

[EXTERNAL] Elm Tree Station gas station -- File No. PRJ21-033

From Dee Swanhuysen <pdswan@comcast.net>

Date Mon 10/14/2024 10:01 AM

To McKay, Conor <CTMcKay@srcity.org>

Dear Santa Rosa Council, Planning Commission and staff, There is no need any more gas stations in Sonoma County, including Santa Rosa. Here are my points in opposing the Elm Tree gas station:

There are already 10+ operating gas stations within a 5-mile radius.

Governor's Executive Order - no new gas-powered cars to be sold in CA beyond 2035 so this project won't be economically viable longterm.

Proposal runs counter to SR's 2020 climate emergency declaration — don't expand FF infrastructure in a climate crisis.

The public needs time to review the CEQA documents. The CEQA documents aren't available to the public to review before your hearing or not enough time has been given to us to do a proper review. This hampers our ability to send you critical comments based on the CEQA document. The public needs time to review the CEQA documents.

The County and six cities Petaluma, Sebastopol, Cotati, **Santa Rosa**, Rohnert Park, Windsor stopped permitting and construction of new gas stations. You - **Santa Rosa** - have already stopped new gas stations. Why allow this project to go forward based on a timeline rather than a real need of our county to have another gas station?

Regards,
Dee Swanhuysen
1800 Jonive Rd.
Sebastopol, CA



Outlook

[EXTERNAL] Planning Commission, Oct. 24: 874 N. Wright Road gas station proposal

From Jenny Blaker <jennyb2323@sonic.net>**Date** Tue 10/15/2024 3:41 PM**To** Weeks, Karen <KWeeks@srcity.org>; Duggan, Vicki <VDuggan@srcity.org>; Carter, Charles <CCarter@srcity.org>; Cisco, Patti <PCisco@srcity.org>; Sanders, Terrence <tsanders@srcity.org>; Peterson, Julian <jpeterson@srcity.org>; Pardo, Aaron <APardo@srcity.org>**Cc** McKay, Conor <CTMcKay@srcity.org>; Woody Hastings <congas.contact@gmail.com>**To: City of Santa Rosa Planning Commissioners****Re: Planning Commission, Oct. 24, 2024: 874 N. Wright Road gas station proposal**

Dear Santa Rosa Planning Commissioners

As Co-coordinator of the Coalition Opposing New Gas Stations (CONGAS), I've been following the proposal to build a new gas station at 874 North Wright Road since I first heard about it in December 2019. It turns out it has been in the works on and off since 2013, always rejected or delayed for one reason or another. Perhaps it is time to finally say NO to this project!

CONGAS has been instrumental since 2019 in bringing to public awareness the inappropriateness of building new gas stations. Three individual gas station proposals were withdrawn by the proponents in the face of public opposition. CONGAS then began working with the cities of Petaluma, Santa Rosa, Cotati, Rohnert Park, Sebastopol and Rohnert Park, and with the County of Sonoma, to encourage them to enact ordinances prohibiting the construction of new gas stations. This movement has spread to other counties and other states.

The [City of Santa Rosa passed an ordinance](#) prohibiting new gas stations in August, 2022.

The 874 N. Wright Road proposal was already in process, so it was not covered by the ordinance which applied only to new proposals. Those already in process were to be considered individually on their own merits or otherwise. However, this one is just as problematic as any other new gas station proposal, for many reasons including some specific to this site.

There are good reasons why these cities and the County passed these ordinances, and the reasons not only still apply but are more relevant than ever.

We have not yet been able to review any updated CEQA documents, as explained below, but in the meantime we can offer some general comments:

- There are already about 10-14 existing gas stations within a 5-mile range. A new one is not needed.
- It makes no sense to build a new gas station now in the face of the climate crisis, evidence of which is mounting daily.
- In 2020 Santa Rosa passed a climate emergency resolution. Approving a new gas station now conflicts with this and with the City's [Climate Action Plan](#)
- It makes no sense to build a new gas station now given Governor Newsom's Executive Order to cease registering new gasoline-powered cars beginning in 2035.
- Gas stations, even the newest ones, inevitably create leaks and spills from underground storage tanks and pipes. These [pollute surface and groundwater](#) and are dangerous for human health. The county is riddled

with leaking underground storage tanks, which often end up becoming undevelopable toxic sites. They are an expensive liability.

