



SONOMA  
COUNTY  
REGIONAL  
PARKS

CARYL HART, Ph.D  
DIRECTOR

August 26, 2013

Jessica Jones, City Planner  
Department of Community Development  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, Ca 95404

Re: Elm Tree Station  
874 North Wright Road, Santa Rosa  
File Number: MJP12-005

Dear Ms. Jones:

We have reviewed the Notice of Application for the development of a fuel station and neighborhood market with a 1-bedroom apartment. The project site is bordered by the Joe Rodota Trail on the north and west. With the exception of the Trail segment located on the sidewalk of North Wright Road, the Trail is operated and maintained by the Sonoma County Regional Parks Department. Directly below the Trail is a 36-inch diameter water main line that is operated and maintained by the Sonoma County Water Agency (SCWA). Please consult with SCWA staff, Scot Carpenter (547-1079), regarding any potential construction impacts to the water line.

#### Trail Bypass

The proposal includes the development of a new trail that would help mitigate traffic impacts to bicyclists and pedestrians using the Joe Rodota Trail by providing an alternate route that bypasses the two new vehicle driveways; thus, reducing the potential for accidents. Per the attached SCTA staff report dated July 23, 2013, please note that bicycle travel on the Joe Rodota Trail between 2002 and 2012 increased by 429%.

If the proposal is approved by the City, the applicant will need to obtain a license agreement from Regional Parks to construct the two trail connectors located on County property. The license agreement must be executed in advance prior to the start of construction. Please note the applicant will be responsible for all construction costs and fees. The County will only be responsible for maintaining improvements located on County property. The applicant will be responsible for the maintenance of all trail improvements located on private property for the life of the project.

When the construction plans are available, we will need to review and approve the layout, drainage, and signage as it relates to the Trail.

2300

County Center Drive

Suite 120A

Santa Rosa

CA 95403

Tel: 707 565-2041

Fax: 707 579-8247

[www.sonomacountyparks.org](http://www.sonomacountyparks.org)

Traffic Report

Has a traffic report been prepared for this project? If yes, please provide a copy for our review.

Thank you for the opportunity to comment on the Notice of Application. If you have any questions, please contact me at 707-565-3348 or [ken.tam@sonoma-county.org](mailto:ken.tam@sonoma-county.org)

Sincerely,



Kenneth Tam  
Park Planner II

Enclosure

c: Sonoma County Regional Parks: Bert Whitaker, Steve Ehret, Jim Piercy  
Steven Schmitz, Sonoma County Transit, SCBPAC, CBPAC  
Scot Carpenter, SCWA

## Staff Report

**To:** Countywide Bicycle and Pedestrian Advisory Committee  
**From:** Diane Dohm, Transportation Planner  
**Item:** MTC 2012 Bicycle and Pedestrian Count Program  
**Date:** July 23, 2013

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**Issue:**

What is the update on the 2012 bicycle and pedestrians counts from the Metropolitan Transportation Commission (MTC)?

