
FW: [EXTERNAL] Gas Station

From Jones, Jessica <jjones@srcity.org>

Date Fri 4/4/2025 1:57 PM

To McKay, Conor <CTMcKay@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



Coming March 2025, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#), and more information will be coming soon!

From: Eileen Bill <billeileen@sonic.net>

Sent: Friday, April 4, 2025 1:53 PM

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

Subject: [EXTERNAL] Gas Station

Dear Commissioners,

Please stop any work or progress on installing a gas station on North Wright Road and Highway 12. In all cases, this station is not needed. The environment and all life around this area do not need this - in fact, it is detrimental to all.

The station goes against the Climate Emergency Resolution (2020) as well as the ban on new gas stations (2022) as Woody Hastings points out (Santa Rosa Press Democrat, April 4, 2025). Woody knows and has been studying this plan as well as being a great steward of the environment for many years!

Please protect our fine City and stop any further development or plans for such a station.

Thanks very much!

Eileen Bill





FW: [EXTERNAL] gas station proposal

From Murray, Susie <SMurray@srcity.org>

Date Fri 4/4/2025 12:42 PM

To McKay, Conor <CTMcKay@srcity.org>

FYI

Worth noting:

- **My regular working hours are Tuesday through Friday, 8:30 to 5:00**
- **Starting March 2025, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#), and more information will be coming soon!**

Susie Murray | Supervising Planner | Staff Liaison to the Design Review Board

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | SMurray@srcity.org



From: marlabus@sonic.net <marlabus@sonic.net>

Sent: Friday, April 4, 2025 12:33 PM

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

Subject: [EXTERNAL] gas station proposal

4-4-25

Dear Chair Weeks and Commissioners:

I am writing to urge you not to approve a new gas station at 874 N. Wright Road. Climate change is real, and we are certainly feeling the devastating impact locally. If anyone should be a leader in climate-intelligent decision-making, Santa Rosa should.

Santa Rosa has led the nation by exemplifying a forward-thinking approach to environmental sustainability through the prohibition of new gas stations. Your commitment to fostering a cleaner and greener future is truly inspiring and serves as a model for other cities to follow. I realize the proposed gas station had already been in the pipeline, but I feel there are many reasons to oppose it.

A new gas station at the proposed location would cause increased traffic, noise, and

pollution. The fact that it would be right next to a nature trail and impact a seasonal wetland area adds insult to injury. We have enough gas stations, and it is a shame to build more polluting infrastructure that will hopefully soon be obsolete.

I urge you to stay the course and remain true to Santa Rosa's visionary path. Approving this gas station would run counter to the core principles of the Planning Commission, which prioritize long-term sustainability, the reduction of greenhouse gas emissions, and the advancement of equitable, community-focused development.

Finally, I will add that prior to living in Cotati, I lived in Santa Rosa for many years. I have had countless walks on the Joe Rodota Trail and would hate to see the lovely views of green fields and seasonal wetlands marred by having a gas station adjacent to it.

Sincerely,

Marla Charbonneau



sierraserenity@sonic.net

From: [Holly J Pierce](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] April 10 Meeting re: Elm Tree Station
Date: Sunday, April 6, 2025 5:09:14 PM

To the Planning Commission,

I would like to present these photos that might help you in your decision regarding approval of the Elm Tree Station project. My feeling is that the station should not be built, and these pictures say why.

A city code states that gas stations cannot be built next to each other. I know there is some question as to whether the facility at Blue Star Gas rates as a fueling station. The photo below shows the pumping station at Blue Gas, which can be seen clearly from the street. Note the similarity in its configuration to your local service station.



Now note this shot from the side. You can clearly read "Alliance AutoGas." And there, small but legible, are the words, "Propane Vehicle Fuel." It is clear that these pumps equal a fueling station, regardless of how someone may want to say otherwise.





If you haven't visited the site, I'm including for you two photos of the large, above-ground tanks at this facility. For those who might question people's concerns about air pollution, let me say that the unpleasant odor of propane was obvious.