- Gas stations are a source of toxic [air pollution](#).
- [Sales of gasoline are declining](#) so this is not a good long-term economic proposition.
- This site is inappropriate being on an undeveloped greenfield site with wetlands and vernal pools; on Highway 12 between Santa Rosa and Sebastopol which is a designated Scenic Highway. The site is adjacent to the Joe Rodota trail.
- According to the FBI, [4.5% of all reported violent crime in 2022 took place at a gas station](#) or convenience store.
- This is an environmental justice issue because gasoline stations have a disproportionate impact on low-income communities, particularly indigenous and frontline communities, all over the world, from the point of extraction through the processing, refining, and transportation, and then the inequitable impacts of the climate crisis on already overburdened populations.

CONGAS has been hearing from staff for the past two years that they were reviewing the CEQA documents for this project, but we have so far not been able to get access to these to be able to comment on any specific new detail. In September 2021 CONGAS was informed by staff (Adam Ross) that this proposal had been withdrawn. In August 2022 we were alerted to a notice of a public hearing. In November 2022 we were told by staff (Mike Wixon) both that there would be “no public hearing or any form of public input” and also in the same email that staff were assessing the project to ensure compliance with CEQA and that he would be happy to send us any documents when ready for public review. We’re still waiting! – and I’m wondering what is so problematic about this project that has taken so many twists and turns for over 10 years in the process and why it is now so difficult for the public to access the planning documents.

We encourage the Planning Commission to continue to build upon the City’s climate action planning efforts, urban planning that encourages active transportation, making it safer for people to walk, roll, and bicycle, reducing vehicle miles traveled. We support safe, clean, accessible, affordable public transit, and charging facilities for electric vehicles in locations where people already live, work, and spend time (not at gas stations!) We urge the Planning Commission to promote a clean, green, and just energy and transportation system, rather than permitting an outdated and hazardous liability. If it was inappropriate in 2013 and 2019 it is even more inappropriate now.

Please do the right thing and reject this proposal. There are many good reasons to oppose it and none to support it.

Sincerely

Jenny Blaker

Co-coordinator, Coalition Opposing New Gas Stations (CONGAS)

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] NO NEW GAS STATIONS!
Date: Tuesday, March 25, 2025 1:42:57 PM

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: Marie Anderson <healthymarie@yahoo.com>
Sent: Saturday, March 22, 2025 2:51 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] NO NEW GAS STATIONS!

Thank you.
Marie Anderson
healthymarie@yahoo.com



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Fri 11/1/2024 8:17 AM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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

-----Original Message-----

From: Jan Armenta <janalber7@gmail.com>**Sent:** Thursday, October 31, 2024 10:04 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

Sent from my iPhone

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] New gas station
Date: Tuesday, March 25, 2025 1:46:39 PM

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



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From: Osburn, Gabe <GOsburn@srcity.org>
Sent: Tuesday, March 25, 2025 12:15 PM
To: Jones, Jessica <jjones@srcity.org>
Subject: FW: [EXTERNAL] New gas station

FYI

From: Guasco, Cher <cguasco@srcity.org>
Date: Tuesday, March 25, 2025 at 12:05 PM
To: Osburn, Gabe <GOsburn@srcity.org>
Subject: FW: [EXTERNAL] New gas station

Cher L. Guasco | Senior Administrative Assistant

City Manager's Office | 100 Santa Rosa Ave, Rm 10 | Santa Rosa, CA 95404

Tel. (707) 543-4647 | Fax (707) 543-3030 | cguasco@srcity.org



All emails are subject to the California Public Records Act and neither the sender nor any recipients should have any expectation of privacy regarding the contents of such communications.

From: kate1120 <kate1120@comcast.net>
Sent: Monday, March 24, 2025 10:10 PM
To: _CityCouncilListPublic <citycouncil@srcity.org>
Subject: [EXTERNAL] New gas station

Dear Santa Rosa Council Members;

Please oppose the plan to build a new gas station at Wright and Sebastopol roads. It would add more pollution, more traffic and conflict with our climate goals.

