

From: [Natalie Mattei](#)
To: [City Council Public Comments](#); [City Clerk](#); [Meads, Shari](#)
Cc: [CityCouncilListPublic](#); [Natalie Mattei](#)
Subject: [EXTERNAL] Gas Station Ordinance / Safeway - Santa Rosa City Council 8/23/2022 (Agenda Item #15.2)
Date: Tuesday, August 23, 2022 11:22:28 AM
Attachments: [image001.png](#)
[Safeway 1576 Santa Rosa Letter 08 23 2022.pdf](#)
Importance: High

Please distribute the attached letter from Safeway to the City Council for its August 23, 2022 hearing (Agenda Item #15.2).

Thank you for your assistance.

Natalie Mattei

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SENT VIA ELECTRONIC MAIL

August 23, 2022

Honorable Mayor Chris Rogers
and Members of the City Council
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404

**Re: Santa Rosa City Council Meeting of August 23, 2022 - Agenda Item 15.2
File #22-0582: Zoning Code Text Amendments to Prohibit New Gas Station Land Uses
and Prohibit Expansion of Fossil Fuel Infrastructure for Existing Gas Stations
(collectively, the "Gas Station Legislation")**

Dear Mayor Rogers and Members of the City Council:

I write on behalf of Safeway Inc. ("Safeway"), which operates six (6) grocery stores and one (1) gas station in the City of Santa Rosa ("City"). This letter pertains to the City Council's review of the Gas Station Legislation this evening, which would impact the existing Safeway gas station located at 2200 Mendocino Avenue ("Safeway #1576"). To support the City's efforts, Safeway recommends the following non-controversial edits to the draft Ordinance.

Background

Safeway has proudly served the City since 1929. We are a union-represented grocer and own and operate the only union gas station in the trade area. Safeway respects the City's sustainability efforts and has no future plans to (i) construct new Safeway gas stations in the City, or (ii) expand pumps or throughput at Safeway #1576.

Proposed Edits to Draft Ordinance

The purpose of Safeway's request is to provide consistency across the City's Code and clarify the intent of the Gas Station Legislation. In summary, the revisions would:

- Allow for compliance with the Bay Area Air Quality Management District (BAAQMD) and Santa Rosa City Fire Department CUPA.
- Provide the appropriate cross-reference to Section 20-61.030 (Nonconforming structures);
- Clarify "Removal of abandoned gas stations" refers to fossil fuel infrastructure (i.e. storage tanks/pumps/dispensers will be removed, EV chargers/c-stores/restaurants may remain);
- Provide public notice to gas station property owners in the event of a public hearing.

Working together to be the *favorite local supermarket*™

Proposed revisions to the draft Ordinance:

“ E. Gas Station modifications.

1. Gas stations and related fossil fuel infrastructure shall not be enlarged, extended, reconstructed, or moved to a different portion of the lot or parcel of land occupied by such use except as outlined below or as required for compliance with local, state or federal law. Fossil fuel infrastructure subject to this provision includes, but is not limited to structures, features, and facilities related to the sale, storage, conveyance, and dispensing of gasoline and any other fossil fuel (e.g., storage tanks, pumps, dispensers). A Minor Use Permit shall be required for any modifications to existing gas stations and fossil fuel infrastructure unless proposed modifications are subject to review by a higher review authority.

a. Modifications to Improve Air, Soil, Groundwater and Stormwater Quality. Gas stations may be modified to conform to current air or stormwater quality control regulations or to remediate contamination of soil or groundwater.

b. Modifications to Improve Traffic Safety. As determined by the City Engineer, the pedestrian and vehicular circulation features (e.g., curbing, sidewalks, traffic control devices) of a gas station may be modified to improve public safety.

c. Modifications to Enable Zero Emission Vehicles (Battery Charging Station). Gas stations may be modified to accommodate battery charging station(s) for zero emission vehicles. Pursuant to Government Code Section 65850.7, this Zoning Ordinance requires no permit for battery charging stations.

d. Removal of abandoned gas stations. Except as provided by Section 20-61.030 (Nonconforming structures), a A gas station that is abandoned or closed for a period of six months consecutively, or an aggregate of 365 days in any two year period, shall be physically removed from the site by the owner. Removal means the demolition of all ~~gas station structures, features and facilities~~ fossil fuel infrastructure which is subject to this Section 20-61.020 and removal or filling of underground tanks in compliance with the most restrictive local, State or Federal guidelines in effect at the time of removal. Prior to the effective date of an order to remove ~~gas station structures, features, or facilities~~ fossil fuel infrastructure pursuant to this Section, affected property owners and interested parties shall be notified by registered mail and be provided with the opportunity for a public hearing.”

Safeway respectfully asks the City Council to incorporate these minor revisions so that existing gas stations may continue to properly serve Santa Rosa. Thank you for your consideration; I will attend this

evening's public hearing virtually and will be happy to answer any questions. I may also be reached at (925) 413-4455 or natalie.mattei@albertsons.com.

Sincerely,

A handwritten signature in blue ink that reads "Natalie Mattei". The signature is written in a cursive, flowing style.

Natalie Mattei
Director of Real Estate

cc: Natacha Epley - Vice President, Real Estate Law, Albertsons Companies, Inc.
Mark Schumacher - Senior Director, Fuel & Convenience, Albertsons Companies, Inc.
Shari Meads - Senior Planner, City of Santa Rosa
Stephanie Williams - City Clerk, City of Santa Rosa