Zoning and Use Permits this morning and cannot find anything showing they have an existing permit for wine tasting. I'm attaching two photos (from different dates, June 6 at 10:17 a.m. and June 21 at 11:32 a.m.) I have not been driving by their property daily as they are west of my home and I drive east to go into town.

I also would like to file a complaint regarding the fact that the Azari Winery advertises TWO vacation rentals, however I'm only seeing one Zoning Permit (TVR19-0025). Here is the link to their website and the two VRBO (Vacation Rentals By Owner) listings:

<https://azarivineyards.com/pages/stay>

[https://www.airbnb.com/rooms/3310520?preview\\_for\\_ml=true&source\\_impression\\_id=p3\\_1593544607\\_HFniUdihxGTHPh7U&guests=1&adults=1](https://www.airbnb.com/rooms/3310520?preview_for_ml=true&source_impression_id=p3_1593544607_HFniUdihxGTHPh7U&guests=1&adults=1)

[https://www.airbnb.com/rooms/22098793?preview\\_for\\_ml=true&source\\_impression\\_id=p3\\_1593544579\\_F2BiL3aAtWHqytQZ&guests=1&adults=1](https://www.airbnb.com/rooms/22098793?preview_for_ml=true&source_impression_id=p3_1593544579_F2BiL3aAtWHqytQZ&guests=1&adults=1)

Their website states that their tastings are by appointment only, but if you Google "Azari Spring Hill Road Petaluma", there is the informational box that shows their hours - 11 a.m. to 4 p.m. on Saturdays and Sundays. Here is a link:

<https://www.google.com/search?q=azari+spring+hill+road+petaluma&oq=Aza&aqs=chrome.1.69i57j69i59l2j0i433j69i60l2j69i61j69i60.6871j0j7&sourceid=chrome&ie=UTF-8>

Many thanks your time and consideration.

Kindest regards,

Nancy Cadena  
1320 Spring Hill Road  
Petaluma, CA 94952  
(707) 774-2770

- 
- IMG\_0860.JPG (9 MB)
  - IMG\_0847.JPG (8 MB)

NANCY CADENA <nancychain@comcast.net>

7/26/2021 10:58 AM

## Azari Winery Code Complaint - 1399 Spring Hill Road, Petaluma

To andrew.lee@sonoma-county.org <andrew.lee@sonoma-county.org>

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Dear Mr. Lee,

I was given your name and contact information from Carol Ingerman.

I am writing regarding to what appears to be Code Violations by the Azari Winery.

Having reviewed your website for Use Permits, I cannot find any permits for Special Events for 2021 although they've already had several.

Here is a link to the one for this upcoming weekend, July 31:

<https://azarivineyards.checkfront.com/reserve/>

They are open every weekend for wine tasting with a big sign in front of their driveway, but I cannot find a Use Permit for that either.

Last but not least, the Azaris advertise on their website TWO vacation rentals but there is only one Use Permit that I can locate.

Here is their website advertising for the vacation rentals:

<https://azarivineyards.com/pages/stay>.

The larger house does have a Use Permit. However, I am unable to find one for the smaller unit. Here is it's listing on Airbnb:

[https://www.airbnb.com/rooms/22098793?preview\\_for\\_ml=true&source\\_impression\\_id=p3\\_1593544579\\_F2BiL3aAtWHqytQZ&guests=1&adults=1](https://www.airbnb.com/rooms/22098793?preview_for_ml=true&source_impression_id=p3_1593544579_F2BiL3aAtWHqytQZ&guests=1&adults=1)

Sir, I am most grateful for your time and attention to this matter.

Kindest regards,

Nancy Cadena  
(707) 774-2770

NANCY CADENA <nancychain@comcast.net>

7/26/2021 10:31 AM

## Complaint - Azari Winery

To carol.ingerman@sonoma-county.org <carol.ingerman@sonoma-county.org>

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Hi Carol,

I left you a voicemail earlier this morning.

The Azari Winery of 1399 Spring Hill Road, Petaluma, CA 94952, has another Special Event scheduled for this upcoming weekend. I checked and cannot find a Use Permit for ANY Special Events in 2021 although they've already had several.

Here is the link:

<https://azarivineyards.checkfront.com/reserve/>

Thank you for your help.

Sincerely,

Nancy Cadena  
(707) 74-2770

NANCY CADENA <nancychain@comcast.net>

9/8/2021 6:52 PM

## ANOTHER Non-Permit Event at Azari Winery

To carol.ingerman@sonoma-county.org <carol.ingerman@sonoma-county.org> • andrew.lee@sonoma-county.org <andrew.lee@sonoma-county.org> • tennis.wick@sonoma-county.org <tennis.wick@sonoma-county.org> Blind copy Shelley Medeiros <shmedeiros@comcast.net>

Dear Ms. Ingerman, Mr. Lee, and Mr. Wick,

I am writing in regards to the Azari Winery at 1399 Spring Hill Road, Petaluma. I have repeatedly reported that the Azaris have non-permit Special Events almost every weekend with no follow-up from the county.

This last weekend, September 5, they had another event that included loud disco music until 10:00 p.m.

This upcoming weekend on September 12, they are having another Special Event. Please see the link on their website:

<https://azarivineyards.com/pages/events>

The Sonoma County Permits website shows the last approved Special Events for this winery were in 2019. They continued to have Special Events all throughout 2020 even during the Covid shutdown. They absolutely don't care what the law dictates.

As I previously reported, they have a large sign in front of their property every weekend advertising wine tasting. Again, they do not currently hold a Use Permit for a tasting room that I can locate.

I would greatly appreciate follow-up on these issues. If I am contacting the wrong individuals, please redirect me to the appropriate personnel.

Kindest regards,

Nancy Cadena  
1320 Spring Hill Road  
Petaluma, CA 94952

Attachment J

## Zoning Violation 1399 Spring Hill Road

To adam.sharron@sonoma-county.org <adam.sharron@sonoma-county.org>

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Hi Adam,

I would formally like to report a zoning violation. The Azari Winery held a special event today with amplified music without a Use Permit (it is not posted on the County website).

This is just another example of how they continually break the law.

Thank you,

Nancy Cadena  
(707)774-2770

Attachment ~~3~~ K

## Current Bookings on Azari Website

To adam.sharron@sonoma-county.org <adam.sharron@sonoma-county.org> Blind copy Shelley Medeiros <shmedeiros@comcast.net>

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Hi Adam,

I am writing to report that Azari's are currently open every Saturday and Sunday on their website. THEY DO NOT HAVE A USE PERMIT FOR WINE TASTING AT THIS TIME ACCORDING TO THE COUNTY WEBSITE.

Here is a link for your information:


<https://azarivineyards.checkfront.com/reserve/>


Could you please respond with how this will be enforced? See my point?



Please join us at the spectacular Azari Estate.

