From: Buckheit, Lani
To: PLANCOM - Planning Commission
Cc: Toomians, Kristinae
Subject: PC Late Correspondence - Item 9.2, 7-Eleven
Date: Tuesday, May 9, 2023 5:32:35 PM
Attachments: ATP Scan In Progress.msg

- PLEASE DO NOT REPLY TO ALL -

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for item 9.2, Public Hearing – 7-Eleven, scheduled for this week's Planning Commission meeting on May 11, 2023. Please see attached. This will also be added to the agenda.

Thank you,

Lani Buckheit | **Administrative Secretary**
Planning & Economic Development Department |100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3226 | lbuckheit@srcity.org

[EXTERNAL] 43 Middle Rincon Road, File no. 23-115PC - Development prohibited by Zoning Code

Cate Steane <catesteane@gmail.com>

Sun 5/7/2023 3:23 PM

To: **_PLANCOM - Planning Commission <planningcommission@srcity.org>;**Toomians, Kristinae <KToomians@srcity.org>

May 7, 2023

Planning Commission
City of Santa Rosa
planningcommission@srcity.org

Kristinae Toomians, Senior Planner
ktoomians@srcity.org

Re: 43 Middle Rincon Road, File no. 23-115PC

Honorable Commissioners:

As gas stations are not generally permitted in CG-zoned districts, the applicant for this project must submit a request for a conditional use permit.

According to the Planners Training Series published by The Governor's Office of Planning and **which may be essential or desirable to a particular community**, but which are not allowed as a matter of right within a zoning district."

between service station sites: "A proposed service station site shall be a minimum of 500 feet from any other service station site, with the following exceptions: a) Service station sites within 150 feet of the U.S. Highway 101 intersections and **Freeway 12** intersections measured along the intersecting street." The Staff Response states: "While there is an existing Chevron gas station to the east, at the northeast corner of Middle Rincon Road and **HWY 12**, this proposed gas station is also adjacent to HWY 12."

Wikipedia has an entry on California State Route 12: "State Route 12 (SR 12) is a state highway in the U.S. state of California that travels in an east–west direction from State Route 116 in Sebastopol in Sonoma County to State Route 49 just north of San Andreas in Calaveras County. The route connects the Sonoma and Napa valleys with the Sacramento–San Joaquin River Delta and the Sierra Foothills. **It is constructed to freeway standards from the Fulton Road/South Wright Road stoplight in Santa Rosa, to its partial interchange with Farmers Lane** (also in Santa Rosa)."

Highway 12 is not a freeway at Middle Rincon Road. Construction of a gas station within 500 feet of another gas station, such as the Chevron station across the street from the proposed development, is explicitly prohibited by the Zoning Code.

At page 15, the Staff Report states:

"The proposed gas station, alcoholic beverage sales and 24-hour operation is permitted with a Conditional Use Permit. The review may approve a Conditional Use Permit only after first finding all of the following:

1.) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

…"

This project cannot qualify for a conditional use permit because the proposed use does not comply with applicable provisions of the Zoning Code. The Planning Commission must vote to deny the permit.

Sincerely,
Cate Steane
432 Denton Way
Santa Rosa, CA 95401

[EXTERNAL] 43 Middle Rincon Road, File no. 23-115PC - multiple objections

Cate Steane <catesteane@gmail.com>

Sun 5/7/2023 3:25 PM

To: **_PLANCOM - Planning Commission <planningcommission@srcity.org>**;Toomians, Kristinae <KToomians@srcity.org>

May 7, 2023

Planning Commission
City of Santa Rosa
planningcommission@srcity.org

Kristinae Toomians, Senior Planner
ktoomians@srcity.org

Re: 43 Middle Rincon Road, File no. 23-115PC

Honorable Commissioners:

I am writing with several objections to the proposed conditional use permit.

Land Use

When a jurisdiction permits a gas station, it buys itself a brownfield. As recent local news has shown, station owners cannot be relied upon to follow the laws intended protect the environment from the risks of petroleum fueling infrastructure.

While there are insurance programs aimed at preventing jurisdictions from getting stuck with the cleanup bill when a gas station is abandoned, it is a gamble to assume that this system will remain solvent, especially since vast numbers of gas stations will be going out of business over the next 20 years as the world pivots away from petroleum-based transportation. One real estate expert estimates that 50% of gas stations will close by 2030.

