

Greg Desmond at Gregory.Desmond@sonoma-county.org, August 25, 2014

Subject: PLP05-0009 VJB

Valley of The Moon Alliance is an organization formed to protect and preserve our Sonoma Valley. We have over 1000 members; most of who appreciate the activities that VJB has added to our community. However, there are those who have experienced the negative effects of VJB’s success. Therefore we cannot support the expansion of business hours and food service, until the following issues are resolved.

Parking and road safety have become issues of major concern in the Kenwood village. There needs to be more parking available on site to accommodate not only the marketplace vendor employees and visitors but the wine tasting coaches that drop off tasters. The streets of Kenwood are not wide enough for street parking on both sides. A serious safety issue arises when there is not enough room for emergency vehicles to get through and when visibility is obstructed anywhere near highway 12. There is recent photographed proof of unsafe visibility and congestion that you may already be aware of. The photos can be forwarded to you upon request. The parking situation will become even more complex with the requested extended hours to 5pm Saturday through Thursday and 7pm on Friday.

The following is suggested before considering approval.

Increase parking with pervious parking spaces on site. One way this could be accomplished is by removing some of the grape vines on the Maple Street side of the property. It appears, from the previous application, that the septic leach lines could be avoided. This parcel is zoned commercial so the vines could be considered landscaping. There are other properties close by that are owned by the Belmonte family (Café Citti, BWise and EnGare ) that don’t have enough parking either. It would benefit the whole block to have more parking spaces available. It is also in the heart of what is considered an over concentration of Kenwood with tasting rooms and visitor serving activities.

Install a left turn lane at Shaw Ave and Hwy 12. From a traffic study done August 15, 2005 and included within the original application of PLP05-0009 on February 9, 2005, it states the following under conclusions and recommendations:

“A left-turn lane is warranted at the intersection of SR12 with Shaw Avenue under existing conditions, and will be exacerbated by the addition of project traffic. It is recommended that a left-turn lane be installed with storage adequate for three vehicles…”

This needed to be done back in 2005. It needs to be done now.

Any food service taking place on the premises, as business is being conducted now or in the future, must be monitored by the appropriate safety and sanitation regulations.

As usual, we support the Sonoma Valley Citizens Advisory Commission and request that it be on a future agenda for public comment.

Please add these comments as part of the subject file.

Thank you for your attention to our concerns and suggestions.

Kathy Pons

Valley of The Moon Alliance

Board of Directors

cc. Susan Gorin, Jason Nutt, Cathy Fletcher, VOTMA execs