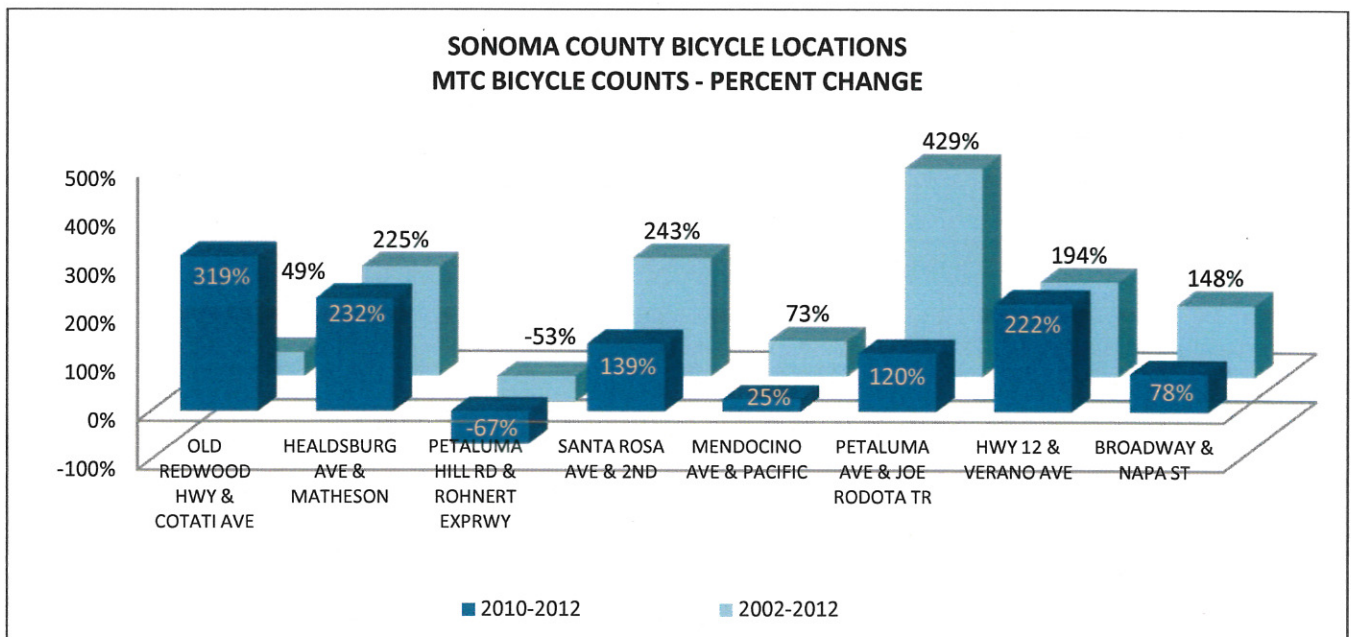
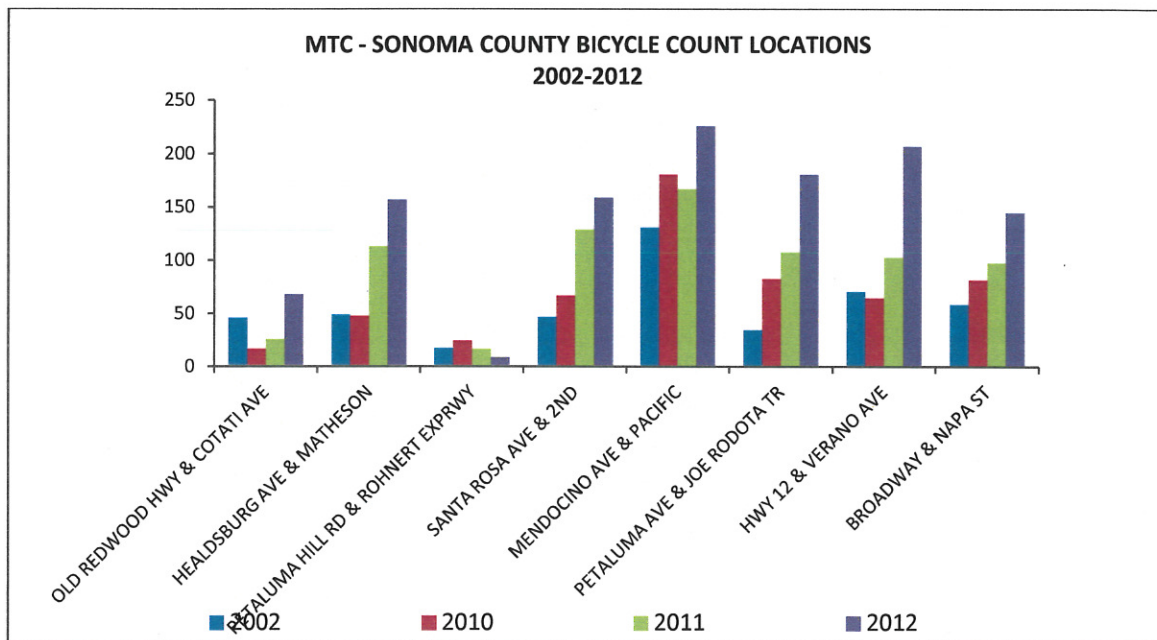
**Background:**

Each year the Metropolitan Transportation Commission (MTC) completes their bicycle and pedestrian counts for the nine county San Francisco Bay Area. The MTC does their counts each fall, and has eight count locations in Sonoma County:

County	LOCATION	CITY
Sonoma	OLD REDWOOD HWY & COTATI AVE	COTATI
Sonoma	HEALDSBURG AVE & MATHESON	HEALDSBURG
Sonoma	PETALUMA HILL RD & ROHNERT EXPRWY	ROHNERT PARK
Sonoma	SANTA ROSA AVE & 2ND	SANTA ROSA
Sonoma	MENDOCINO AVE & PACIFIC	SANTA ROSA
Sonoma	PETALUMA AVE & JOE RODOTA TRL	SEBASTOPOL
Sonoma	HWY 12 & VERANO AVE	SONOMA
Sonoma	BROADWAY & NAPA ST	SONOMA

The MTC bicycle and pedestrian count program compliments SCTA's bicycle and pedestrian count program, which is completed in the spring. The MTC has maintained counts at the same locations since 2002, which is the commencement of this program. This report will highlight the count numbers and percent change for each location in Sonoma County. Overall, all locations in Sonoma County are seeing increases in both bicycle and pedestrian counts except the location in Rohnert Park (Petaluma Hill Rd & Rohnert Park Expressway).