Gas stations are a low-density use of land in a county in desperate need of land for housing. As transportation is electrified in the years to come, gas stations sales will decline and they will generate less sales tax revenue each year.

Santa Rosa has passed a climate emergency resolution stating: "The Council of the City of Santa Rosa declares that a climate emergency threatens humanity and the natural and built environments….The City of Santa Rosa joins a nationwide **call for a just transition away from fossil fuels** and an urgent collaborative climate mobilization effort focused on enacting policies that dramatically reduce heat-trapping emissions, and **rapidly catalyzing a mobilization at all levels of government to restore a safe climate**….Addressing climate change underscores everything that we do, and **the City remains committed to taking action to mitigate, draw down, and take adaptive measures, with the goal of reaching carbon neutrality by 2030.**

The least the City can do to meet its commitment to transition away from fossil fuels and to take action to reach carbon neutrality by 2030 is to deny the applicant the special privilege of further developing the county's fossil fuel infrastructure at a time when the public is moving toward adoption of electric vehicles.

If the City reaches the goals declared in the climate emergency resolution, in less than 10 years the gas station at this site will be abandoned and commercially useless. Its presence, however, will most likely have contaminated the soil, turning the site into a brownfield, either abandoned or in need of costly mitigation.

If the gas station is eliminated from this proposed development, the space saved might eliminate the need to tear down two homes. Unlike gas stations, there is a great shortage of housing in this county, and the loss of any housing units must meet a high bar of justification.

Special-Status Wildlife Habitat

The Biological Resources Assessment Report states at page 14 that "suitable habitat is present for several special-status wildlife species and there is potential these species may occur within the Study Area. Recommendations, including avoidance and minimization measures to limit or avoid impacts to special-status species that may occur in the Study Area are included in Section 5.1." That section explains how steps will be taken during construction to avoid impacts on any nesting birds that are present at the time of construction. The report neglects to explain that the proposed construction will eliminate this space as a potential nesting habitat for all species for the life of the development. It will probably not be a suitable habitat even after the gas station is abandoned because of the pollution left behind by the gas station operation.

Air Pollution near Residential Neighborhood

Gasoline vapors are released by design in the regular operations of a gas station. Benzene constitutes up to 3% of the volume of gasoline. Benzene is a carcinogen associated with lung cancer and many types of blood cancers.

Benzene levels have been found at unsafe levels 150 yards from gas stations, 10 times higher than the estimates used to derive safe setback distance from gas stations. Numerous studies indicate increased risk of leukemia for people living near gas stations.

You can find citations for these studies and others regarding exposure to other toxic substances in gasoline in a 2021 article in the Environmental Law Reporter called Governing the Gasoline Spigot, 51 ELR 10058.

Groundwater Contamination

A 10-gallon spill of petroleum can contaminate 12,000,000 gallons of groundwater. Spills can occur because of leaks from underground storage tanks (USTs), piping connecting tanks to dispensers, and from dispensers themselves. Spills of small amounts of gasoline, which can pass through concrete pads around dispensers, happen routinely when drivers are filling their tanks and when tanker trucks are refilling underground storage tanks.

The cumulative effect of small gasoline leaks is enough to cause concern about gas stations anywhere. But we live in earthquake country. Were a UST, fuel dispenser, or pipe to rupture and release gasoline in an earthquake, the environmental impact would be catastrophic. Additionally, major floods can cause of erosion that can displace USTs, which can then break free of the piping connecting them to fuel dispensers.

EV Charging Station

The EV charging stations tacked on to the proposal are a meaningless sop. Charging stations belong in places where people go to stay for a while: parking garages, workplaces, concert venues, shopping malls, restaurants, apartment and condo complexes. The only gas stations where they serve a purpose

are those near freeway exits, where long-distance travelers can recharge conveniently. By definition, stops at convenience stores are meant to be brief. In most cases, the amount of time spent charging would be less than the time taken to plug in the car and pay for the charge.

There is no good reason to permit the development of a gas station at this site and 100 good reasons not to. I urge you to vote against this conditional use permit to safeguard our air, water, and wildlife and keep this land available for more beneficial uses.