I'd like to turn to the question of wetlands and groundwater pollution. Here is a photo showing the accumulation of water in one area on the site.



Now I'm including a visual showing the US Army Corps of Engineers' map that outlines the area determined as wetland, and over it the Elm Tree Station schematic. What I find especially disturbing is how one of the fuel tanks is submerged within the officially designated wetland area. It's a known fact that these tanks, no matter how constructed, often eventually leak. It should be noted that some nearby residents use well water. I feel the possibility of these wells being polluted outweighs the desirability of a new, unneeded gas station.

[illegible]

Wetlands



Gasoline storage tanks

When I went to take these pictures this afternoon, I was surprised to see that the city's sign announcing the hearing for this project had been torn down. The question is: who would do this, and why? Certainly not someone opposed to this plan.



Thank you and sincerely,

Holly J. Pierce



rhperce@sonic.net

From: [Anne Pernick at Stand.earth](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] 874 North Wright Road Gas Station (File # PRJ21-033): Letter from SAFE Cities at Stand.earth urging denial
Date: Monday, April 7, 2025 2:59:21 PM
Attachments: [SAFE Cities at Stand.earth letter urging denial of 874 North Wright Road Gas Station.pdf](#)

Dear Chair Weeks and Commissioners,

Please find attached SAFE Cities at Stand's letter urging denial of the 874 North Wright Road Gas Station (File # PRJ21-033).

Thank you,
Anne

--

Anne Pernick | She / Her
[SAFE Cities](#) Senior Advisor
☎ +1 415-863-4563 ext 410



I respectfully acknowledge that I live and work on the traditional land of the Walla Walla, Cayuse, Umatilla, Clackamas, Stl'pulmsh (Cowlitz), Confederated Tribes of Siletz Indians, and Confederated Tribes of Grand Ronde First Nations.



Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave,
Santa Rosa, CA, 95404
Via email: planningcommission@srcity.org

April 7, 2025

Dear Chair Weeks and Commissioners:

SAFE Cities at Stand.earth works with local government leaders and advocates to pass policies that help transition communities to clean, renewable energy, including policies to prohibit new gas stations. We urge you to reject the Addendum to the Mitigated Negative Declaration (MND) and deny the Conditional Use Permit (CUP) for the development of a gas station with extended hours of operation, two general retail land uses across two buildings, one apartment and a small park at 874 N. Wright Road.

We applaud the vision and action of the City of Santa Rosa, the County of Sonoma, and cities across Sonoma County in prohibiting new gas stations.

We understand that the permit for this project was deemed complete before the City's ordinance was adopted, but that does not mean the Planning Commission must or should approve it. There is no need for another gasoline station in the City. Within a five-mile radius of this proposed project there are more than 10 gas stations in operation. In or near the City of Santa Rosa there are 40.

The Commission should deny the permit on the same grounds on which the Commission and Santa Rosa City Council based the citywide prohibition on new gas stations.

SAFE Cities at Stand.earth urges the Planning Commission to reject the addendum and to deny the Conditional Use Permit.

Thank you for your attention,
Anne Pernick
SAFE Cities Senior Advisor, Stand.earth

From: [Wendy Krupnick](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Planning Shared](#)
Subject: [EXTERNAL] NO to new gas station, 874 N. Wright Road, Santa Rosa
Date: Tuesday, April 8, 2025 8:32:53 AM
Attachments: [image.png](#)

Dear Chair Weeks and Commissioners,

I live on Occidental Rd. 1.5 miles west of Fulton Rd. and am strongly opposed to the proposed gas station and convenience store at 874 North Wright Rd. I ask you to deny the Conditional Use Permit as there would be zero benefit to the community and a long list of negative results that would come from this development.

As you know, the City and most jurisdictions in the county have rightly enacted prohibitions on new gas stations for very good reasons. These reasons pertain to this proposal as well. As the climate crisis has rapidly intensified in recent years, there is ample evidence that a decision that was made in 2013 may not be relevant now, and conditions certainly have changed. There is no need for another gas station at a time when we desperately need to reduce fossil fuel emissions and pollution from all aspects of the oil industry.