Graph 1 below demonstrates the bicycle counts at each location for 2002, 2010, 2011, and 2012. The baseline year is 2002 since that is the year of the first bicycle and pedestrian counts in this program. Graph 2 below demonstrates the percent change between 2010-2012 and 2002-2012 for bicycle counts in Sonoma County. The existence of bicycles is increasing at all locations except Rohnert Park, which has experienced a 53% decrease over the past 10 years. The Petaluma Avenue & Joe Rodota Trail location in Petaluma has experienced the greatest increase in bicycle travel between 2002 and 2012 with a 429% increase.

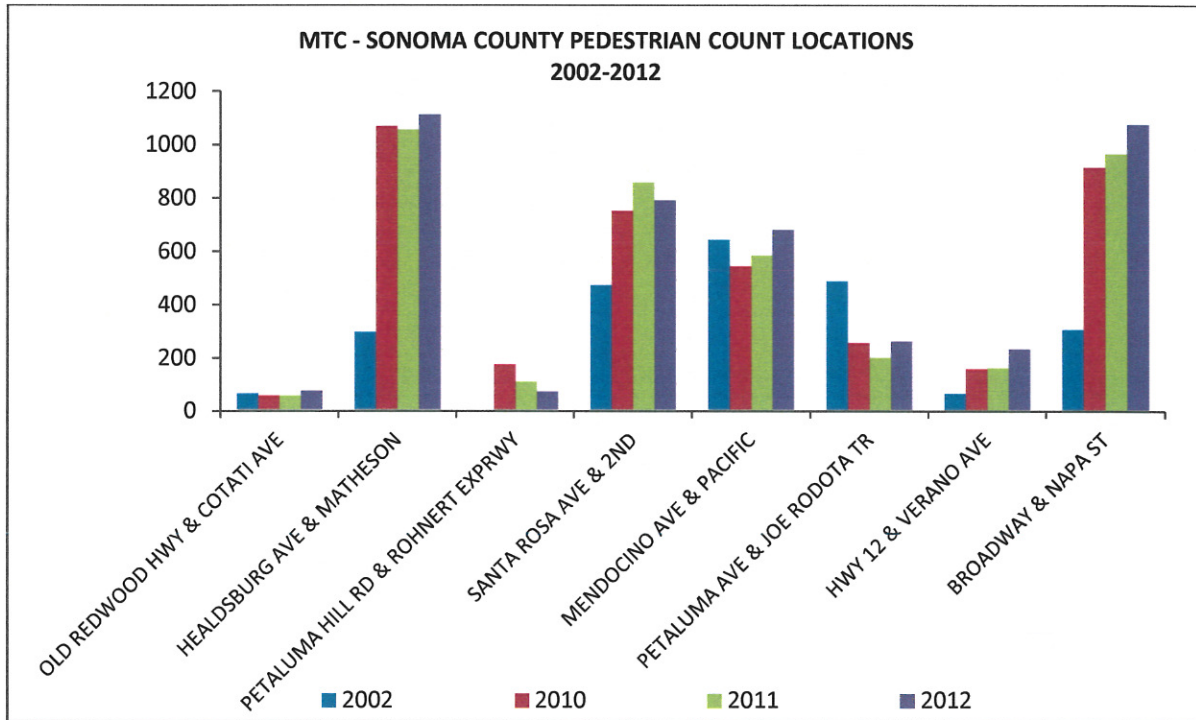


Graph 3 below demonstrates the pedestrian counts at each location for 2002, 2010, 2011, and 2012. The baseline year is 2002 since that is the year of the first bicycle and pedestrian counts in this program. Graph 4 below demonstrates the percent change between 2010-2012 and 2002-2012 for pedestrian counts in Sonoma County. The number of pedestrians at these locations is generally increasing, though the exact numbers vary year to year. Even though the bicycle numbers have increased greatly at the Petaluma Avenue & Joe Rodota Trail location, it has experienced a decrease of 47% in pedestrian activity. There are three locations that have experienced about the same growth

