
Subject: FW: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

From: Steven Pierce [REDACTED]

Sent: Tuesday, August 9, 2022 4:26 PM

To: _PLANCOM - Planning Commission <planningcommission@srcity.org>

Cc: Wixon, Mike <mwixon@srcity.org>

Subject: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

Dear Commissioners,

I am writing in support of the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. File No. CC18-004.

The Planning Commission needs to follow the rules and established precedents for parcel map waivers. Why is the commission issuing the parcel map waiver in this case? This parcel is not a large parcel, and therefore is not allowed a parcel map waiver. The Mitigated Negative Declaration in this case, from 2013 is out of date due significant material changes. With 10 existing gas stations in a five mile radius, we don't need this station!

Thank you,
Steve Pierce

Subject: FW: [EXTERNAL] Project File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for 874 N Wright Rd

From: Ivan O'Neill [REDACTED]
Sent: Tuesday, August 9, 2022 1:39 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Cc: Wixon, Mike <mwixon@srcity.org>
Subject: [EXTERNAL] Project File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for 874 N Wright Rd

Dear Commissioners:

I am writing in SUPPORT of the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project File No. CC18-004.

I oppose this project and urge the Commission to support the appeal for the following reasons:

1. There are more than ten existing gas stations operating within a five mile radius;
2. This project abuts a disconnected and dangerous stretch of the Joe Rodota Trail where pedestrians and cyclists must use Wright Rd and Sebastopol Ave to traverse east-west. Adding a high traffic gas station would increase the danger to pedestrians and cyclists on this stretch;
3. The Planning Commission has discretionary authority to decide to deny the Parcel Map Waiver and Certificate of Compliance;
4. At the December 2019 meeting, the Subcommittee did not take into account significant material changes that had occurred since this project was last before a decision-making body. In particular, the Mitigated Negative Declaration in this case, from 2013 and on which the approval decision was made, is out of date;
5. Planning Dept staff have not provided the legally-required public noticing of the previous hearings in this case to the public;
6. No justification for a parcel map waiver has been provided, which is required under Subsection 66411.1 of the Subdivision Map Act and this (small) parcel does not qualify; and,
7. [CA state policy is to ban sales of new fossil fuel-powered cars by 2035](#), which means this gas station is likely to become a stranded asset.

Sincerely,

Ivan O'Neill
[REDACTED]

Subject: FW: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

From: Laurie-Ann Barbour [REDACTED]
Sent: Tuesday, August 9, 2022 1:14 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Cc: Wixon, Mike <mwixon@srcity.org>
Subject: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

Dear Commissioners:

I am a member of CONGAS (Coalition Opposing New Gas Stations) and I am writing in support of the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. File No. CC18-004.

I urge the Commission to reverse the Dec. 2019 approval. There are technical/legal reasons the approval should be appealed which I will leave to others to address. I want to say that there is no need for a new gas station at this location (or really anywhere). Gas stations are last century's technology. They will soon not even be a viable business so it makes no sense to continue to permit them. There is no shortage of gas stations in the area - there are ten stations within a five mile radius. In Sonoma County people do not wait in line to get gas (unless they choose to buy at Costco) because there are plenty of stations. No new ones are needed based on current demand. And, demand for gas is declining and will continue to due to the State mandate that all new vehicle sales be zero emission by 2035.

Thank you for your consideration,
Laurie-Ann Barbour

[REDACTED]

Stay close to anything that makes you glad you are alive.
HAFIZ

Subject: FW: [EXTERNAL] Proposed New Gas Station on Wright Road - Appeal

-----Original Message-----

From: Steve Birdlebough [REDACTED]

Sent: Tuesday, August 9, 2022 12:00 PM

To: Weeks, Karen <KWeeks@srcity.org>; Carter, Charles <CCarter@srcity.org>; Peterson, Julian <jpeterson@srcity.org>; Cisco, Patti <PCisco@srcity.org>; Duggan, Vicki <VDuggan@srcity.org>; Okrepkie, Jeff <JOkrepkie@srcity.org>; Holton, Jeffrey <JHolton@srcity.org>

Cc: _PLANCOM - Planning Commission <planningcommission@srcity.org>; Wixon, Mike <mwixon@srcity.org>

Subject: [EXTERNAL] Proposed New Gas Station on Wright Road - Appeal

Hello Planning Commission members—

I urge you to sustain the appeal regarding the Wright Road Gas Station, which is on this week's agenda.

My main concern is that the Wright Road area is marshy in the winter months, and should not have gasoline tanks, that will eventually leak.

There are numerous flaws in the permitting process, including the lack of justification for a parcel map waiver, and failure to properly evaluate alterations in the project.

We have sufficient gas stations already; this one would not be in the public interest.