Sincerely,
Cate Steane
432 Denton Way
Santa Rosa, CA 95401

[EXTERNAL] Re: 43 Middle Rincon Road, File no. 23-115PC - Development prohibited by Zoning Code

Cate Steane <catesteane@gmail.com>

Mon 5/8/2023 7:39 PM

To: **_PLANCOM - Planning Commission <planningcommission@srcity.org>;**Toomians, Kristinae <KToomians@srcity.org>

My apologies. The letter I sent earlier was missing some sections and citations. Please review this letter instead.

May 7, 2023

Planning Commission
City of Santa Rosa
planningcommission@srcity.org

Kristinae Toomians, Senior Planner
ktoomians@srcity.org

Re: 43 Middle Rincon Road, File no. 23-115PC

Honorable Commissioners:

As gas stations are not generally permitted in CG-zoned districts, the applicant for this project must submit a request for a conditional use permit.

According to the *Planners Training Series: The Conditional Use Permit* published by The Governor's Office of Planning and Research, "A conditional use permit allows a city or county to consider special uses **which may be essential or desirable to a particular community**, but which are **not allowed as a matter of right** within a zoning district."

At page 7 of the Staff Report, it is noted that the Conditional Use Permit must comply with Zoning Code Section 20-42.150, which states: "A proposed service station site shall be a minimum of 500 feet from any other service station site, with the following exceptions: a) Service station sites within 150 feet of the U.S. Highway 101 intersections and **Freeway 12** intersections measured along the intersecting street." The Staff Response states: "While there is an existing Chevron gas station to the east, at the northeast corner of Middle Rincon Road and **HWY 12**, this proposed gas station is also adjacent to HWY 12."

Wikipedia has an entry on California State Route 12: "State Route 12 (SR 12) is a state highway in the U.S. state of California that travels in an east–west direction from State Route 116 in Sebastopol in Sonoma County to State Route 49 just north of San Andreas in Calaveras County. The route connects the Sonoma and Napa valleys with the Sacramento–San Joaquin River Delta and the Sierra Foothills. **It is constructed to freeway standards from the Fulton Road/South Wright Road stoplight in Santa Rosa, to its partial interchange with Farmers Lane** (also in Santa Rosa)."

The *CalTrans Highway Design Manual* (2020) includes the following definitions of freeways and highways:

Freeway:

(1) Freeway. A freeway, as defined by statute, is a highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only limited or restricted right or easement of access.
(2) The engineering definitions for use in this manual are: a) Freeway--A divided arterial highway with full control of access and with *grade separations* at intersections.

Highway:
(5) Highway. In general a public right of way for the purpose of travel or transportation
(g) Major Street or Major Highway--An arterial highway with *intersections at grade* and direct access to abutting property on which geometric design and traffic control measures are used to expedite the safe movement of through traffic.

Highway 12 is not a freeway at Middle Rincon Road. Construction of a gas station within 500 feet of another gas station, such as the Chevron station across the street from the proposed development, is explicitly prohibited by the Zoning Code.

At page 15, the Staff Report states:

"The proposed gas station, alcoholic beverage sales and 24-hour operation is permitted with a Conditional Use Permit. The review may approve a Conditional Use Permit only after first finding all of the following:

1.) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

[additional requirements omitted]"

This project cannot qualify for a conditional use permit because the proposed use does not comply with applicable provisions of the Zoning Code. The Planning Commission must vote to deny the permit.

Sincerely,
Cate Steane
432 Denton Way
Santa Rosa, CA 95401

On Sun, May 7, 2023 at 3:22 PM Cate Steane <catesteane@gmail.com> wrote:

> May 7, 2023
>
> Planning Commission
> City of Santa Rosa
> planningcommission@srcity.org
>
> Kristinae Toomians, Senior Planner
> ktoomians@srcity.org
>
> **Re: 43 Middle Rincon Road, File no. 23-115PC**
>
> Honorable Commissioners:
>
> As gas stations are not generally permitted in CG-zoned districts, the applicant for this project must submit a request for a conditional use permit.