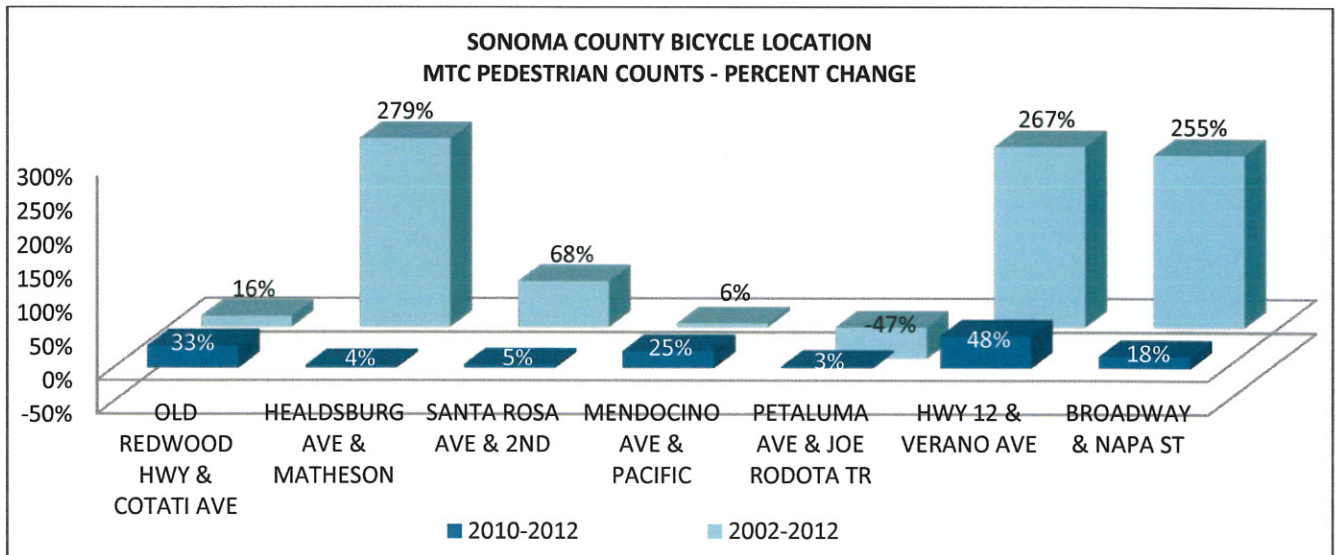


in pedestrian activity over the past decade: Healdsburg Ave & Matheson (279% increase), Hwy 12 & Verano Ave (267% increase), and Broadway & Napa St (255% increase). The Petaluma Hill Road & Rohnert Park Expressway location is not on graph 4 due to a likely counting error in 2002, which detailed only 2 pedestrians for this location. This location has been experiencing a decline in pedestrian activity – 172 pedestrians were counted in 2010, 109 counted in 2011, and 69 counted in 2012.

Graph 3



Graph 4



**DEPARTMENT OF TRANSPORTATION**

111 GRAND AVENUE  
P.O. BOX 23660  
OAKLAND, CA 94623-0660  
PHONE (510) 286-6053  
FAX (510) 286-5559  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



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CITY OF SANTA ROSA  
100 SANTA ROSA AVE., STE 5  
SANTA ROSA, CA 95404

OCT 07 2013

DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION

SON012595  
SON-12-12.94  
SCH # 2013092008

October 3, 2013

Ms. Jessica Jones  
City of Santa Rosa  
Community Development Department  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

Dear Ms. Jones:

**Elm Tree Station Project – Mitigated Negative Declaration**

Thank you for continuing to include the California Department of Transportation (Caltrans) in the environmental review process for the Elm Tree Station Project. The following comments are based on the Mitigated Negative Declaration (MND).

***Traffic Safety***

The collision records shown in the Traffic Impact Study dated July 26, 2013, pages 4 and 5, do not match Caltrans records.

Caltrans accident record shows that in 2009 there have been six collisions with a statewide average collision rate of 0.27 accidents/million vehicle miles at the intersection of State Route 12 and Fulton Road/Wright Road.

Additionally, Caltrans accident records shows that in the five year period from July 1, 2006 to June 30, 2011, had an actual total collision rate of 0.36 accidents/million vehicle miles, compared with a statewide average of 0.27. Please reconcile the discrepancy.

***Encroachment Permit***

Please be advised that work that encroaches onto the State Right of Way (ROW) requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans, clearly indicating State ROW, must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures will be incorporated into the construction plans

Ms. Jessica Jones/City of Santa Rosa  
October 3, 2013  
Page 2

during the encroachment permit process. See the following website link for more information:  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please feel free to call or email Luis Meléndez of my staff at (510) 286-5606 or  
[Luis\\_Melendez@dot.ca.gov](mailto:Luis_Melendez@dot.ca.gov) with any questions regarding this letter, as for any other assistance we  
may provide.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erik Alm', with a stylized flourish at the end.