Category

All 

03/30/24 

MARCH 2024 						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	<b>25</b>	26	27	28	29	<b>30</b>
31	1	2	3	4	5	6

Saturday March 30

### New Booking: Sat Mar 30, 2024

AVAILABLE  
(/#10@BOOK@)

### Visit The Winery \$25.00

Book Now  
(/#10@book@)

 Details  
(/#10@summary@)

 Availability  
(/#10@cal@)

We are a family-owned boutique vineyard making estate-grown wines in the Petaluma Gap AVA. Visit our hidden gem minutes from downtown Petaluma and discover your new favorite wine. From our crisp Riesling to our award-winning Pinot Noir, and bold Shiraz; we've got something for every wine lover.

We also have a light bites menu,... (Read More)

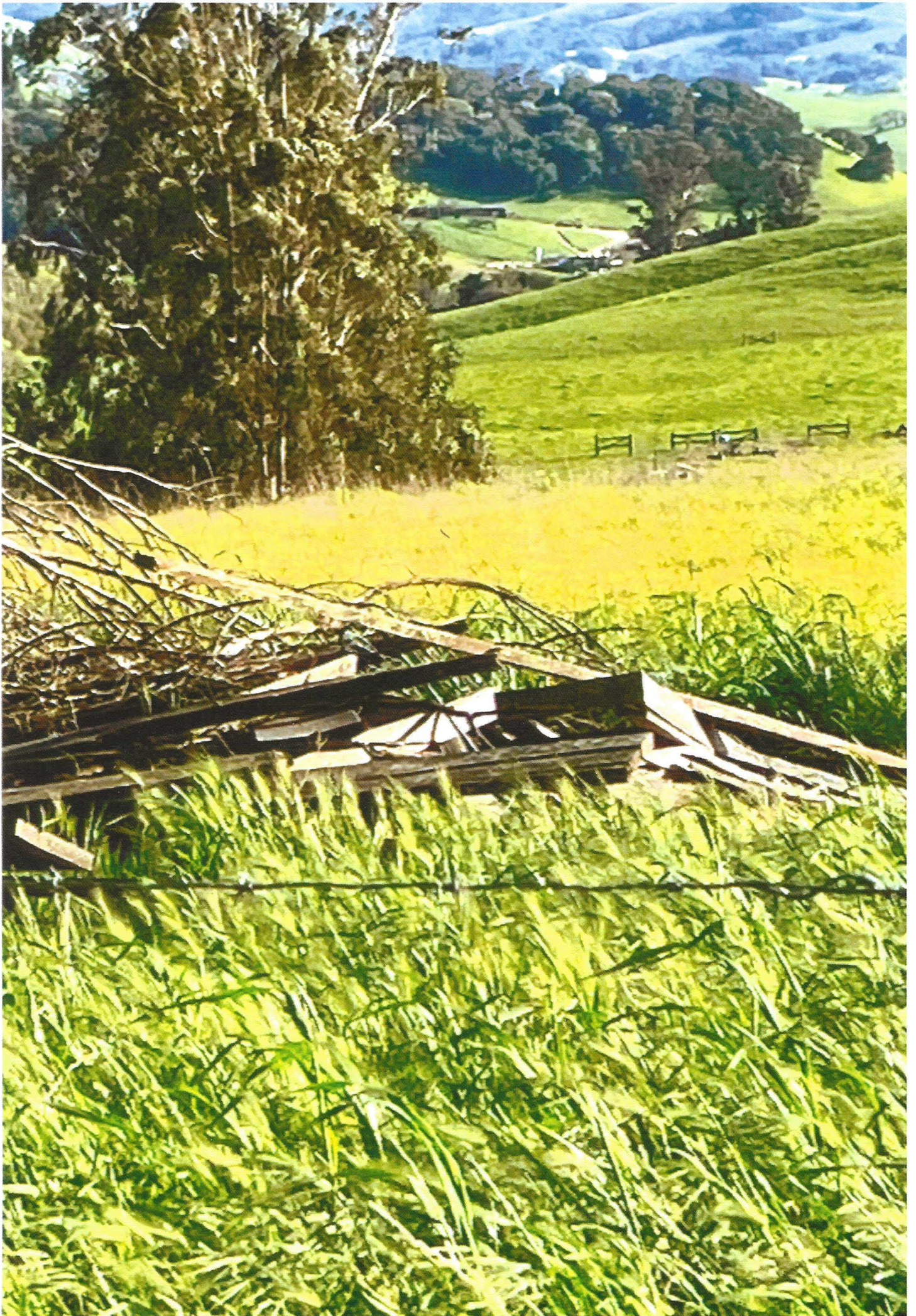


*Attachment M*



Attachment N

Attachment 0





Attachment P

**From:** [Lyn Grosser](#)  
**To:** [Adam Sharron](#)  
**Subject:** Winery expansion - 1399 Spring Hill Rd., Petaluma  
**Date:** Wednesday, March 27, 2024 10:54:19 AM

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EXTERNAL

Dear Mr. Sharron,

Regarding the request to construct a winery event center and parking, please consider the impact of additional traffic and noise in this rural, residential area. Also water needs/usage and sanitation should support posted maximum occupancy at the site location.

Best regards,  
Linda Grosser

Sent from my iPhone

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Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

**From:** [Ron Jones](#)  
**To:** [Adam Sharron](#)  
**Subject:** Azari Winery Proposal  
**Date:** Tuesday, March 26, 2024 6:51:48 PM

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March 26, 2024

Sonoma County Board of Zoning Adjustments  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Re: UPE19-0072, 1321 Spring Hill Road, Petaluma

My name is Ron Jones. I am a carpenter by profession for the last 40 years. I hold a General Contractors License and have lived at 1320 Spring Hill Road for 17 years.

I am against the proposal for the winery and parking lot at 1321 Spring Hill Road.

The Azari's have held countless parties until 1 or 2 in the morning and then I have to get up and go to work. They have no respect or consideration for their neighbors. They burn trash and have bonfires on non-burn days. They never cut down their weeds or pick up their debris which are fire hazards.

I have experienced many drunk drivers coming up the driveway trying to find the Azari winery. These drivers are irresponsible and scream out the car window, "Is this where the party is? Pour me a drink!" and many similar comments.

As a carpenter and contractor I do not think the neighbors have been advised about what type of machinery will be needed for a job of this scope. The heavy equipment needed will be backhoes, tractors, graders, Skytraks, soil impact steamrollers, dump trucks with gravel, asphalt trucks, 10-wheel big rigs delivering lumber packs, roofing materials, cement trucks, porto outlet trucks – all of which will damage the existing pavement on Spring Hill Road. The other negative impact of this heavy equipment is traffic problems, noise pollution, and destruction of native wildlife. There will be litter from construction workers every day. It's just a fact in construction.

Who will be responsible for picking up the litter that blows from the parking lot during and after the construction is completed?

I do not believe these negative factors have all been addressed. This is a rural area and a winery and parking lot do nothing for the County or the neighborhood except attract drunks.

Sincerely,

Ron Jones  
1320 Spring Hill Road  
Petaluma, CA 94952

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**From:** [NANCY CADENA](#)  
**To:** [Adam Sharron](#)  
**Subject:** Current Bookings on Azari Website  
**Date:** Monday, March 25, 2024 3:40:32 PM

---

Hi Adam,

I am writing to report that Azari's are currently open every Saturday and Sunday on their website. THEY DO NOT HAVE A USE PERMIT FOR WINE TASTING AT THIS TIME ACCORDING TO THE COUNTY WEBSITE.

Here is a link for your information:

<https://azarivineyards.checkfront.com/reserve/>

Could you please respond with how this will be enforced? See my point?

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**From:** [NANCY CADENA](#)  
**To:** [Adam Sharron](#)  
**Subject:** Previous Permit Application Experience  
**Date:** Monday, March 25, 2024 3:29:56 PM  
**Attachments:** [2021 County Notification Azari.pdf](#)  
[BC Engineering Complaint 2021.pdf](#)

---

Hi Adam,

Please note that in the previous County neighborhood notification for 1321 Spring Hill Road (January 22, 2021), the primary contact was BC Engineering. When I called them for further information, they stated they had no idea why they were listed as a contact. Soon after I started receiving hate texts and threatening calls from blocked numbers. Only one phone number was not hidden and that was from Leff Landscaping - the company who was contracted to do the landscaping at the Azari's. I sent a letter to BC Engineering requesting them to Cease and Desist and a few months later the threats stopped.

I did not want to include this in my objections as it seemed too personal, but I would like the BZA to have this information.

Thank you,  
Nancy Cadena  
(707) 774-2770

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**From:** [Zach Pellonari](#)  
**To:** [David Rabbitt](#)  
**Cc:** [Andrea Krout](#); [Adam Sharron](#)  
**Subject:** 100% Disagree with the Use Permit for 2,809sq/ft Tasting Room at Azari Vineyards  
**Date:** Monday, March 25, 2024 7:46:48 PM

---

County Supervisor Rabbitt,

I strenuously object to allowing a Use Permit for 2,809sq/ft Tasting Room at Azari Vineyards. My family has lived on Spring Hill Road since 1927. This location in Sonoma County was never intended for this type of service; it was intended for agriculture cultivation, farming, and ranching.

These excessive drinking parties, massive weddings, family reunions, etc. will increase road usage exponentially (causing traffic problems) and generate excessive noise pollution well above the 165 decibels that is allowed by the county in rural areas. Additionally there is a school zone near the intersection of Western and Spring Hill; vehicles already excessively speed down the hill already...it will only get worse if this is approved. Spring Hill Road is narrow, with many turns and climbs/drops; this will increase the likelihood of car crashes and bicyclists and/or pedestrians getting hit.

I grew up here, moved away for college and spent 20 years in the Air Force. After retirement, I moved my family back here to rebuild our family farm and enjoy a quiet life in rural Sonoma County. Why does it seem that some only consider it "progress" if we build and expand. Why can't we just breath, relax, and enjoy what we have? There is no reason for this and no need; there are tasting rooms everywhere in Sonoma, Marin, Mendocino, and Napa counties...we don't need another one. And I don't want one less than a half mile where I plan to live the next 40+ years of my life and raise my family.

Director Rabbitt - Listed accomplishments on your website include:

- Preserving Sonoma County's agricultural heritage
- Keeping our community safe
- Protecting open spaces

Please, do that here. We are watching -

Thanks,  
Zach Pellonari

**THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.**

**From:** [Zach Pellonari](#)  
**To:** [Adam Sharron](#)  
**Cc:** [Andrea Krout](#); [David Rabbitt](#)  
**Subject:** Re: 100% Disagree with the Use Permit for 2,809sq/ft Tasting Room at Azari Vineyards  
**Date:** Tuesday, March 26, 2024 10:31:33 AM  
**Attachments:** [image001.png](#)

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Adam,

Appreciate your response.

Please, also include this input for the Board of Zoning Adjustments members - Per sonomacounty.com tourism website there are 425 wineries; no doubt, that includes dozens upon dozens of tasting rooms. Economically speaking, there is no reason/need to allow a 200-person party room on a narrow/curvy/hilly road, within one mile of a school.

Thanks,  
Zach

---

**From:** Adam Sharron <Adam.Sharron@sonoma-county.org>  
**Sent:** Tuesday, March 26, 2024 11:12 AM  
**To:** Zach Pellonari <pellonari@hotmail.com>  
**Cc:** Andrea Krout <Andrea.Krout@sonoma-county.org>; David Rabbitt <David.Rabbitt@sonoma-county.org>  
**Subject:** RE: 100% Disagree with the Use Permit for 2,809sq/ft Tasting Room at Azari Vineyards

Zach,

Thank you for sending your thoughts regarding UPE19-0072, the proposed Use Permit for a new Azari Winery tasting room and events at 1321 Spring Hill Road, Petaluma. We will include your comments in the hearing materials provided to the Board of Zoning Adjustments members before the meeting. I have also added your contact information to the project file as an "Interested Party" for project public communications.

If you would like to submit additional in-person comments, attendees will have the opportunity to address the Board directly during the public comment portion of this Thursday afternoon's hearing. The hearing will take place at 1.00pm on Thursday, 3/28, in the Board of Supervisors chambers at 575 Administration Drive 102A, Santa Rosa.

Please let me know if you have any additional questions.

Kind regards,

Adam



**Adam Sharron (he/him)**

**Project Planner - Planning Division**

2550 Ventura Avenue, Santa Rosa, CA 95403  
www.PermitSonoma.org

**o:** (707) 565-1900

**d:** (707) 565-7389

adam.sharron@sonoma-county.org



Lobby hours: Monday, Tuesday, Thursday, Friday 8:00 AM to 4:00 PM. Wednesday 10:30 AM to 4:00 PM.

---

**From:** Zach Pellonari <pellonari@hotmail.com>

**Sent:** Monday, March 25, 2024 7:46 PM

**To:** David Rabbitt <David.Rabbitt@sonoma-county.org>

**Cc:** Andrea Krout <Andrea.Krout@sonoma-county.org>; Adam Sharron <Adam.Sharron@sonoma-county.org>

**Subject:** 100% Disagree with the Use Permit for 2,809sq/ft Tasting Room at Azari Vineyards

County Supervisor Rabbitt,

I strenuously object to allowing a Use Permit for 2,809sq/ft Tasting Room at Azari Vineyards. My family has lived on Spring Hill Road since 1927. This location in Sonoma County was never intended for this type of service; it was intended for agriculture cultivation, farming, and ranching.

These excessive drinking parties, massive weddings, family reunions, etc. will increase road usage exponentially (causing traffic problems) and generate excessive noise pollution well above the 165 decibels that is allowed by the county in rural areas. Additionally there is a school zone near the intersection of Western and Spring Hill; vehicles already excessively speed down the hill already...it will only get worse if this is approved. Spring Hill Road is narrow, with many turns and climbs/drops; this will increase the likelihood of car crashes and bicyclists and/or pedestrians getting hit.