According to the Planners Training Series published by The Governor's Office of Planning and **which may be essential or desirable to a particular community**, but which are not allowed as a matter of right within a zoning district."

between service station sites: "A proposed service station site shall be a minimum of 500 feet from any other service station site, with the following exceptions: a) Service station sites within 150 feet of the U.S. Highway 101 intersections and **Freeway 12** intersections measured along the intersecting street." The Staff Response states: "While there is an existing Chevron gas station to the east, at the northeast corner of Middle Rincon Road and **HWY 12**, this proposed gas station is also adjacent to HWY 12."

Wikipedia has an entry on California State Route 12: "State Route 12 (SR 12) is a state highway in the U.S. state of California that travels in an east–west direction from State Route 116 in Sebastopol in Sonoma County to State Route 49 just north of San Andreas in Calaveras County. The route connects the Sonoma and Napa valleys with the Sacramento–San Joaquin River Delta and the Sierra Foothills. **It is constructed to freeway standards from the Fulton Road/South Wright Road stoplight in Santa Rosa, to its partial interchange with Farmers Lane** (also in Santa Rosa)."

Highway 12 is not a freeway at Middle Rincon Road. Construction of a gas station within 500 feet of another gas station, such as the Chevron station across the street from the proposed development, is explicitly prohibited by the Zoning Code.

At page 15, the Staff Report states:

"The proposed gas station, alcoholic beverage sales and 24-hour operation is permitted with a Conditional Use Permit. The review may approve a Conditional Use Permit only after first finding all of the following:

> 1.) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

…"

This project cannot qualify for a conditional use permit because the proposed use does not comply with applicable provisions of the Zoning Code. The Planning Commission must vote to deny the permit.

Sincerely,
Cate Steane
432 Denton Way
Santa Rosa, CA 95401

[EXTERNAL] Oppose Gas Station Proposal at 43 Middle Rincon Road

christine hoex <choex@sbcglobal.net>

Tue 5/9/2023 8:30 AM

To: Toomians, Kristinae <KToomians@srcity.org>

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

For your attention, Kristinae Toomian
I believe that the gas station proposal for 43 Middle Rincon Road (Highway 12 and Middle Rincon) in east Santa Rosa is no longer appropriate for approval based on the moment away from fossil fuel infrastructure and the new ordinances in the county prohibiting new gas stations. I realize that the prohibitions on new gas stations do not apply to projects already in the pipeline. However because of the success of new gas station bans in six cities and the unincorporated parts of the County I oppose this one at 43 Middle Rincon Rd. Why bring more pollution where it is not needed. There is already a gas station across from 43 Middle Rincon Road.

Thank your attention to this,
Respectfully,
Christine Hoex

FW: [EXTERNAL] Gas Station Hwy 12 and Middle Rincon

Jones, Jessica <jjones@srcity.org>
Tue 5/9/2023 1:38 PM
To: Toomians, Kristinae <KToomians@srcity.org>
Cc: Nicholson, Amy <anicholson@srcity.org>

Jessica Jones | Deputy Director - Planning
Planning and Economic Development Department |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org

From: dtexas wheeler <dtexaswheeler@gmail.com>
Sent: Tuesday, May 9, 2023 1:35 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>; creek shade <creekshade@gmail.com>; CONGAS <no-gas@googlegroups.com>
Subject: [EXTERNAL] Gas Station Hwy 12 and Middle Rincon

Dear Planning Commission,

I am writing to express my strong opposition to the proposed gas station at the intersection of Highway 12 and Middle Rincon Road, as well as any other new gas station infrastructure in our county. Recent reports from reputable sources, including the latest IPCC report and numerous global data and studies, have emphasized repeatedly the urgent need to transition away from fossil fuels. Building new gas stations sharply contradicts this reality and represents a significant step backward.

Both Sonoma County and the City of Santa Rosa have been commendable in their efforts to combat the climate crisis, setting high standards for environmental sustainability. It is crucial that we maintain our commitment to these goals, especially at critical junctures like this one. Allowing the construction of this, or any other, unnecessary gas station would undermine the progress we have made so far.

Please demonstrate your sincere dedication to addressing the climate crisis by refusing to grant permission for the development of this proposed gas station. Let us uphold our shared responsibility to protect our environment and work towards a cleaner, more sustainable future.

Thank you for your attention to this matter.