ERIK ALM, AICP  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse

## Jones, Jessica

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**From:** John Randazzo <randazzo@sonic.net>  
**Sent:** Sunday, October 06, 2013 10:06 AM  
**To:** Jones, Jessica  
**Subject:** RE: File MJP12-005 N. Wright Rd development.

Dear Jessica,

I'm writing about the proposed development of a parcel of land next to the Joe Rodota Trail on N. Wright road. I am appalled that the city would allow a gas station being built next to such a crown jewel and important resource in our community.

1) Firstly, that land acts as an important natural buffer between the trail and the Blue Star Gas Company that resides in close proximity. Why do we need a gas station right there. Why not on one of the many lots along Sebastopol Rd to the south.

2) Secondly, there is already a problem of people without homes and various other problems littering, loitering, and causing other problems on the trail just east of this location. Why give them another reason to do more of this west of where they already populate.

The Joe Rodota Trail is a very important part of our community. It is part of the National Rail-to-Trail link and a natural barrier to the sprawl that exists on Sebastopol Rd. With all the other possibilities of places to put a Gas Station and Retail space, why choose one right next to this place. Once that area is developed we cannot get it back.

I moved here 25 years ago from Fresno. I left an area where developers and City Planners had little concern for the impact of development on the community. I don't need to say more about that. I strongly oppose this development. It's stupid and irresponsible. I realize developers promise to design community spaces in their plans, but often times they are misplaced and the least they need to do to meet conditions: i.e. the children's sculptures in Montgomery Village on Farmers Lane and Montgomery Drive.

Has anyone else raised any concerns? Who might I contact to bring this issue to light?

Sincerely,

John Randazzo  
707-478-6000



October 8, 2013

CITY OF SANTA ROSA  
Santa Rosa, CA

OCT 08 2013

Jessica Jones

Santa Rosa Community Planning

Room 3, 100 Santa Rosa Avenue

Santa Rosa CA

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Dear Ms. Jones,

Thank you for your service to Santa Rosa. I am writing about the plans for the lovely grassy and forested lot on the east side of South Wright Road between Sebastopol Road and the Joe Rodota Trail. According to the large blue sign, someone is seeking permission to build a service station with convenience store and a retail shop in that space. I think this is a bad idea for several reasons.

First, this is currently a lovely natural area inhabited by birds and other small wildlife and contains a number of large trees. There are no parks in this area and the only nearby parks are ball fields. It would be better if the city could buy this lot and turn it into a natural park, like Ragle Park, with a drinking fountain, a few picnic tables, and a restroom.

The second reason that this is a bad location for a service station and retail stores is that it is in an area of fast moving traffic with lots of lane changing. Now many people use South Wright Road as an alternative to 101 and Stony Point Road. Please drive through this area at peak commute times to see the traffic. Adding people making left turns in and out of this area would be a mess. I just read in the paper that the Rohnert Park casino is expected to add 40,000 cars to 101 South of Rohnert Park. I'm sure that many people will be driving to the casino from the north and will take the Fulton exit, come down Fulton to South Wright Road to avoid congestion on the freeway and on Stony Point. We don't need to add to this traffic jam.

My third reason for opposing this store is that there are already three small markets in the area, one of which seems to be going out of business. I don't think we need another convenience store. If someone thinks we need another convenience store, they could tear down the failing Chavez Market and build on that lot, or build on the already cleared lot on the N.E corner of Sebastopol Road and South Wright Road.

A good city avoids urban sprawl. Please do not destroy another neighborhood by adding another strip shopping center.

Sincerely,

Barrie Ann Mason

Dear Jessica Jones,

My name is Anthony. I am 8 years old. My family lives in Court Side Village which is close to the Joe Rodota Bike Trail in South West Santa Rosa. I was on a bike ride with my brother and my dad when we saw your sign on South Wright Rd. The sign said that somebody wants to build a gas station and store there. I don't want a gas station there because it is close to the bike trail that we ride on. I think that a car from the gas station might hit a runner, biker or a hiker using the trail. I also think it is too close to houses.

Thank you for reading and considering my letter.

From,

Anthony Braccialini

*Anthony*

CITY OF SANTA ROSA  
100 SANTA ROSA AVE., STE 5  
SANTA ROSA, CA 95404

OCT 03 2013

DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
PLANNING DIVISION