Sincerely,

Katy Baumgras
Sebastopol

Sent from my Verizon, Samsung Galaxy smartphone



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 7:42 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Bob Besso <bobbesso@hotmail.com>**Sent:** Thursday, October 31, 2024 6:36 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

[EXTERNAL] North Wright Road Gas Station Comment Ltr | SCTLC



SONOMA COUNTY TRANSPORTATION & LAND-USE COALITION

October 20, 2024

Permit Center
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Planning Commission/Public Hearing, October 24, 2024, Agenda item 11.1: 874 North Wright Road

Dear Santa Rosa Planning Commissioners

The Sonoma County Transportation and Land-Use Coalition has worked with local and regional officials since 1991 to reduce the carbon footprint of our cities and encourage sound environmental planning. After reviewing the declining need for gasoline stations, as well as their hazards, we recommend denial of the proposed addendum to the Elm Tree Station Mitigated Negative Declaration, together with denial of the request to permit a new gas station.

The 2013 Planning Commission's decision to allow construction of a gas station at 874 North Wright Road was to be valid until 2015. By August, 2022, the project had not proceeded, and Santa Rosa then adopted a climate emergency resolution with a commitment to view all issues through a climate lens.

Santa Rosa must recognize that the production and use of gasoline is a primary contributor to the global climate crisis that must be phased out. California is working toward full decarbonization by 2045, and plans to stop registering new gasoline-powered cars beginning in 2035. Land use planning must shift its focus to support active transportation and public transit. New gas stations are contrary to that shift.

Gas stations also present some risks. Gasoline tanks near potential residential areas should be avoided due to the toxicity of the fuel. The storage tanks eventually leak, even with double walls and monitoring. Over the decades, the tanks become difficult to maintain and the cost of cleaning up leaks becomes a problem; the result can be a toxic site that is not developable. We need to reduce the number of gasoline stations, not increase them.

Another gas station is unnecessary. Santa Rosa already has over 40 gas stations, more than ten of which are within a 5-mile radius of the Wright Road location. Also, gas powered autos are being replaced with electric vehicles that are recharged at homes and at various destinations.

It should also be noted that the applicant's traffic studies are based on stale data that do not take into account updated figures for population, traffic, collisions, or changing context such as the 2018 Bicycle and Pedestrian Plan, the Active Transportation Plan and the Highway 12 interchange project.

For the above reasons we urge you to close out this project.

Cordially,

Stephen Birdlebough
Chair, Sonoma County Transportation and Land-Use Coalition

684 Benicia Drive, Apt 63 Santa Rosa CA 95409 707-576-6632

From: [Christopher Bornman](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Gas Station @ 874 North Wright Road
Date: Thursday, March 27, 2025 6:35:35 PM

Hello!

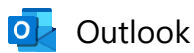
I am not sure if this is the right way to register an opinion, as I've never written a planning commission letter before.

I would like to express my hope that the proposed gas station at 874 North Wright Road will not be approved. There are numerous reasons to not approve it, of which just a few are...

1. The known health impact of pollutants on the surrounding area and residents.
2. That the proposed station is adjacent to a popular bike and walking path.
3. That the proposed station is adjacent to a seasonal wetland.
4. Gas stations are not in short supply and there is no need for more.
5. There's never been a gas station that didn't eventually have tanks that leak.
6. It's contradictory to the Climate Action Plan.

I hope you are allowed (legally) to take the above into consideration, and can put a stop to this project once and for all.

Thank you so much!
- chris



FW: [EXTERNAL] Please deny more gas station permits

From Jones, Jessica <jjones@srcity.org>

Date Mon 10/21/2024 2:36 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Sonja Cary <sonjacary@gmail.com>

Sent: Monday, October 21, 2024 2:34 PM

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

Subject: [EXTERNAL] Please deny more gas station permits

I am opposed to having a new gas station on North Wright Road. More gas stations just dilute the existing gas business while increasing the potential for superfund sites and community blight.

People will need to fill up cars that use gas but the number is decreasing rapidly. I don't see lines at the Chevron or other nearby gas stations.

I use an app to find a place to plug in. Maybe out of town gas car owners can find the remaining gas stations by using Gas Buddy.