I grew up here, moved away for college and spent 20 years in the Air Force. After retirement, I moved my family back here to rebuild our family farm and enjoy a quiet life in rural Sonoma County. Why does it seem that some only consider it "progress" if we build and expand. Why can't we just breath, relax, and enjoy what we have? There is no reason for this and no need; there are tasting rooms everywhere in Sonoma, Marin, Mendocino, and Napa counties...we don't need another one. And I don't want one less than a half mile where I plan to live the next 40+ years of my life and raise my family.

Director Rabbitt - Listed accomplishments on your website include:

- Preserving Sonoma County's agricultural heritage
- Keeping our community safe
- Protecting open spaces

Please, do that here. We are watching -

Thanks,  
Zach Pellonari

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March 24, 2024

Dear Sonoma County Permit and Resource Management and Sonoma County Board of Supervisors,

I am writing to bring to your attention the numerous concerns that have arisen in relation to the proposed project UPE19-0072. As a concerned member of the community, I feel it is imperative to express my reservations regarding this project, particularly in light of the potential impact it may have on the residents of Spring Hill Road. It is worth noting that, if this project is indeed intended to benefit the rural neighborhood, it would have been prudent for the Azari family to extend an invitation to their neighbors in order to present their ideas and gather input. However, this was not the case, as evidenced by the mailing received only seven days prior to the hearing, leaving residents with insufficient time to fully comprehend and assess the implications of this project. Nonetheless, the affected residents have come together and have expressed their dissent through written correspondence and phone calls to the Permit and Resource Department.

The property they propose to build on once belonged to my grandparents that had no intention when they sold, that this would become an industrial space.

The objections to this project are founded on numerous issues that plague the area of Spring Hill Road. Of particular concern is the expected exponential increase in traffic on a road that is already frequented by sports cars, often utilizing it as a raceway on weekends. In addition, the introduction of tour buses that will frequent the proposed winery only serves to compound the issue. It is also worth mentioning that this road is a popular biking route, where cyclists are known to ride three to four abreast on a rural road that is also utilized by milk tankers and beef cattle trailers, thus posing a significant hazard on a daily basis. The addition of drunk drivers into this mix presents a grave concern, and I am compelled to question the readiness of the County, Sheriff, and CHP to address these increased hazards. Moreover, given the blind turn at which this project is proposed, one cannot help but wonder about the potential consequences should a bicyclist be struck by a drunk driver leaving the winery.

Furthermore, the proposed project poses a direct threat to the safety and well-being of my family, as we have already experienced three instances in the past five years where drunk drivers have crashed through our fence, directly below the proposed site. As the parent of an autistic adult son, I am deeply concerned for his safety, as he enjoys spending time in our fields with his dogs. The approval of the winery tasting room and event center would undoubtedly compromise his safety and well-being.

It is also worth noting that my family and I purchased our ranch site and built our dream home with our son in mind, with the intention of him living here indefinitely. However, the proposed project would introduce 10 events per year with 200 guests each, directly above our house, accompanied by a concrete parking structure. This will undoubtedly have a detrimental effect on my son, who is particularly sensitive to loud noises and acoustics. I am therefore compelled

to inquire about his rights and the protection thereof. Additionally, it is concerning to note that the Azari family has already demonstrated a disregard for regulations, as evidenced by their recent event held on March 23<sup>rd</sup> in violation of regulations and subsequent multiple complaints received by the Permit and Resource Department.

In addition to the above concerns, it is worth highlighting the Azari family's consistent non-compliance with regulations over the past 18 years. This includes the illegal shooting of female deer throughout the year, with the remains being disposed of in the creek that flows through their property and into mine, where my dogs have come into contact with the carcasses. Despite involving Fish and Game on multiple occasions, it has been established that no action can be taken unless the perpetrators are caught in the act. Furthermore, while it is known that wineries are permitted to obtain licenses to eliminate wildlife, including deer, they have not obtained this permit.

In early 2022 they had cut down multiple trees, dumping the tree trunks into the creek along with treated wood. Then in the winter of 2022 through early 2023 extensive rain pushed the debris into the fence along the creek and my property breaking the bobbed wire fence. We had to contact them and ask that they remove the tree trunks and treated wood as we did not want their tree trunks and treated wood in our creek area. Their response was "it is not ours" in which we had to inform them "the creek flows downhill, so the waste is actually yours". After as much deliberation, they did end up cleaning this up. Another example they took more cut down tree trunks and placed them along our fence line at the very far end of their and our property line. All of this is still there if you are interested in seeing their lack of respect for others property. We asked them to move it off the fence line, yet to be done.

They already have a tasting room and hold events there already so why not just have them obtain a permit for that area? They can remove more trees along their own driveway for parking. Let the beautiful countryside of Spring Hill Road remain what it was intended to be, countryside!

Sincerely,

Vasco and Michelle Medeiros  
1117 Spring Hill Road  
Petaluma, CA 94952  
707-484-5798



**From:** [Nick Ryan](#)  
**To:** [Adam Sharron](#)  
**Subject:** Use Permit UPE19-0072  
**Date:** Wednesday, March 27, 2024 7:43:17 AM

---

EXTERNAL

Hi Mr Sharron,

Yesterday we got word that a proposed project a few hundred yards down the road from us was being considered by the Sonoma County BZA. This involves building a winery tasting room with a 85 space parking lot next to Spring Hill Rd. The plan is to have events with up to two hundred guests present. My understanding is there is to be a meeting tomorrow at 1:05 pm to discuss the matter. My wife & I live @ 1711 Spring Hill Road, but unfortunately we both work and will not be able to attend the meeting to add comments. We are opposed to this project. The increase in traffic & noise that will result is something we do not welcome, as well as the possibility of drivers leaving the property that have had too much to drink. Another issue be aware of is the entrance & exit from the proposed parking lot is at a steep bend in the road and since the road was repaved last year many vehicles including semi trucks hauling milk come down at a high rate of speed increasing the rick of a bad accident. One major reason we bought our home here 10 years ago was the quiet rural atmosphere and agricultural zoning. We feel that this project simply does not belong here. Thank you for considering our view point. Nick & Frances Ryan

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**From:** [bill scharf](#)  
**To:** [Adam Sharron](#)  
**Subject:** Permit Sonoma File No. UPE19-0072  
**Date:** Tuesday, March 26, 2024 1:37:38 PM

---

RE: Permit Sonoma File No. UPE19-0072, Parking lot and tasting room at 1321 Spring Hill Rd  
Petaluma

Adam,

I reviewed the Sonoma County Board of Zoning Adjustment document and the Preliminary Grading and Drainage plan for this permit.

Traffic safety is the biggest concern, but drunk drivers/drunken individuals in the neighborhood, congestion, nearness to residences, noise and trash are serious concerns also.