Sincerely,

Diane Wheeler-Nicholson

Diane Wheeler-Nicholson
504-908-3236
https://www.linkedin.com/in/dw-nicholson/

[EXTERNAL] Gas station proposal at 43 Middle Rincon

Antonia Herbert <antoniamherbert@gmail.com>

Mon 5/8/2023 6:57 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: planningcommision@srcity.org <planningcommision@srcity.org>

Good Afternoon,

Iam writing this letter to express very strong opposition to the proposed fuel station project at 43 middle Rincon rd.

As a resident of the Rincon valley area I fail to see why another gas station in this immediate area is practical or necessary.

The intersection at hwy 12 and middle Rincon rd is a very very busy intersection and already very congested and subject to delays .

I feel that this proposed project is just going to make traffic congestion and possible traffic accidents more prevalent.

As you are probably aware there are several fuel stations operating in the immediate area including the chevron station across the street.

Not to mention the possible health and safety concerns for Douglas whited elementary school faculty and students.

It was also my understanding that the city of Santa Rosa has banned adding additional gas stations. Why is this even being considered.

I have spoken to quite a few of my neighbors and everyone I have talked to feels as strongly as I do I hope that you take everything I have mentioned into careful consideration

Before making a final decision.

Thank you for your consideration on this very serious issue,

Gary Herbert
4833 Marshall rive
Santa Rosa, CA. 95409

FW: [EXTERNAL] Opposition to construction of 7-Eleven gas station

Jones, Jessica <jjones@srcity.org>

Tue 5/9/2023 10:49 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Nicholson, Amy <anicholson@srcity.org>

1 attachments (4 MB)

FoxReport.pdf;

Jessica Jones | Deputy Director - Planning
Planning and Economic Development Department |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org

-----Original Message-----
From: JoAnn McEachin <joannmceachin@gmail.com>
Sent: Tuesday, May 9, 2023 10:07 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Cc: JoAnn McEachin <joannmceachin@gmail.com>
Subject: [EXTERNAL] Opposition to construction of 7-Eleven gas station

I am writing in opposition to construction of a gas station at 43 Middle Rincon Road because the proposed gas station is too close to the elementary school there. I have a great deal of experience with this very issue as one of the members of NoGasHere in Petaluma who successfully blocked construction of a Safeway gas station in close proximity to an elementary school.

By the time the proposed Safeway gas station in Petaluma was brought to my attention, the Petaluma Planning Commission had already approved the project and it was brought forth to City Council. Community members then came together in opposition and formed NoGasHere. We contracted the services of a renowned Environmental/Civil Engineer, Phyllis Fox, Ph.D, PE, DEE, who prepared the Fox Report (attached), which details the significant cancer risks to students, faculty and neighbors:

"The operation of fuel dispensing stations results in emissions of criteria air pollutants and toxic air contaminants ("TACs") from vehicle exhaust, fuel storage tanks, refueling, and tanker truck deliveries of fuels. Of particular concern are emissions from gasoline refueling and gasoline deliveries, which result in fugitive emissions from dispensing pumps, vents, and spills. These emissions include a number of TACs, including benzene—a potent carcinogen.
The California Air Resources Board ("CARB") considers benzene as one of the highest risk air pollutants it regulates, finding that near-source exposures for gasoline dispensing facilities can be significant and exceed district health risk thresholds..."4

Petaluma City Council members, in response to the report, said that if they had been presented the science showing how cancerous gas stations are, they never would have moved the project forward. The Petaluma Planning Commission failed then so I am submitting this science to you so that you will have the information

necessary to block the proposed 7-Eleven gas station. The health risk to the community is greater than the need for another gas station.

In addition, approval of construction and operation of this gas station would put the City of Santa Rosa at great financial risk because of the lawsuits that will be filed in the years to come when community members find out that the cancer they have been diagnosed with was preventable and that the City of Santa Rosa had the science to protect their environment.

[EXTERNAL] FW: Conditional use permit 19-097

kate1120 <kate1120@comcast.net>

Mon 5/8/2023 7:28 PM

To: Toomians, Kristinae <KToomians@srcity.org>

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: kate1120 <kate1120@comcast.net>
Date: 5/8/23 7:25 PM (GMT-08:00)
To: planningcommission@srcity.org
Subject: Conditional use permit 19-097

Hello Kristinae Toomians:

I would like to urge you to deny the permit for 43 Middle Ricon Road gas station. There are adequate gas stations and in this climate emergency we should be reducing the number of gas stations. I have worked at Douglas Whited school and would not want those children exposed to the toxic chemicals. Please protect the health of residents by denying the use permit #19-097.

