

We understand and appreciate that Fall Mountain Farm may have originally begun as a charming small-scale hobby farm with educational and seasonal community benefits. In the beginning, many residents viewed it as a modest and compatible addition to the rural character of our area, a quaint rural attraction that complemented, rather than competed with, the peaceful nature of the surrounding community.

However, this current request represents a dramatic escalation in scale and intensity. Expanding from the originally permitted 50 parking spaces to a proposed 225 vehicles is not a minor operational adjustment; it reflects a substantial transformation from a small agritainment venue into a significantly larger commercial event operation. Many residents are concerned that this level of expansion moves far beyond the original charm and character that initially made the farm feel compatible with the area.

What once felt like a seasonal rural experience increasingly appears to require the type of event-driven infrastructure, traffic management, staffing, lighting, parking operations, vendor presence, and crowd accommodation more commonly associated with a regional entertainment destination than a quiet rural farm community. With each successive request, the operation appears to move further away from its original quaint agricultural appeal and closer toward what feels like commercial-scale entertainment development.

Many of us chose to live in this area because of the peace, quiet, dark skies, limited traffic, open space, and rural harmony that make this community unique. We are increasingly concerned about the gradual but continual expansion of activities, attendance, infrastructure, and commercial intensity. It feels as though each approval becomes the foundation for the next level of growth, incrementally altering the very character of the area we intentionally chose as our home.

Specific concerns include:

- Increased traffic volume on rural roads not designed for high-capacity event operations
- The introduction of food vendor trucks and additional commercial activity
- Noise impacts associated with larger crowds and events
- Light pollution concerns, particularly with references to future seasonal attractions such as an ice rink and expanded village lighting during winter months
- Loss of the quiet rural atmosphere and dark-sky environment that residents value deeply
- Fire safety concerns in an extremely dry and highly volatile wildfire-prone area
- The long-term cumulative impact of ongoing expansion requests and operational intensification

We are also concerned about whether sufficient staffing and operational oversight would exist during larger events to adequately manage parking, crowd control, emergency response access, and fire prevention measures. Expanding capacity to 225 vehicles represents a significant operational scale increase, and many residents question whether the surrounding infrastructure and emergency preparedness are truly equipped for that level of activity.

In addition, our property is located within 1,000 feet of the farm, and the traffic patterns associated with these events directly impact our ability to safely access our home and navigate the surrounding roads. We have previously raised concerns regarding this intersection and requested additional traffic control measures due to ongoing safety issues related to farm traffic. To the farm's credit, they did recognize the concern and installed a stop sign; however, the issue continues because the sign is frequently ignored by visitors unfamiliar with the area.

Guests often appear to mistake the farm driveway entrance as a continuation of Doolittle Road and proceed through the intersection without properly yielding to vehicles turning left from Mount Herman onto Doolittle. As attendance and traffic volumes increase, these conditions raise even greater concerns regarding driver confusion, congestion, delayed access, and the potential for accidents on rural roads that were not originally designed for high-volume event traffic.

Another concern is the impact that increased traffic volumes may have on existing drainage and road deterioration issues in the immediate area. We have already observed erosion occurring across portions of Mount Herman Road near the intersection due to runoff originating from the farm's asphalt driveway. Our concern is that the substantial increase in vehicle traffic associated with expanded operations and parking capacity will accelerate wear, deterioration, and erosion in an area that is already showing signs of impact. Increased traffic, turning movements, and heavier roadway use have the potential to further compound these existing conditions and create additional long-term maintenance and safety concerns for neighboring residents and the County.

While we support agriculture, education, and responsible small-scale community engagement, we do not support continued commercial expansion that fundamentally alters the rural character, peace, safety, and environmental qualities of our community.

We respectfully ask the County to carefully consider the long-term cumulative impacts of this request, not simply the technical traffic capacity analysis presented in the application, but the broader transformation of a quiet rural area into an increasingly intensive commercial destination.

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