When you are driving **from** Petaluma there is a blind curve approximately 150 feet from one of the parking lot entrances, and approximately 400 feet from the other entrance. The safe speed for this corner is 30 mph. However, at 30 mph it only takes 3 seconds to travel the 150 feet to the first entrance and an additional 7 seconds to arrive at the second entrance! This will set up an extremely dangerous situation with cars (busses? Limos?) entering and exiting the parking lot. Vineyard visitors will probably miss (drive by) the entrance to the parking lot and need to pull into and back out of someone's driveway. This is dangerous on the narrow road and annoying to the property owner.

The use permit should be denied.

This vineyard property is unfortunately located on the most dangerous section of Spring Hill Rd, and this is also the most populated portion of the road, where the addition of a parking lot and tasting room will create issues with traffic flow and an eye sore for residents that live nearby. Please do not let this project continue.

Best regards,  
B. Scharf  
1741 Spring Hill Rd

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**From:** [Kerrin Shettle](#)  
**To:** [Adam Sharron](#)  
**Cc:** [Kerrin Shettle](#)  
**Subject:** County Use Permit UPE19-0072  
**Date:** Wednesday, March 27, 2024 8:31:42 AM

---

Hi Adam. I appreciate you are overburdened with staff shortages and don't need rebuttal on projects that come across the planner's desks, but this location is a miss.

This project, while it does fit in the zoning for what is being applied, will be a visual blight and constant nuisance to everyone who lives out here. This is no place for a venue of this size.

Does the county really bend to this type of "in your face/eyesore" commercial endeavor on beautiful country roads elsewhere? This will change the traffic dynamic and well the parking lot looks more in line with a home improvement center.!!! The Azari winery already has a tasting room and is well hidden back on the Azari property. Interesting Mr. Azari isn't suggesting the swath next to his driveway for the parking lot where it has already been denuded by the removal of dead pine trees.

The county is always pushing for more residential housing and that should be the use proposed here. Spring Hill Road is a mecca for bicyclists and this curvy stretch is dangerous and requires firm attention behind the wheel. The drive up from the Chileno Valley Rd. turn is a steep incline that at certain times of the year the west bound drivers are "fully and totally blinded by the sun". We who drive this road regularly creep up this stretch using an abundance of caution while you navigate cyclists, the sun and oncoming traffic. It can be a shit show and adding to that folks may be leaving this tasting room a bit more than tipsy, seems a recipe for tragic vehicular accidents. This is a textbook case of "the wrong use for the property" in a multitude of ways.

I am hoping I can bring a video of the roadway into the courtroom tomorrow and that it can be shown to each of the supervisors or better yet, I would gladly sponsor the rental van so they can make a site visit and see for themselves. The hairpin turn right where this parking lot and tasting room is proposed, is the most dangerous part of Spring Hill Rd. Over the years there have been numerous accidents and electric poles falling due to impacts from vehicles driving far too fast. This will absolutely be creating a danger to everyone! Large PG&E transformers are stationed right at the curve. This stretch is riddled with far more reasons to just say NO to one man's attempt to ruin life for everyone around him. Again, may I add how nifty Mr. Azari has designed for all this ugliness to be as far away from his own residence as possible preferring to push his interests smack in the face of his neighbors. Wake up Supervisors and work for the people, you know the "greater good".

Those of us on Spring Hill Rd. hope common sense will reign over the Azari's proposal, which serves one owner above the rest of the community on Spring Hill Road.

Please let me know if there is a chance in hell the video of the stretch of road proposed for this out of scale project will see the light of day to those who decide its fate.

Thanks in advance for listening and responding. Good morning to you,

Kerrin

**Kerrin Shettle**

**707-287-4444**

DRE# 01189730

NavigateRE

DRE# 02221115

[TheRealEstateDetective.com](http://TheRealEstateDetective.com)

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**From:** [Kerrin Shettle](#)  
**To:** [Adam Sharron](#)  
**Cc:** [Kerrin Shettle](#)  
**Subject:** Use permit UPE19 for Azari tasting toom  
**Date:** Wednesday, March 27, 2024 10:01:51 AM

---

Hello again Adam. I forgot to ask why in the heck there is not a notice of this large-scale proposed development posted for all to see? I recall when we built on raw land we had to post to all the neighbors. There seems to be a veil of secrecy on this to the residents of Spring Hill Rd. with most of us learning about it on Nextdoor. Isn't it proper for the notice to be posted on the subject parcel?

Thanks for your attention. Good day to you!

Kerrin

**Kerrin Shettle**  
**707-287-4444**  
DRE# 01189730  
NavigateRE  
DRE# 02221115  
[TheRealEstateDetective.com](http://TheRealEstateDetective.com)

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**From:** [Tom Sipes](#)  
**To:** [Adam Sharron](#)  
**Subject:** Spring Hill tasting room, UPE19-0072  
**Date:** Monday, March 25, 2024 4:27:53 PM

---

Hey Adam,

I live at 1995 Spring Hill, a mile or so from the proposed project. A couple of things:  
In the last 25 years our well head has dropped from 15 ft. to 45ft. I am hoping that water use has been considered.

The road at the point of entrance and exit of the proposed parking lot is pretty dicey. Ad a slanting sun and a couple of bike riders some wine addled drivers you will have a dangerous situation.

The proposed parking lot seems huge. Can it be broken into two smaller lots moving one further back on the property. I am hoping that there will be serious landscaping between the lot and the road.

I suppose this project is inevitable, please do your best to make it less imposing , safer and water conscious.

Sincerely,

Tom Sipes

707 762-1165

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**From:** [Bob Stires](#)  
**To:** [Adam Sharron](#)  
**Subject:** File No. UPE19-0072  
**Date:** Monday, March 25, 2024 6:50:18 PM

---

Dear Mr Sharron,

My partner Gaye Kelly and I are vigorously opposed to the approval of the tasting room's application to be located at the crest of Spring Hill Road.

We are both bike riders and the road area of the proposed tasting room is already sketchy at best and quite narrow. Currently bike-passing traffic, in both directions, has been slowed and drivers have become impatient by the existence of bike riders who necessarily are riding slowly because of the steepness of the hill (both directions). Having auto traffic entering and exiting from the proposed tasting room will only make the crest of the hill more deadly that it already is.

I would not to be the person or person who approved the application when a probable future bike vs auto incident occurs. That person or person's conscience would never heal.

Please don't approve the application.

Sincerely,

Gaye Kelly & Robert Stires

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**From:** [Bob Stires](#)  
**To:** [Adam Sharron](#)  
**Subject:** Re: File No. UPE19-0072  
**Date:** Tuesday, March 26, 2024 10:24:52 AM  
**Attachments:** [image001.png](#)

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Adam,

Thank you for your quick response.

I neglected to note the advisement of the upcoming hearing had been attached to a power pole in the applicant's neighborhood, had become water-logged because of the recent rains and had become difficult to read. Sonoma County should have known its notices had become rain-damaged and replaced with legible documents. This condition alone should constitute lack of notice and the hearing should be rescheduled. It is also my understanding that notices of the hearing had been sent by USPS to mail recipients located within 300 feet of the applicant's address. This action does not address users of Spring Hill Road.