Steve Birdlebough

[REDACTED]

Subject: FW: Public Comment on Gas Station located at Fulton & Hwy 12

From: paula s [REDACTED]

Sent: Tuesday, August 9, 2022 12:35 PM

To: _PLANCOM - Planning Commission <planningcommission@srcity.org>

Subject: [EXTERNAL]

Hi,

I strongly oppose allowing a new gas station at Fulton and hwy 12.

Fossil fuel is on its way out. We have existed well enough without that station, a station which would introduce a toxic storage tank that is obsolete before it is ever placed. Stupidity.

So, please, NO SERVICE STATION.

Thank you,

Paula Smith

From: David Liebman [REDACTED]
Sent: Tuesday, August 9, 2022 12:25 PM
To: _PLANCOM - Planning Commission; Wixon, Mike
Subject: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision

Re: Project. File No. CC18-004: Appeal of Subdivision
Committee Approval of a Certificate of Compliance and Parcel Map Waiver
for - 874 N Wright Rd, Santa Rosa

Dear Commissioners:

I am writing in support of the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. File No. CC18-004.

* It is extremely urgent and important that we move towards climate Solutions at the speed and scale needed rather than continuing to head in the wrong direction. There is no good enough reason in this project to keep enabling infrastructure that heads us in the wrong direction;

* There is no need for this gas station given that there are more than ten existing gas stations operating within a five mile radius;

* The Planning Commission has discretionary authority to decide to deny the Parcel Map Waiver and Certificate of Compliance;

* At the December 2019 meeting, the Subcommittee did not take into account significant material changes that had occurred since this project was last before a decision-making body. In particular, the Mitigated Negative Declaration in this case, from 2013 and on which the approval decision was made, is out of date;

* A request was made at that meeting that records of legally required public noticing of the previous hearings in this case be provided to the public. Planning staff was unable to provide that at the meeting and to date that has not been provided;

*Subsection 66411.1 of the Subdivision Map Act [1] states that "Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map..."What is the justification for a parcel map waiver in this case? None was provided at the 2019 hearing; * Parcel map waivers are only allowed under specific circumstances that relate to large parcel divisions. This is not a large parcel division;

* The Subdivision Map Act is clear that parcel maps have been required for developments like this since 1967.

* This action does support the City of Santa Rosa Climate Action Plan as well as creates additional State Water Board Geotracker Underground storage tanks of hazardous material which impacts an already impacted area further risking groundwater supplies due to potential leaks.

Sincerely
David Liebman
Resident of Wright Neighborhood

From: Veronica "Roni" Jacobi [REDACTED]
Sent: Tuesday, August 9, 2022 11:49 AM
To: _PLANCOM - Planning Commission; Wixon, Mike; Jacobi, Veronica
Subject: [EXTERNAL] i SUPPORT THE APPEAL OF 874 N. Wright Rd.

Re: Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

Dear Commissioners:

I am writing in support of the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. File No. CC18-004.

* It is extremely urgent and important that we move towards climate Solutions at the speed and scale needed rather than continuing to head in the wrong direction. There is no good enough reason in this project to keep enabling infrastructure that heads us in the wrong direction;

* There is no need for this gas station given that there are more than ten existing gas stations operating within a five mile radius;

* The Planning Commission has discretionary authority to decide to deny the Parcel Map Waiver and Certificate of Compliance;

* At the December 2019 meeting, the Subcommittee did not take into account significant material changes that had occurred since this project was last before a decision-making body. In particular, the Mitigated Negative Declaration in this case, from 2013 and on which the approval decision was made, is out of date;

* A request was made at that meeting that records of legally required public noticing of the previous hearings in this case be provided to the public. Planning staff was unable to provide that at the meeting and to date that has not been provided;

* Subsection 66411.1 of the Subdivision Map Act [1] states that "Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map..."What is the justification for a parcel map waiver in this case? None was provided at the 2019 hearing;

* Parcel map waivers are only allowed under specific circumstances that relate to large parcel divisions. This is not a large parcel division;

* The Subdivision Map Act is clear that parcel maps have been required for developments like this since 1967.

Sincerely hopeful for optimal climate protection progress, Veronica "Roni" Jacobi, Former Santa Rosa Councilwoman

From: Raymond Alden [REDACTED]
Sent: Tuesday, August 9, 2022 10:45 AM
To: _PLANCOM - Planning Commission
Cc: Wixon, Mike
Subject: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver

I am writing in support of the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. File No. CC18-004.

There is no need for this gas station, and the Mitigated Negative Declaration in this case, from 2013 and on, which the approval decision was made, is out of date.

The Subdivision Map Act is clear that parcel maps are required for developments like this, and waivers are only allowed under specific circumstances. No justification has been made public for this waiver.