Thank you,

Katy Baumgras

Sent from my Verizon, Samsung Galaxy smartphone

FW: [EXTERNAL] Conditional use permit 19-097

Jones, Jessica <jjones@srcity.org>

Tue 5/9/2023 10:48 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Nicholson, Amy <anicholson@srcity.org>

Jessica Jones | Deputy Director - Planning
Planning and Economic Development Department |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org

---

From: kate1120 <kate1120@comcast.net>
Sent: Monday, May 8, 2023 7:25 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Conditional use permit 19-097

Hello Planning Commission:
I would like to urge you to deny the permit for 43 Middle Ricon Road gas station. There are adequate gas stations and in this climate emergency we should be reducing the number of gas stations. I have worked at Douglas Whited school and would not want those children exposed to the toxic chemicals. Please protect the health of residents by denying the use permit #19-097.
Thank you,
Katy Baumgras

Sent from my Verizon, Samsung Galaxy smartphone

FW: [EXTERNAL] 7-Eleven Inc.

Jones, Jessica <jjones@srcity.org>
Tue 5/9/2023 10:47 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Cc: Nicholson, Amy <anicholson@srcity.org>

Jessica Jones | Deputy Director - Planning
Planning and Economic Development Department |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org

---

From: Ken Wilson <ken@talontours.com>
Sent: Monday, May 8, 2023 4:02 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] 7-Eleven Inc.

I am writing to express my opposition to this very bad idea of a gas station at 43, 51 and 55 Middle Rincon Road and 4865 Highway 12.

As a resident of this neighborhood I am very opposed to what I see as an ill-conceived plan that may be profitable for 7-Eleven Inc. but will create even more problems for this neighborhood than we presently have. At this time we have traffic problems that are caused by the presence of Whited Elementary School, the Chevron Gas Station and the present 7-Eleven Store.

To enter my neighborhood from the direction of Santa Rosa I must turn left at the lights at Middle Rincon Road and Highway 12. Not only do we have the traffic from parents picking up and delivering children but we contend with traffic turning either right into the Chevron or left into the 7-Eleven. This holds up the traffic and disrupts the flow from the lights into the neighborhood as there are no turn lanes on Middle Rincon Road. In addition we already have a very heavy traffic flow in both directions on Highway 12. My only other access to and from my home is to turn into or from Highway 12 onto Jack London Drive where there no traffic lights and is very dangerous due to the heavy traffic flow from both directions on Highway 12. To avoid the traffic from the school and the lights at the intersection of Middle Rincon and Hwy 12, if I wish to drive towards Sonoma I am forced to turn onto Highway 12 from Jack London Drive, a very dangerous proposition as I am sure you know there are no traffic lights at the intersection. In addition we have to contend with all the parents doing u-turns as they attempt to enter the school from the direction of Santa Rosa.

I hope that I am conveying to you my concerns over the already very congested and dangerous situation that will only be exacerbated by any further business at this address.

Sincerely,
Ken Wilson

Ken Wilson
Santa Rosa,Ca. 95409

FW: [EXTERNAL] Gas Station Hwy 12 and Middle Rincon

Nicholson, Amy <anicholson@srcity.org>

Tue 5/9/2023 11:50 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: Jones, Jessica <jjones@srcity.org>

FYI.

Amy Nicholson (she,her) | Supervising Planner – Current Development
Planning and Economic Development |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Mobile (707) 321-0935 | Tel. (707) 543-3258 | anicholson@srcity.org

-----Original Message-----
From: Kevin Conway <kevin397conway@gmail.com>
Sent: Tuesday, May 9, 2023 11:38 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>; creek shade <creekshade@gmail.com>; CONGAS <no-gas@googlegroups.com>
Subject: [EXTERNAL] Gas Station Hwy 12 and Middle Rincon