The County did not conduct a traffic study of the road area during weekends when high auto and bike traffic occurs.

These lack of actions do not address additional important issues:

- 1) Tasting rooms serve alcohol which may cause drivers leaving the proposed tasting room to not have full control of their faculties.
- 2) Those exiting tasting room drivers will be entering a particularly hazardous section of Spring Hill Road: A crest of the hill with both cyclists and drivers already attempting to safely negotiate a dangerous stretch of roadway.

Adam, We are suggesting either the applicant's hearing date be postponed and weekend traffic studies be conducted OR the applicant be denied permission to open a wine tasting room.

Thank you for your consideration.

Gaye Kelly and Bob Stires

On Tue, Mar 26, 2024 at 9:09 AM Adam Sharron <[Adam.Sharron@sonoma-county.org](mailto:Adam.Sharron@sonoma-county.org)> wrote:

Bob,

Thank you for sending your thoughts regarding UPE19-0072, the proposed Use Permit for a new Azari Winery tasting room and events at 1321 Spring Hill Road, Petaluma. We will include your comments in the hearing materials provided to the Board of Zoning Adjustments members before the meeting. I have also added your contact information to the project file as an "Interested Party" for project public communications.

If you would like to submit additional in-person comments, attendees will have the opportunity to address the Board directly during the public comment portion of this Thursday afternoon's



hearing. The hearing will take place at 1.00pm on Thursday, 3/28, in the Board of Supervisor's chambers at 575 Administration Drive 102A, Santa Rosa.

Please let me know if you have any additional questions.

Kind regards,

Adam



**Adam Sharron (he/him)**

**Project Planner - Planning Division**

2550 Ventura Avenue, Santa Rosa, CA 95403  
www.PermitSonoma.org

**o:** (707) 565-1900

**d:** (707) 565-7389

adam.sharron@sonoma-county.org



Lobby hours: Monday, Tuesday, Thursday, Friday 8:00 AM to 4:00 PM. Wednesday 10:30 AM to 4:00 PM.

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**From:** Bob Stires <[bob.stires@gmail.com](mailto:bob.stires@gmail.com)>

**Sent:** Monday, March 25, 2024 6:50 PM

**To:** Adam Sharron <[Adam.Sharron@sonoma-county.org](mailto:Adam.Sharron@sonoma-county.org)>

**Subject:** File No. UPE19-0072

Dear Mr Sharron,

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We are both bike riders and the road area of the proposed

tasting room is already sketchy at best and quite narrow. Currently bike-passing traffic, in both directions, has been slowed and drivers have become impatient by the existence of bike riders who necessarily are riding slowly because of the steepness of the hill (both directions). Having auto traffic entering and exiting from the proposed tasting room will only make the crest of the hill more deadly than it already is.

I would not to be the person or person who approved the application when a probable future bike vs auto incident occurs. That person or person's conscience would never heal.

Please don't approve the application.

Sincerely,

Gaye Kelly & Robert Stires

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**From:** [Bob Stires](#)  
**To:** [Adam Sharron](#)  
**Subject:** Re: File No. UPE19-0072  
**Date:** Tuesday, March 26, 2024 12:27:18 PM  
**Attachments:** [image001.png](#)

---

Adam,

I'm scrambling to get my objections to you before the hearing date, so please excuse the disjointedness.

The winery applicant supplied this document:

ATT 7\_UPE19-0072 Focused Traffic Study\_2021-11-29

The document's paragraph on "Bicycle Facilities" follows:

**"Bicycle Facilities**

There are no existing bicycle lanes along the project frontage on Spring Hill Road. However, as contained in the updated project list 2019 of *Countywide Bicycle & Pedestrian Master Plan*, Sonoma County Transportation Authority (SCTA), a Class III bicycle route is planned on Spring Hill Road to be connected to the existing Class II bicycle lanes on Western Avenue on the east and planned Class II bicycle lanes along Valley Ford Road-Bodega Avenue on the west. As a Class III route consists of signing only, the existing physical facilities provide adequate bicycle access to the site, though the planned future signing would provide additional notification to drivers of the potential for encountering bicycle traffic."

Unless the "planned future signing..." has been completed the project should be denied approval.

Gaye Kelly and Bob Stires

On Tue, Mar 26, 2024 at 10:24 AM Bob Stires <[bob.stires@gmail.com](mailto:bob.stires@gmail.com)> wrote:

Adam,

Thank you for your quick response.

I neglected to note the advisement of the upcoming hearing had been attached to a power pole in the applicant's neighborhood, had become water-logged because of the recent rains and had become difficult to read. Sonoma County should have known its notices had become rain-damaged and replaced with legible documents. This condition alone should constitute lack of notice and the hearing should be rescheduled.

It is also my understanding that notices of the hearing had been sent by USPS to mail recipients located within 300 feet of the applicant's address. This action does not address users of Spring Hill Road.

The County did not conduct a traffic study of the road area during weekends when high auto and bike traffic occurs.

These lack of actions do not address additional important issues:

- 1) Tasting rooms serve alcohol which may cause drivers leaving the proposed tasting room to not have full control of their faculties.
- 2) Those exiting tasting room drivers will be entering a particularly hazardous section

of Spring Hill Road: A crest of the hill with both cyclists and drivers already attempting to safely negotiate a dangerous stretch of roadway.

Adam, We are suggesting either the applicant's hearing date be postponed and weekend traffic studies be conducted OR the applicant be denied permission to open a wine tasting room.

Thank you for your consideration.

Gaye Kelly and Bob Stires

On Tue, Mar 26, 2024 at 9:09 AM Adam Sharron <[Adam.Sharron@sonoma-county.org](mailto:Adam.Sharron@sonoma-county.org)> wrote:

Bob,

Thank you for sending your thoughts regarding UPE19-0072, the proposed Use Permit for a new Azari Winery tasting room and events at 1321 Spring Hill Road, Petaluma. We will include your comments in the hearing materials provided to the Board of Zoning Adjustments members before the meeting. I have also added your contact information to the project file as an "Interested Party" for project public communications.

If you would like to submit additional in-person comments, attendees will have the opportunity to address the Board directly during the public comment portion of this Thursday afternoon's hearing. The hearing will take place at 1.00pm on Thursday, 3/28, in the Board of Supervisor's chambers at 575 Administration Drive 102A, Santa Rosa.

Please let me know if you have any additional questions.

Kind regards,

Adam



**Adam Sharron (he/him)**  
**Project Planner - Planning Division**  
2550 Ventura Avenue, Santa Rosa, CA 95403  
[www.PermitsSonoma.org](http://www.PermitsSonoma.org)  
**o:** (707) 565-1900  
**d:** (707) 565-7389  
[adam.sharron@sonoma-county.org](mailto:adam.sharron@sonoma-county.org)



18 SONOMA COUNTY 50  
CALIFORNIA REPUBLIC  
AGRICULTURE  
INDUSTRY  
RECREATION  
CALIFORNIA

Lobby hours: Monday, Tuesday, Thursday, Friday 8:00 AM to 4:00 PM. Wednesday 10:30 AM to 4:00 PM.