Respectfully,

Sonja Cary



FW: [EXTERNAL] OPPOSE Conditional Use Permit for 874 North Wright Road Gas Station (File No. PRJ21-033)

From Jones, Jessica <jjones@srcity.org>

Date Wed 10/23/2024 10:25 AM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Laurel Chambers <lachambers84@gmail.com>

Sent: Wednesday, October 23, 2024 10:24 AM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] OPPOSE Conditional Use Permit for 874 North Wright Road Gas Station (File No. PRJ21-033)

Dear Chair Weeks and Commissioners,

This email is to ask you to please deny the Conditional Use Permit for the planned gas station on North Wright Rd. I live in the neighborhood just north of the proposed gas station and I drive Hwy 12 and Fulton/Wright Rd. every day. A new gas station is the last thing our neighborhood needs!

My kids go to Wright Charter School and I have been participating in the planning meetings hosted by SCTA regarding the Hwy 12 and Fulton intersection to give input on the proposed improvements. They are planning on the gas station being there, but it is clear that they will have a lot more options if it is never built. I really want my kids to be able to walk or bike to school and the increased traffic that the gas station will bring will make it more dangerous to do so. I also worry about the increased air pollution that this gas station will bring.

This project goes against the Climate Emergency Resolution passed in 2020 and the City's Climate Action Plan. If you approve this permit, you are sending a message that the city isn't actually serious about fighting climate change. I will lose a lot of respect for the city government if this happens.

Furthermore, there are already several gas stations and convenience stores in the area and gas sales are declining overall as people move towards hybrid and electric cars. Why are we allowing a new business that is doomed to fail?

Please think about the climate and the safety of the community and deny this Conditional Use Permit.

Sincerely,

Laurel Chambers
2436 San Sebastian Ave.
Santa Rosa, CA 95401

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] Gas station at Wright & Fulton location needless given stations nearby
Date: Tuesday, March 25, 2025 1:42:48 PM

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



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-----Original Message-----

From: Terri Clark <terri91506@yahoo.com>

Sent: Saturday, March 22, 2025 2:36 PM

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

Subject: [EXTERNAL] Gas station at Wright & Fulton location needless given stations nearby

There are gas stations in very nearby developed areas without putting a new fuel station next to a propane distribution center. There can be problems enough in the area as demonstrated by the dump truck accident that closed the opposite side of the busy intersection for a while.

What use is the property currently zoned for? A recycling business, bottling plant, Trader Joe's, while increasing traffic would not create a larger conflagration or explosion and hazard to under groundwater/stream. Many water wells could be impacted by a fuel spill.

Terri Clark

132 Westgate Circle

Santa Rosa, CA 95401

Sent from my iPhone,



Outlook

FW: [EXTERNAL] 874 Wright Rd

From Jones, Jessica <jjones@srcity.org>

Date Fri 10/18/2024 2:22 PM

To McKay, Conor <CTMcKay@srcity.org>

Cc Crocker, Ashle <acrocker@srcity.org>; Murray, Susie <SMurray@srcity.org>

FYI

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: Kevin Conway <kevin397conway@gmail.com>

Sent: Friday, October 18, 2024 2:18 PM

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

Subject: [EXTERNAL] 874 Wright Rd

Dear Planning Commission members:

I'm writing to encourage you to not allow a new gas station at 874 Wright Rd. A gas station there is not needed because there are at least 10 gas stations within a 5 mile radius of that location.

Most importantly it flies in the face of our 2020 Climate Action Plan. Why establish a CAP plan if it is ignored?

We all know how terrible the consequences are of climate change and millions of people are currently suffering from the damage done by the recent hurricanes and tornadoes. Let's demonstrate Santa Rosa's leadership on addressing climate change by not permitting a new gas station on Wright Rd.

Thank You,

Kevin Conway

Santa Rosa

707 495 7804



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 4:39 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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

-----Original Message-----

From: datewise@icloud.com <datewise@icloud.com>**Sent:** Thursday, October 31, 2024 4:31 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 4:19 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: dogsknitter <dogsknitter@proton.me>**Sent:** Thursday, October 31, 2024 4:19 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners: I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa. In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis. Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP. Please use your discretionary authority and deny the conditional use permit. Thank you.

Sent with [Proton Mail](#) secure email.

FW: [EXTERNAL] Please NO NEW GAS STATION @ 874 N. Wright Road! (Intersection of Hwy. 12 and Fulton/Wright Roads, Santa Rosa) Pl. add statement below to Public Record.