Dear Planning Commission Members,
I strongly oppose allowing a gas station to go up on Highway 12 and Middle Rincon Rd. It goes against everything our city and county stand for regarding addressing the climate crisis.
The world must move away from gas powered vehicles very quickly as was made abundantly clear, yet again, in the latest IPCC report. More and more automobile companies are building very attractive electric cars and there are good incentives available for people who want to buy them. The Inflation Reduction Act has a lot of money allocated for thousands and thousands of charging stations making owning an electric vehicle very convenient.
Sonoma County and the City of Santa Rosa have set such high standards for addressing the climate crisis, and it would be a shame to backtrack on that remarkable progress by allowing this gas station to be built.
Please demonstrate the sincerity of your resolve to address the climate crisis by refusing to permit the building of this unnecessary gas station.
Thank You,
Kevin Conway

Sent from my iPhone

[EXTERNAL] Gas Station Permit at 7-11 at Middle Rincon Rd.

mturg@aol.com <mturg@aol.com>

Tue 5/9/2023 9:46 AM

To: Toomians, Kristinae <KToomians@srcity.org>

To Whom It May Concern:

As I anticipate the gas station permit for the 7-11 at Middle Rincon Rd., I understand how this permit was already in the process before the City of Santa Rosa created the new ordinance. I respectfully request that the Planning Commission put an emphatic stop to this permit. I am reminded of the play and film "Other Peoples' Money" when the buggy whip business was back in 1915 was struggling to stay afloat when the automobile was on the rise. Gregory Peck made his impassioned plea to preserve the noble tradition of the buggy whip for future generations. Then Danny DeVito mad his achingly poignant observation that noble tradition sometimes has to yield to progress.

Thank you for your work on this.

Mike Turgeon, Member of FoCAP, (Friends of The Climate Action Plan)

[EXTERNAL] No New Gas Station on Hwy 12

Steve Birdlebough <scbaffirm@gmail.com>

Tue 5/9/2023 7:21 AM

To: **_PLANCOM - Planning Commission <planningcommission@srcity.org>;**Toomians, Kristinae <KToomians@srcity.org>

The demand for gasoline is declining.
Underground gas tanks leak eventually.

Let's not approve another set of gas pumps.
Steve Birdlebough.
684 Benicia Drive, Santa Rosa
707-576-6632

[EXTERNAL] 7-Eleven, Inc - File No. CUP19-097

Wally Juchert <wallyjuchert@gmail.com>

Tue 5/9/2023 9:57 AM

To: Toomians, Kristinae <KToomians@srcity.org>

Cc: congas.contact@gmail.com <congas.contact@gmail.com>

There are already a sufficient number of gas stations in Santa Rosa, including one right across the street from the existing 7-11.

In order to reduce CO2 and ensure that we will have a livable planet, we are moving rapidly away from fossil fuels and toward an electric future.

What we need in Santa Rosa is more housing. The 7-Eleven site could be more appropriately used for apartment housing.

Wally Juchert
224 Mockingbird Circle
Santa Rosa, CA 95409

FW: [EXTERNAL] Conditional Use Permit for 43 Middle Rincon Rd. (CUP 19-097) - OPPOSE

Jones, Jessica <jjones@srcity.org>
Tue 5/9/2023 10:46 AM
To: Toomians, Kristinae <KToomians@srcity.org>
Cc: Nicholson, Amy <anicholson@srcity.org>

Jessica Jones | Deputy Director - Planning
Planning and Economic Development Department |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-3253 | Mobile (707) 292-0963 | jjones@srcity.org

---

From: Wendy Krupnick <wlk@sonic.net>
Sent: Monday, May 8, 2023 12:28 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Conditional Use Permit for 43 Middle Rincon Rd. (CUP 19-097) - OPPOSE

Dear Commissioners,

Please do not approve the proposed gas station at 43 Middle Rincon Road (CUP 19-097). You have already voted to not allow new gas stations and this proposal has zero merits and a long list of detriments to our community.

All of the rationale for your, and I believe every other jurisdiction in the county, to prohibit new gas stations applies to this one as well. The many public health problems associated with gas stations are well documented, the policy decisions locally, state wide and nationally to phase out fossil fuels provide a clear mandate to do so, and there is absolutely no need for another gas station in that area. There are many such stations already, many of which operate 24/7.

Please do the right thing and deny this proposal.

Wendy Krupnick
Santa Rosa