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**From:** Bob Stires <[bob.stires@gmail.com](mailto:bob.stires@gmail.com)>  
**Sent:** Monday, March 25, 2024 6:50 PM  
**To:** Adam Sharron <[Adam.Sharron@sonoma-county.org](mailto:Adam.Sharron@sonoma-county.org)>  
**Subject:** File No. UPE19-0072

Dear Mr Sharron,

My partner Gaye Kelly and I are vigorously opposed to the approval of the tasting room's application to be located at the crest of Spring Hill Road.

We are both bike riders and the road area of the proposed tasting room is already sketchy at best and quite narrow. Currently bike-passing traffic, in both directions, has been slowed and drivers have become impatient by the existence of bike riders who necessarily are riding slowly because of the steepness of the hill (both directions). Having auto traffic entering and exiting from the proposed tasting room will only make the crest of the hill more deadly that it already is.

I would not to be the person or person who approved the application when a probable future bike vs auto incident occurs. That person or person's conscience would never heal.

Please don't approve the application.

Sincerely,

Gaye Kelly & Robert Stires

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**From:** [Susan Villa](#)  
**To:** [Adam Sharron](#)  
**Subject:** UPE19-0072 - Kamal Azari  
**Date:** Monday, March 25, 2024 6:59:31 PM

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Originally a small boutique winery had no impact on residents of Spring Hill Road. There has been occasional smoke from bonfires that were started on the Azari property. I have smelled this but I was told by one of Azari's neighbors the owners often had these bonfires. I was also told the neighbors reported these unlawful fires.

There has been issues with the property and vacation rentals or bed and breakfast but could never find permits for these activities. I know there have been disputes with David Weinstock and Azari building fences over onto Weinstocks property lines. I know the CHP and Sonoma County Sheriff have tried to shut down after hour parties but could not gain access to the property because of a security gate.

The impact of 200 + clients parking in a parking lot of 80 spaces 7 days a week is unrealistic. There is no street or shoulder parking on upper Spring Hill Road. There has already been issues with delivery trucks blocking Spring Hill Rd outside the Azari gates.

Spring Hill Rd is very steep, narrow and has a sharp curve heading into town from the winery. Between wildlife, walkers and bicyclists there is no room for extra traffic let alone clients that are not accustomed to country roads.

Opening the facility 7 days a week would impact at least 2 schools (Spring Hill Montessori and Petaluma Jr.High). The pick up time at the Montessori is difficult because the gates don't open until 3pm and there is a line up of cars waiting for the gate to be opened.

I understand the Azari Winery has a wood burning oven inside their facility. I am hoping they have a full designated water tank that has been approved by our local Fire Departments.

I have lived on Spring Hill Road since 1987. I have had only one car come off Spring Hill Road and take out my fences landing in my upper fields.

I fear with the mix of wine tasting, non lit narrow country roads, CHP and Sonoma County Sheriff will be kept very busy.

I have looked at Azari's website they have tastings scheduled but I find no use permit on the Sonoma County sites. I know they charge \$25. Does Azari pay for ABC 221 as a daily fee for each event?

Thank you, Susan Villa

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**From:** [dwdavesautorepair](mailto:dwdavesautorepair)  
**To:** [Adam Sharron](mailto:Adam.Sharron)  
**Cc:** [rkweinstock@comcast.net](mailto:rkweinstock@comcast.net)  
**Subject:** Permit Sonoma File No. UPE19-0072 for Kamal Azari  
**Date:** Tuesday, March 26, 2024 5:00:03 PM

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Dear Adam Sharron and Board of Zoning Adjustments,

We have many concerns about zoning adjustments for the Azari project and would like sufficient time to review the proposed project. The document advising of the Thursday meeting was mailed on March 18th. This does not give sufficient time to research this project.

Our concerns include noise in a silent area, traffic on a narrow road which hosts extensive bicycle traffic and homes, commercial activity in an agricultural area which actually has many neighbors close by, congestion and trespassing concerns, excessive water use on a well system shared on the hill with some wells already dry and increased crime, odor, light intrusion and the potential for more commercial businesses in the area ruining the peaceful rural landscape. As far as water is concerned the Azari's already have several fountains on the property disregarding wise water use practices. They also felled trees on our property and another adjacent property owned by Ralph Braren at 1611 Spring Hill Road. The Azari's never removed the trees which does not build confidence in their respect for their neighbors.

We do not want the zoning adjusted to approve this commercial undertaking nextdoor to us.

Please let us know how to best proceed with our concerns.

Thank you,

David and Robyn Weinstock

1517 Spring Hill Road  
Petaluma, CA 94952

David Weinstock's Cell Phone: 707-338-8634  
Robyn Weinstock's Cell Phone: 707-364-2134

Sent from my Galaxy

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**From:** [lojoben5](#)  
**To:** [Adam Sharron](#)  
**Subject:** Azaria Winery Proposal on Springhill Road, Petaluma, CA  
**Date:** Tuesday, March 26, 2024 9:15:02 PM

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Dear Ms. Adam:

I am writing to you regarding the Azari Winery proposal to build a structure that will hold 200 partiers and a parking lot with 80 spaces on the property on Springhill Road in Petaluma.

I have driven on Springhill Road many times during the day and at night. It is a dark (at night), narrow, 2-lane, sloping country road with no shoulders on either side or turn-outs and no lighting anywhere at night. In fact, I find the road scary because it is pitch black at night in the country. The thought of 200 partiers leaving Azari Winery and trying to navigate the road, day or night, is mind boggling.

In addition, at the bottom of the road where it intersects with Chileno Valley Road and Western Avenue, there is a Montessori School with mothers lining up to pick up their children every week day at 3pm. It will be a very dangerous situation for those mothers when possibly encountering cars leaving Azari Winery at the same time.

All I all, I think any expansion of the existing boutique winery is a bad idea.

Louise Benanti  
Petaluma Resident

Sent from my Galaxy

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**From:** [Giz Gab](#)  
**To:** [Adam Sharron](#)  
**Subject:** Permit Sonoma File No. UPE19-0072  
**Date:** Wednesday, March 27, 2024 11:43:50 AM

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## EXTERNAL

Dear Mr. Sharron and Board of Zoning Adjustments,

I am writing to express my concern for the proposed zoning change and use permit approval at 1320 Spring Hill Road, Petaluma. We weren't notified about this proposal until Friday, the 22nd. That is not enough time for us to research the project. We bought our property in 2006. Not long after, there was construction on a small winery starting across the street. The original use permit for the Azari Winery stated no tasting room and no large events. Both of these conditions were violated from the beginning. They built a tasting room, had regular hours on weekends and held a multitude of events without permits.

All of the neighbors including us, were concerned about the prospect of winery events affecting us, and it has. There is always traffic turning around in our driveway, parking in our driveway, buses unloading in our driveway, patrons and delivery trucks crushing our metal culvert and knocking over mailboxes. There has already been at least one accident right in front of the winery. An employee or patron, turning into the Azari driveway, hit a bicyclist and injured her significantly. If the project is approved, all of these issues will increase.

The Azari's want to change zoning on an adjacent property and build a large event center that, basically, will be in my front yard and in other neighbors' front and backyards. One of the proposed driveways is directly across from my entryway, family room and bedroom windows. They already have a tasting room and public and private tasting hours and events. Why would they need to build another? Again, it is to hold large events, to have an event center and to get around their original use permit. The proposed three employees will not be able to contain 200 partygoers. Again, the Azari's already don't follow the rules. They have had a number of violations for holding unpermitted events and unpermitted burn piles. CalFire was a fixture in front of our house for several years because they were always burning illegally and during fire season. Your letters and fines don't deter them. There is no reason to believe that they will suddenly start following the rules.

There are many properties surrounding the proposed site. Some of us have relatively small parcels comparatively. This project would ultimately change our neighborhood forever. The increase in traffic will impact those of us that walk on our street. There are no shoulders and drivers don't pay attention, especially when they are looking for an address, event, or are under the influence of alcohol. The area proposed for the project, is the most dangerous hairpin turn (complete with a blind spot and blinding sun) on the whole street. The sun, in the late afternoon, blinds drivers right at the spot for one of the driveways. All week, and especially on the weekends, there are many bicyclists and pedestrians coming down the hill.

Maintenance on the property, is a problem already. They dumped hundreds of gallon plastic nursery pots on the proposed site, let them degrade, and then tilled them into the soil. They have had many fallen trees that take out our power lines almost every year or so since we've lived here. They struggle to maintain the property they already have. Many of us already have low water production. Their increased use of water will put a strain on our wells.

Can you imagine waiting in line behind one hundred cars just to get to your driveway? Can you imagine coming home to people parked in your driveway and along your property? Can you imagine the blinding reflection of the glass and metal on the cars every time you look out your window? Can you imagine the parade of one hundred sets of headlights shining into your family room and bedrooms as they exit the proposed parking lots? Can you smell the exhaust of cars wafting into your windows and the noise from events breaking through the country quiet? Can you imagine your beautiful view of Chileno Valley permanently obscured by an event center and parking lots? This is what this project will mean for my family and our property. First, there will be years of construction, then an eternity of danger, traffic and noise. Our peace and tranquility will be shattered.

One of the main reasons we bought this property is because the zoning across the street was LEA 100. It would only be used for agriculture, thus keeping the charm, tranquility and ambience of our beautiful neighborhood. The Azari's said they would maybe plant grapes there-another lie. There has already been a loss of agricultural land in the county. Once you build on it and pave over it, it is gone forever. These areas need protecting, not development. This property is a wildlife corridor and a Riparian corridor. The proposal states that the leach field will be at the bottom of the property closest to the creek. How is this mitigating negative effects? What about the endangered salamanders that inhabit the area? Not only that, but development and paving will most definitely increase dirty runoff to the creek, increased trash, light, heat and noise pollution.

We are blindsided by this new proposal and urge you strongly to deny the proposed zoning change and use permit. Please consider our concerns and the concern of neighbors.

Respectfully,

Gizella Gabany  
1412 Spring Hill Road  
Petaluma, CA 94952

(707) 328-4078

Gizella Gabany  
P.O. Box 619  
Petaluma, CA 94953

(707) 328-4078  
gizgab2@yahoo.com

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**From:** [Alyssa Jorgensen](#)  
**To:** [Adam Sharron](#)  
**Subject:** Azari Winery | 1321 & 1399 Spring Hill Rd, Use Permit  
**Date:** Wednesday, March 27, 2024 4:21:50 PM

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EXTERNAL

Hello Adam,

>

> My name is Alyssa Jorgensen and I am writing on behalf of myself and my husband, Rye. We have lived at 1709 Spring Hill Rd, Petaluma, CA 94952 for almost 10 years with our young children.

>

> We have just heard about the proposed tasting room, food prep area, and large parking lot along the edge of Spring Hill Rd at Azari Vineyards. According to Permit Sonoma, all neighbors within 300ft were notified in January 2021. I have spoken to the homeowners next door to the Azaris (Weinstock) and the neighbors directly across the street (Gabany) and neither knew about the proposed project. This is in violation of their rights as neighbors. Further, we have not seen any notices posted on site about a public hearing.

>

> We are a close knit group of about ten addresses, 1100-1500 SHR from just below Azari to the top of the hill. We frequently keep in touch during walks down the road with dogs or to fetch eggs from a local egg farm. None of us are friendly with the Azaris.

>

> Over the years that we have lived here there have been many complaints about many things on their 1399 property: violations of wine tasting without a permit, large loud gatherings late into the night, operating a short-term rental without a permit, operating a wood-burning stove without a permit, fences built without neighbor permission, felled trees with no regard to picking up after themselves, large winery buses holding up traffic in front of their property, workers dogs getting out, building their home (!) without a permit, burning without a permit. I see some of these violations online, but not all. The Azaris were interested in growing marijuana a few years ago but couldn't figure out how to square that with the County or water/well use. You can see that the picture I am painting is not of a good neighborly citizen of Sonoma County.

>

> I ask you: if a family has a clear record of disregard for the laws of an area, why are they allowed to continue to operate, let alone operate a larger facility? We have zero confidence in this neighbor abiding by the rules of days, hours, cars, employees, number of tasting guests, etc that an adjustment in Permit Use demands. These rules are meaningless to them. There will be no care for a riparian wilderness corridor or for their 100 vehicle guest trips (on Saturdays) or for clogging up a hairpin turn that is already very problematic.

>

> We moved to this area because of the lack of these kinds of facilities and the quiet rural atmosphere. There is nothing of this sort in our area for good reason with the ag zoning. The "blind" turn that this project is planned for has no shoulder, is very dangerous, very steep, and requires drivers to go slow. Our road has been repaved, thankfully, however, this means that dairy trucks and cars tend to go faster. The traffic report was completed years ago. I do not agree with the report that a left-hand turn lane is unwarranted.

>

> Our kids will soon be attending Petaluma Jr High and Petaluma High School about a mile down the street from Azari. We would prefer they bike (there are already a few families who do), but if Azari is allowed to build this parking lot of 83 spaces, there will no longer be a Safe Route to School.

>

> We strongly oppose this project. It simply does not belong here.

>

> Thank you very much for listening and considering our perspective. We understand you have a tough job and need to weigh many opinions and rules.

>

> We look forward to seeing you tomorrow at the hearing.

>

> Sincerely,

>  
> Alyssa & Rye Jorgensen  
> 1709 Spring Hill Rd  
>  
>

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