We also do not need another convenience store in this location. There are two convenience stores within a mile, and two grocery stores, two liquor stores and two drug stores within three miles.

What we **do** need is protection for and enhancement of wetlands such as this. As we have seen in recent years, rainfall now often comes in intense downpours and increased flood mitigation is a critical need. Wetlands also filter storm water and slowly release it to groundwater.

I urge you to quickly deny this permit and urge the landowner to find support for wetland protections..

Thank you for considering my views,

Wendy Krupnick





From: info@bikepartners.net
To: [PLANCOM - Planning Commission](#)
Cc: [McKay, Conor](#); [Osburn, Gabe](#); [Stapp, Mark](#); [Rogers, Natalie](#); [Pardo, Aaron](#)
Subject: [EXTERNAL] Gas Station Proposal at 874 N Wright Rd - Letter of OPPOSITION from Bicycling Community
Date: Tuesday, April 8, 2025 11:11:47 AM
Attachments: [Outlook-qgv3pw5d.png](#)
[Letter from bicycling community to SR Planning Commission re 874NWR.pdf](#)

**Subject: Gas Station Proposal at 874 N Wright Rd - Letter of
OPPOSITION from Bicycling Community**

Dear Santa Rosa Planning Commissioners,

On behalf of hundreds if not thousands of cycling enthusiasts in Sonoma County, I submit this letter of opposition to the gas station proposal at 874 North Wright Road in Santa Rosa, signed by key Sonoma County-based bicycling advocacy organizations. Please let me know if you have any difficulty accessing the letter and/or if you have any questions.

Respectfully,

Geoffrey Smith

Attachment:

Letter from bicycling community to SR Planning Commission re 874NWR

Geoffrey D. Smith, Owner

BikePartners Folding Bikes and Recumbent Trikes

BikePartners.net | 707.595.0386 text/voicemail | info@bikepartners.net

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Open by appointment [Schedule an appointment](#)



Santa Rosa Planning Commission
100 Santa Rosa Avenue
Santa Rosa, CA 95404
Via Email: planningcommission@srcity.org

April 8, 2025

**Subject: 874 North Wright Road Gas Station Proposal – Adjacent to the Joe Rodota Trail
– OPPOSE –**

Dear Planning Commission Members,

We, the undersigned leaders and members of Santa Rosa's bicycling community, write to express our strong opposition to the proposed gas station adjacent to the Joe Rodota Trail at 874 North Wright Road.

It is our understanding that the developer believes that bicyclists will like having a gas station along the trail as a place to stop, rest, and maybe grab a snack. We write to make it clear that **we do not want a gas station anywhere near the trail**, regardless of the amenities it might provide.

The Joe Rodota Trail is a treasured multi-use trail that is an essential corridor for cyclists, pedestrians, and outdoor enthusiasts who rely on it for recreation, commuting, and a safe, car-free environment. The addition of a new gas station at this location threatens the integrity, safety, and environmental quality of the trail and contradicts the city's commitment to sustainability and active transportation.

The Joe Rodota Trail serves as a vital connection for cyclists traveling between Santa Rosa and Sebastopol, reducing vehicle congestion and promoting an alternative zero-emission means of transportation. A gas station at this location would increase traffic hazards with cars frequently turning in and out of the station, creating dangerous interactions between vehicles and vulnerable trail users. This not only endangers bicyclists but also discourages active transportation, counteracting efforts to reduce greenhouse gas emissions and improve air quality.

Additionally, gas stations pose environmental risks, including potential fuel spills, increased air pollution, and groundwater contamination. The placement of such a facility next to a community-focused trail undermines efforts to promote clean, healthful outdoor spaces. As climate concerns become more urgent, our city should be prioritizing investments in sustainable infrastructure, such as bicycle lanes and public transit, rather than expanding fossil fuel infrastructure.

