

Presentation:

Santa Rosa City Council

August 19, 2025

Elm Tree Station

Project Description

Parcel 1:
Retail
Commercial
.75-acre

Gasoline fueling station and electric vehicle charging station
Neighborhood fresh food market
One-bedroom caretaker's apartment
Trail connections and bike path

Parcel 2:
Park 0.23-
acre

Privately maintained park for public use
Small retail building
Park amenities: patio/trellis area, benches, picnic area and bike path

BACKGROUND

- ▼ Understanding Why We Are Still Processing This Application

2015 – 2017: Status of Project Approvals

- CUP, DR, and Subdivision set to expire on October 24, 2015
- AB 116 grants a two-year extension (October 24, 2017)

2018: Status of Project Approvals

- February 2018: The City determines approvals have expired
- April 2018: New Use Permit (CUP18-040) and Design Review (DR18-029) applications are filed
- May 2018: The City determines approvals have not expired. The subdivision is to be processed by a Certificate/Parcel Map waiver
- June 2018: Application for a Certificate/Parcel Map waiver is filed
- July 2018: The City issues a letter granting CUP and DR extensions

2019 – Present: Status of Project Approvals

- December 2019: Certificate/Parcel map is approved. Appeal is filed.
- 2020/ 2021: The City determines CUP and DR have expired.
- December 2021: CUP and DR applications are filed.
- August 2022: Appeal of the Certificate/Parcel Map waiver denied.
- August 2022: The City adopts the gas station ban. Project specifically exempt.
- April 2024: Environmental document reviewed and accepted by staff.
- October 2024: Project scheduled for Planning Commission.
- April 2025: The Project is denied by the Planning Commission. Appeal is filed.

The Appeal

■ Zoning Consistency

- **The Market:** The market is a fresh foods market, not a convenience store.
- **Caretaker's Unit:** The caretaker's unit is permitted by the zoning and encouraged by staff.
- **Gas Station:** If the propane dispensary on the adjacent parcel is a gas station, the use is illegal. A gas station is not permitted adjacent to residential. The Blue Star parcel adjoins residential.

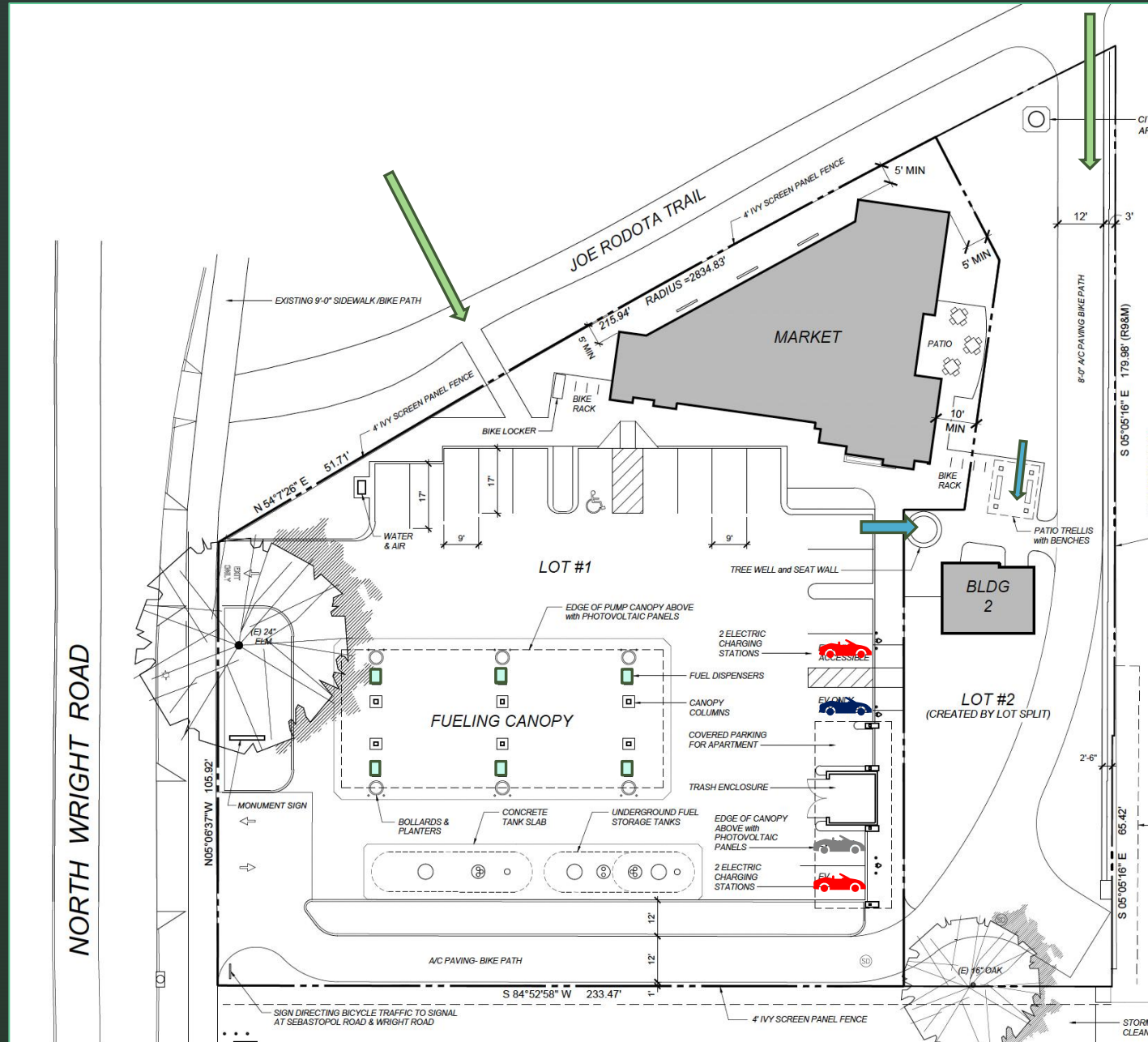
General Plan Consistency

- Urban Design:
 - The site is 440 ft. south of the intersection of Hwy 12/Fulton Rd.
 - North Wright Rd. is not a scenic corridor
 - The project is low in scale and mass
 - Approved by the Design Review Board
 - The DRB found the project to be of superior design