Respectfully,
Raymond Alden

[REDACTED]

From: Mark Mortensen [REDACTED]
Sent: Tuesday, August 9, 2022 9:51 AM
To: _PLANCOM - Planning Commission
Cc: Wixon, Mike
Subject: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

Good morning,

I am writing to express my opposition to the subject gas station and to support the appeal of the Dec. 12 approval. There are many reasons to say no to this gas station that need not be repeated here. One reason that resonates for me and hopefully for others is that we are in a climate emergency and we must take action to deal with that. Fossil fuels used in transportation are a major source of greenhouse gases. Another source of them such as this gas station is counter to efforts being made by our city and county. To address this emergency we must be on the same page and that means, in this case, saying no to this gas station.

Thank you.

Mark Mortensen
Santa Rosa ,CA

Twitter: <https://twitter.com/ClimateCrisisMM>

Facebook: <https://www.facebook.com/ClimateCrisisMM>

From: Jan Kahdeman [REDACTED]
Sent: Tuesday, August 9, 2022 9:27 AM
To: _PLANCOM - Planning Commission; Wixon, Mike
Subject: [EXTERNAL] I support the appeal of the parcel map waiver, elm tree station

Dear Commissioners,

I support the appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. file No. CC18-004.

I strongly oppose the addition of a new gas station at this location and i urge the commission to support the appeal.

We do not need a new gas station in an area that has more than 10 operating station within a 5-mile radius. I live in the area and do not see overcrowding at existing stations.

In this era of climate emergency, we need to move away from fossil fuel consumption and not add to this type of environmentally degrading infrastructure.

The details of the parcel map waiver are familiar to you, and i won't recount them here. Suffice it to say that parcel maps are required, historically, for this type of development, and a waiver for something that is not a large parcel division makes no sense.

Please do the right thing for our area and support the appeal, preventing a new gas station where none is needed.

Sincerely,

Jan E Kahdeman

From: Kevin Conway [REDACTED]
Sent: Tuesday, August 9, 2022 9:23 AM
To: _PLANCOM - Planning Commission; Wixon, Mike
Subject: [EXTERNAL] Project. File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

Dear Commissioners,

I understand that you have the authority to deny the Parcel Map Waiver and Certificate of Compliance for the Wright Rd. project. I believe the Parcel Map Waiver was granted in error because this project is not a large parcel division which is required for a waiver. A parcel map for a development like this is required and no justification for a waiver was provided in this case at the 2019 hearing.

Also, as you know, our County passed a Climate Emergency Resolution with the goal of getting to carbon neutrality by 2030. A parcel map waiver and certificate of compliance for this project is in direct contradiction with that goal. This is especially true since there are more than ten existing gas stations within a five mile radius.

For these reasons and to demonstrate your commitment to meeting our Climate Emergency Resolution goals, I urge you to deny this appeal.

Thank You,
Kevin Conway

[REDACTED]
Sent from my iPhone

From: Padi Selwyn [REDACTED]
Sent: Tuesday, August 9, 2022 9:19 AM
To: _PLANCOM - Planning Commission
Cc: Wixon, Mike
Subject: [EXTERNAL] File No. CC18-004: Appeal of Subdivision Committee Approval of a Certificate of Compliance and Parcel Map Waiver for - 874 N Wright Rd, Santa Rosa

Dear Commissioners:

Neighbors to Preserve Rural Sonoma County, a 3,000 member local coalition, is writing to urge the Commission to support the Appeal of the December 12, 2019 approval by the Subdivision Committee of the Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project. File No. CC18-004.

Given that more than ten existing gas stations are operating within a five mile radius of the proposed location; another gas station clearly is not needed.

On January 14, 2020, the Santa Rosa City Council adopted a Climate Emergency Resolution, committing the city to ongoing efforts related to climate change and greenhouse gas emission reductions. Rejecting the development of new gas stations in the City is imperative and is certainly consistent with the City's own Climate Action Plan and "long standing commitment to environmental protection and working to reduce greenhouse (GHG) emissions." (From the City of Santa Rosa's website.)

It's time to walk the talk and oppose this project, taking action on the City's own Resolution!

Thank you,
Padi Selwyn, Co-chair
[REDACTED]

PRESERVE RURAL SONOMA COUNTY

Visit our website at - <http://www.preserveruralsonomacounty.org>

Like us on Facebook - <https://www.facebook.com/preserveruralsonomacounty>

From: Sonoma [REDACTED]
Sent: Tuesday, August 9, 2022 8:14 AM
To: _PLANCOM - Planning Commission
Subject: [EXTERNAL] No new gas station please

Dear Commissioners,

We have plenty of gas stations in the area, so adding one changes convenience little. Adding one will not generate any more tax revenue, since it will just shift from other stations. I don't understand the benefits of adding another gas station. I do understand that the addition of infrastructure which will require rebuilding (as climate change imperatives require) is just wasted money and wasted land. Can't we put that land to better use?

Respectfully, Greg Provisor

[REDACTED]