Santa Rosa has made strides in fostering a bicycle-friendly community, and approving this gas station would be a step backward. We urge you to reject this proposal and instead consider developments that align with the city's climate goals and support the well-being of all residents.

Thank you for your time and consideration. We appreciate your commitment to making Santa Rosa a safer, healthier, and more sustainable place for all.

Sincerely,

Eris Weaver, Executive Director, Sonoma County Bicycle Coalition

Geoffrey Smith, Owner, BikePartners.net Folding Bicycle Shop

Alexa Forrester and Chris Guenther, Bikeable Santa Rosa Co-Leads

Portia Sinnott, Executive Director, LITE Initiatives, Community Bikes Program

cc:

- Conor McKay, Senior Planner
- Gabe Osburn, Director of Planning & Economic Development
- Mark Stapp, Mayor, City of Santa Rosa,
- Natalie Rogers, Councilmember, District 7
- Aaron Pardo, Planning Commissioner, District 7

From: [Eris Weaver](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Public Comment: Agenda item 11.1: OPPOSE Conditional Use Permit
Date: Tuesday, April 8, 2025 11:57:27 AM
Attachments: [image001.png](#)

Dear Commissioners:

On behalf of the Sonoma County Bicycle Coalition, I'm adding our voices to the groundswell of opposition to the proposed gas station on Wright Road.

- As other commenters have already stated,
 - The City has already passed a ban on new gas stations.
 - The City has declared a Climate Emergency and enacted a Climate Plan.
 - The City and the State are moving away from fossil fuels toward more sustainable transportation options.
- That intersection is already problematic for cyclists, and adding more vehicles entering and exiting the station right will only make Wright Road more dangerous. Even with the path being re-routed around the development and away from the driveway, JRT users will still have to travel on the sidewalk and cross Wright Road.
- I don't doubt that a market would be useful for neighborhood residents, but I find the applicant's claim that the attached small park will become "a destination for cyclists" somewhat specious. Who goes out of their way to visit a park next to a gas station?

I urge you to vote no on this proposal.



Eris Weaver, Executive Director
Sonoma County Bicycle Coalition
eris@bikesonoma.org
707-545-0153 office • 707-338-8589 cell
www.bikesonoma.org

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[Find out how to](#)
WIN THIS EBIKE!

From: marlabus@sonic.net
To: [PLANCOM - Planning Commission](#)
Cc: [McKay, Conor](#); [Osburn, Gabe](#); [Stapp, Mark](#); [Rogers, Natalie](#); [Pardo, Aaron](#)
Subject: [EXTERNAL] Petitions - OPPOSE - 874 N. Wright Rd. Gas
Date: Tuesday, April 8, 2025 8:38:07 AM

Dear Santa Rosa Planning Commissioners,

My name is Marla Charbonneau, I am a volunteer with the Coalition Opposing New Gas Stations (CONGAS). Over the past weekend, I helped collect signatures from people in Sonoma County that agree with the following statement:

I oppose the gas station proposal at 874 North Wright Road. On April 10 the Santa Rosa Planning Commission must DENY the Conditional Use Permit for a new gas station at 874 N. Wright Road (Highway 12 and Wright/Fulton Rd.) because It is in conflict with Santa Rosa zoning code. Also, the Commissioners cannot make a finding that granting the permit would not be injurious or detrimental to the public interest, or health, or safety, or convenience, or welfare. Any one of these findings is enough of a finding on which a Commissioner may base a judgment of denial.

On behalf of the CONGAS, I am providing a link to the set of scans of all petitions.

Respectfully submitted,
Marla Charbonneau

<https://docs.google.com/document/d/12Ou7GRMuXQkiCVXZjmqwOioMgfuE7YUxi2Gp0zZRJ2E/edit?usp=sharing>



Scanned Petitions

Petitions gathered by CONGAS volunteers between April 4 and April 6, 2025 230 people added their names to this statement of opposition to the gas station proposal at 874 N. Wright Rd. For information contact congas.contact@gmail.com 707-238-2298 www.con-gas.com

docs.google.com