General Plan Consistency

- **Increases recreational opportunities**
 - Pedestrian connection from the Joe Rodota Trail
 - Bicycle connection from the Joe Rodota Trail
 - Privately maintained park for public use
 - Trellised area
 - Seating areas
 - Water fountain
 - Small concession stand

Site Plan



Environmental Concerns

- **Traffic:**
 - Three traffic studies and a VMT analysis were completed. No significant impact. 70% of the trips are passerby.
- **Water Quality:**
 - Phase 1 Environmental Assessment: No on-site contamination.
 - The city's WSA anticipated the scope of the project.
 - A SUSMP completed. All BMPs are incorporated.
 - Section 401 Certification approved by RWQCB

Environmental Concerns

- **Air Quality**
 - Gas Station Health Risk Assessment prepared in 2023.
 - Not a single TAC (toxic air contaminant exceeded BAAQMD thresholds.
- **Greenhouse Gas Emissions**
 - A GHG analysis was prepared in 2024.
 - The annual project emissions were 39% lower than the BAAQMD thresholds of significance.

Project Merits

Retail and
Business Service

Local serving
uses

± 70% of the
vehicle trips are
passerby.

Fuel pumps
operated by
solar power

Electric vehicle
charging stations

Fresh food
market

Connections to
the Joe Rodota
Trail

Privately
maintained
public park with
amenities

One- bedroom
apartment

Greenhouse Gas Reduction Features

- Four electric vehicle charging stations that can be expanded
- Solar-powered fuel pumps
- Pedestrian and bicycle connections off the Joe Rodota Trail
- Public park with a water fountain, concession stand, and trellised seating area.
- Fresh food neighborhood market.
- Caretaker's unit.

Estimated Revenue

- **One-Time Fees**
 - Building Permit/Impact Fees: \$ 200,000 - \$ 230,000
- **Annual Revenue**
 - Gas Tax: \$ 1,640,000.00
 - Retail Sales Tax to the City: \$250,000.00
- **Public Park**
 - No expense to the City

Project Status

- Wetland mitigation credits purchased: \$ 177,744.00
- Section 404 Permit authorized by the Army Corps of Engineers
- Section 401 Permit authorized by RWQCB
- Agreement with Sonoma County Parks and Recreation finalized
- Final SUSMP approved
- Certificate/Parcel Map Waiver (subdivision) approved
- Building Permits: Issuance upon project approval and DRB

Summary

- Gasoline and electric fueling options
- The fueling dispensers are solar-powered
- The fresh food market for recreational visitors and the neighborhood
- Pedestrian and bicycle access off the Joe Rodota Trail
- The privately maintained public park serves as a destination for walkers and cyclists
- A caretaker's apartment
- The gas station was specifically exempt from the gas station ban
- The Health Risk Assessment and GHG analysis found that all potential impacts were below BAAQMD thresholds of significance

APPENDICES

An abstract graphic composed of several white line segments on a dark background. A long, thin line starts from the left, passes behind the word 'APPENDICES', and extends towards the bottom right. To the right of this line, there are several nested, angular shapes that resemble stylized chevrons or brackets, pointing towards the right edge of the frame.

CUP and DR have not expired. Extensions Possible

From: Rose, William <WRose@srcity.org>
Sent: Thursday, May 31, 2018 3:09 PM
To: Randy Figueiredo <randy@tfarch.com>
Cc: Geoff Coleman <gcoleman@bkf.com>; Jean Kapolchok (<jkapolchok@sbcglobal.net> <jkapolchok@sbcglobal.net>; Welsh, Ann <AWelsh@srcity.org>; Streeter, Patrick <pstreeter@srcity.org>; Ponce, Laura <LPonce@srcity.org>; Osburn, Gabe <GOsburn@srcity.org>
Subject: RE: Elm Tree Station - Entitlement extension

Randy,

Since we have not issued any refunds at this point, I think the following scenario will allow you to proceed with the original extension requests for the Use Permit and Design Review entitlements, in addition to proceeding with the Waiver of Parcel Map:

- Rescind your requests to withdraw the Use Permit (EXT18-0013) and Design Review (EXT18-014) extension applications; and,
- Request to withdraw the subsequent Use Permit (CUP18-040) and Design Review (DR18-029) applications; and,
- Confirm your request to withdraw the Tentative Map (EXT18-0015) extension application

As a result, we will then process the original Use Permit and Design Review extensions, along with the Waiver of Parcel Map.

If you agree, please submit the above requests in writing (email will suffice) to Ann Welsh and copy me.

Let me know if you have any questions.

Best regards,


CUP and DR Extensions Granted



July 9, 2018

Randy Figueiredo AIA
TIERNEY/FIGUEIREDO ARCHITECTS
817 Russell Avenue, Suite H
Santa Rosa, CA 95403

**RE: ELM TREE STATION – EXTENSION OF TIME
DESIGN REVIEW AND CONDITIONAL USE PERMIT
874 NORTH WRIGHT ROAD FILE NO. PRJ18-012**



The Planning and Economic Development Department has completed its review of your application for a time extension for the above referenced project. Please be advised that your Design Review and Conditional Use Permit Extension application has been granted based on your project description and official approved exhibits date stamped February 8, 2018. The Department of Community Development has based its action on the following findings: