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City of Sebastopol

January 17, 2018

Rod Simpson, PRMD
Blake Hillegas, PRMD
2550 Ventura Avenue
Santa Rosa, California 95403-2859

Gentlemen:

This is in response to your referral to our City regarding PLP13-0023, an application for a gas station, mini-mart, car wash, and RV storage at 5300 Sebastopol Road, Santa Rosa. We appreciate your diligence in providing project information to our City and the opportunity to comment.

Our City opposes this application. The site in question is in a rural area that functions as a community separator between our City and Santa Rosa. We recognize that the particular site is not formally mapped as such, but the site appears to be immediately adjacent to a mapped separator area, and is perceived as part of the separator between the two cities. Uses in the general area were historically agricultural and rural residential. Intensification of uses on the site conflicts with the concept of city-centered growth, which is a value upheld by all of Sonoma County's jurisdictions. Uses such as those proposed would be more appropriate in an urban area.

The high volumes and speeds on Highway 12 and Llano Road are another concern. Due to the nature and intensity of the proposed uses, there would be considerably more turns in and out of the site onto the Highway and Llano than at present, which would appear to add to traffic congestion and also raise safety concerns. Although the plans show right turns out only onto Highway 12, physical improvements should ensure that left turns are prohibited.

Additionally, if the project were to proceed, landscape screening from the Joe Rodota Trail should be provided.

Our City is also interested in the concept of enhancing area circulation through various potential improvements, such as extending Llano Road north to connect with Occidental Road. The project does not appear to pose a direct conflict with this concept, but potentially there could be right of way needed or other improvements that relate to the site, which should be considered.

We urge that the application be denied. If this project proceeds to hearing, we request that the City be notified so that we may have the opportunity to provide additional comments.

Thank you for your consideration of our concerns.

Sincerely,

A handwritten signature in black ink that reads "PAT SLAYTE". The letters are bold and stylized, with a long horizontal line extending from the end of the signature.

Patrick Slayter, Mayor

Copied Furnished:

George and Marlene Young

Olmstead Associates

Sebastopol City Council

Sebastopol City Manager

Sebastopol Planning Director
