

[EXTERNAL] 7-Eleven, Inc 43,51, and 55 Middle Rincon Rd and 4865 Highway 12, Santa Rosa, CA 95409

David J. Collier <david@collier-attorney.com>

Tue 5/2/2023 10:08 AM

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

To: Kristinae Toomians, Project Manager

Hi Kristinae,

This email is my public comment regarding the above referenced project for the meeting to be held 5/11/2023 at 4:30PM.

I am against expansion of the current 7-11 because of the traffic hazard it would exacerbate. The current 7-11 already unreasonably snarls traffic. The expanded store will only make the problem worse. As a neighbor residing at 4733 Startbuck Ave (just a few blocks away), here is what I regularly observe:

- Traffic heading East on Highway 12 will seek to turn left on Middle Rincon Road to head into their residences in Rincon Valley.
- The traffic will line up in the left turning lane waiting for the left turn arrow to flash green.
- Opposing Traffic will be lined up along Middle Rincon on the 7-11 side of the street, blocking the 7-11 driveway entrance.
- The above mentioned left turn arrow on Highway 12 will open and cars will rush to make the arrow.
- All-of-a-sudden, one of the left-turning cars will stop, wanting to turn left into 7-11.
- Because of the backed-up traffic from cars on Middle Rincon in front of 7-11, there will be no way for the 7-11 entering car to turn in.
- This will create a log-jam, as left turning cars from Highway 12 will dangerously screech to a stop behind the 7-11 customer trying but failing to turn left.
- Worse, left turning cars will back up into the intersection past the time of the light.
- The log-jam will block cars in all direction until somehow, the 7-11 customer car finds a way into the 7-11 parking lot.

With a bigger store, the traffic log-jam problem from left-turning 7-11 customers will only get worse. Therefore, I appose the expansion of 7-11 at Highway 12 and Middle Rincon.

David Collier
4733 Startbuck Ave
Santa Rosa, CA 95409

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[EXTERNAL] Re Project Name: 7-Eleven Inc

Sonoma <provisor@sonic.net>

Sat 4/29/2023 4:05 PM

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

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

Hi,

It looks as if we are still considering demolishing two residences and building a convenience store gas station. We hardly need the latter and we desperately need housing. Is there some I'm missing that makes this project make sense? Like maybe somehow this raises enough taxes to build four residences or something? Seems unlikely and maybe this project is a relic of a time we didn't understand how critically important housing was to our community?

Seeking to understand, Greg

Greg Provisor
368 Gemma Cir

[EXTERNAL] 43 Middle Rincon Road 7-11 GAS station

Jennifer LaPorta <jenniferlaporta1@gmail.com>

Tue 5/2/2023 3:50 PM

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

Dear Planning Commission of Santa Rosa,

I am extremely OPPOSED to building a GAS STATION at this location, or anywhere else in our dear City and County. We need to transition away from fossil fuels and its infrastructure in order to save ourselves and the planet from further climate catastrophe.

There are already prohibitions on new gas stations in six cities and for the unincorporated parts of Sonoma County. I understand this project was "grandfathered" in, but it's not too late to use your common sense and secure a better future for your children and grandchildren.

Sincerely,
Jennifer LaPorta
BS Environmental Health
Rutgers U.

[EXTERNAL] Public Comment - May 11th: 7-Eleven, Inc

Kevin Buchanan <buchanan.kevin@gmail.com>

Wed 5/3/2023 9:47 AM

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

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

Hello - I am a resident at 312 Breeden St. Please consider this email my public comment regarding the May 11th public hearing for the proposed 7-Eleven project. I am in support of this project. The existing buildings on the project site are run down and this project will provide a nice refresh for the neighborhood. I cannot attend the meeting to make my comments on May 11th, therefore I wanted to send an email expressing my support as a nearby resident.

Thank you,

Kevin Buchanan

[EXTERNAL] 43, 51, 55 Middle Rincon Road

Linda Wilson <lindadiane@yahoo.com>

Wed 5/3/2023 3:27 PM

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

Kristinae Toomians,

This email in in-reference to [43, 51, 55 Middle Rincon Rd, 4865 Highway 12 - Notice of Public Hearing](#).

I am a neighbor and home owner of two properties with my husband Roger, very near by this location. 4791 Rincon Creek Way and also 155 Middle Rincon Road. We also own a home at 884 Gandul Calle near the top of the Valley. I have been living in Rincon Valley for many years and have watched things change. I am against any commercial growth near my home and my properties, but do realize that there is needs for others. Even so I will list my concerns to you below. Thank you for reading and sharing this as there is a need for a beneficial approach in our community.

1. The 7-11 has been a trouble spot for traffic, to much commercial operations already and then to add gasoline pumps to the 7-11 site on that corner with the Chevron Station and 7-11 across from each other. No place for the heavy traffic to go, and it backs up onto Highway 12.
2. The idea of having a second gasoline station on that corner is not in my favor. Environmental issues and a need for a clean city moving toward planet friendly alternatives, to best avoid adding more gas tanks buried in the ground in my neighborhood. Please keep our ground and community safe and clean.
3. There is a school very close buy, with even more concerns for keeping this area a cleaner spot.
4. Why spoil a lovely area to yet more heavy commercial use, but instead find clear well informed environmental friendly use for this neighborhood, by adding a friendly store with parking and an area of neighborhood park with life and living trees and area to refresh.

Thank you for reading this. Please do share my requests (in basics, Nice friendly store, Not to big, with parking and a Park area adjacent)

Linda Wilson

707 4784757

lindadiane@yahoo.com

[EXTERNAL] Proposed Gas Station at Highway 12 & Middle Rincon Rd.

Steve Birdlebough <scbaffirm@gmail.com>

Thu 5/4/2023 5:55 PM

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

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

Dear Members of the Planning Commission--

I understand that the long-standing application to build a gas station on Highway 12 will be heard next week.

As you know, Santa Rosa and most of the other cities in Sonoma County have decided not to build more gas stations.

Underground gasoline tanks are a nuisance, and we already have enough places to buy gas.

As a resident of the Rincon Valley, I never need to wait in line to refuel my car.

I urge you to deny this application.

Steve Birdlebough

707-576-6632

[EXTERNAL] Re: 43 Middle Rincon Road 7-11 Gas station

t <sloowlearner@yahoo.com>

Thu 5/4/2023 10:35 AM

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

Dear Planning Commission of Santa Rosa,

I am extremely opposed to building a gas station anywhere in our City and County.
We need to transition away from fossil fuels .

There are already prohibitions on new gas stations in six cities and for the unincorporated parts of Sonoma County. I understand this project was "grandfathered" in, but it's not too late to secure a better future for your children and grandchildren.

Sincerely,
Tom Laporta R.N.