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Attention: Nick Chase ([nchase@sonoma\\_county.org](mailto:nchase@sonoma_county.org))

Reference: File number PLP07-0058 Expansion of Existing gas station located at 8850 Sonoma Highway and construction of new two story office building and increase size of mini mart and the number of pumps.

Thanks for including our organization on your use permit request. As you are aware, Kenwood is very unique and desirable place to live and visit. The size of this expansion, the two story building, size of mini mart, number pumps, and the number of parking spaces must be intergraded with the community agricultural character, natural resource and the rural beauty of our small town.

The current project is too large for the community at its current location! At the community meeting held last year to review the DRH05-0024 proposal many folks were concerned about the size, scope, and placement of this project. We felt the applicant proposal was large as the 76 stations at Lawson corner which is within the city zoning and not in the rural AG community. The current use permit made very few changes to the proposal. It needs to be reduced further to fit better into rural community of Kenwood.

Valley of the Moon Alliance still is concern about the following based on the user permit PLP07-0058:

Project Size:

This proposed project is too large given its location and the rural community environment. We don't want a mini mart that looks like a quick stop or 7/11 and question if it is needed at all. A single story office building will fit better with the community, business and houses in the area. The number of gas dispensing islands has been reduced to two, and looks as though there will be 3 pumps on each island. This doubles the current compactly. One island and 3 pumps seems to service the community and traffic on highway 12. The rural community of Kenwood does not need a hug service station and mini mart. We have one just 5 miles up the road in the urban service area.

Traffic Safety:

Safety is another issue that needs to be addressed. It appears that a left turn lane on Highway 12 in now proposed and the entry way from Hwy 12 has been moved further from Green street. A safety traffic study needs to be performs given the proposed expansions of the service islands and addition of the mini mart and office buildings.

Increase usage may require more traffic mitigations. Also not addressed are the delivery trucks to service the mini mart and office complex. Where are they going to unload etc.

#### Ground Water Protection:

The water supply for the Kenwood Water Agency is located on Green Street just behind the current gas station. What are the current safety precautions of tanks leaking into the ground water and what is proposed for the expansion? Additionally, the amount of storm water and petrochemical residue runoff will increase due to the proposed expansion of the asphalt and concrete parking areas designed by the expansion project. Is there anyway to reduce the amount of asphalt/concrete and landscape water purification? Ground water table is high in Kenwood and contamination would be a calamity. I don't see the use permit addressing any of these issues. The manager of the Kenwood Water Company has some very serious concerns about the placement and size of the office building and parking lot. Has his concerns been addressed?

#### Light Encroachment:

Presently, if viewed from the surrounding hillsides and the light glow of the gas station is a major source of light encroachment in the Kenwood area. Modifications and addition of lights for this expansion project will increase light trespass for the community and needs to be mitigated. What are the current plans?

#### Scenic Highway set backs:

Highway 12 is a Scenic Highway and has set back requirements on both sides of the highway to keep the Scenic envelope. Is the 200 foot setback from scenic highway required from this project plans? What is the current setback requirement? Can landscaping be placed Hwy 12 with buildings in the back. Significant landscaping must be required of this project as well as minimizing the size and location of the buildings. None of these issues have been addressed.

#### Other:

What does the current zoning, General Plan and the North Sonoma Valley Specific Plan guidelines indicate for this project to keep Kenwood unique and desirable place to live and visit?

Could an access easement be designed through the project from Green Street to the post office and Kenwood shopping center? This easement could also be applied to the two other parcels between Green Street and the Post office in the future. If we can reduce the traffic on Hwy 12 the safer it will be

for the community.

Valley of the Moon Alliance Board of Directors

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