From Jones, Jessica <jjones@srcity.org>

Date Thu 3/20/2025 2:56 PM

To McKay, Conor <CTMcKay@srcity.org>

Cc Murray, Susie <SMurray@srcity.org>; Crocker, Ashle <acrocker@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



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From: Marsha Dupre <marshad@sonic.net>

Sent: Monday, March 17, 2025 5:05 PM

To: Alton, Alan <AAlton@srcity.org>; Manis, Dina <dmanis@srcity.org>; Nutt, Jason <jnutt@srcity.org>; Burke, Jennifer <jburke@srcity.org>; Jones, Jessica <jjones@srcity.org>; Smith, Maraskeshia <msmith@srcity.org>; Dunston, Daryl <ddunston@srcity.org>; Banuelos, Caroline <CBanuelos@srcity.org>; Okrepkie, Jeff <JOkrepkie@srcity.org>; Stapp, Mark <MStapp@srcity.org>; Rogers, Natalie <NRogers@srcity.org>; Alvarez, Eddie <EAlvarez@srcity.org>; Fleming, Victoria <VFleming@srcity.org>; MacDonald, Dianna <dmacdonald@srcity.org>; Stricker, Teresa <TStricker@srcity.org>; Pardo, Aaron <APardo@srcity.org>; Carter, Charles <CCarter@srcity.org>; Weeks, Karen <KWeeks@srcity.org>; Brown, Madeline <MBrown@srcity.org>; Horton, Miles <MHorton@srcity.org>; Cisco, Patti <PCisco@srcity.org>; Sanders, Terrence <tsanders@srcity.org>; Duggan, Vicki <VDuggan@srcity.org>

Subject: [EXTERNAL] Please NO NEW GAS STATION @ 874 N. Wright Road! (Intersection of Hwy. 12 and Fulton/Wright Roads, Santa Rosa) Pl. add statement below to Public Record.

Dear Members of the SR CC Planning Commission and SR CC:

As a former SR CC member, many of us acknowledged the crisis of climate change and we were very pleased that the City developed the stated goal of reaching carbon neutrality by 2030. We had proposed an earlier deadline, but we know that progress often, sadly, moves more slowly than global warming. Please do vote "No" on the proposed GAS STATION @ 874 N. Wright Road as it is well accepted that this should not happen in the middle of this severe climate crisis. Truly, not the time to

be expanding fossil fuel infrastructure. It has been proven that toxic pollution threatens public health and safety; that the location is a greenfield with seasonal wetlands; that the site is adjacent to a propane vehicle fueling station; that it's not needed: there are already 10 gas stations in a 5-mile radius; that there will be increased traffic congestion, noise, idling cars adjacent to the Joe Rodota Trail; that it is against city rules to build two fueling stations within 500 feet of each other; and that it would worsen the climate crisis as wildfire, drought, flood and other extreme weather events buffet our community.

I endorse the March 14, 2025 *Press Democrat* Letter to the Editor by Jenny Blaker:

Reject gas station

EDITOR: The Santa Rosa Planning Commission has an important decision to make at a public hearing on April 10 — whether to approve or deny a proposal for a new gas station at Highway 12 and Wright Road.

One of the requirements for a conditional use permit is that the project should be for the public health, safety and welfare. This project has been in the pipeline on and off since 2007, initially rejected by the Planning Commission and City Council.

Approved in 2013, it was never built, and the permits expired.

Much has changed since 2013. The serious health impacts of toxic pollution from gas stations, including links to childhood leukemia, are better understood. The impacts of the climate crisis have escalated. The traffic and other environmental studies are outdated, ignoring many changes that have occurred. The project would conflict with the city's climate policies and aspects of the general plan.

A coalition of over 20 organizations submitted a letter last fall urging the Planning Commission to deny the project. It's time to say no and consider the best interests of the community.

JENNY BLAKER

Pl. add to Public Record. Thank You.

Sincerely,
Marsha

Marsha Vas Dupre, Ph.D.
Former Santa Rosa City Council Vice Mayor, SRJC Trustee
3515 Ridgeview Drive
Santa Rosa, CA 95404
707-528-7146



FW: [EXTERNAL] OPPOSE %2 CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>

Date Thu 10/31/2024 3:56 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Ellen <eggbert26@yahoo.com>

Sent: Thursday, October 31, 2024 3:54 PM

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

Cc: Osburn, Gabe <GOsburn@srcity.org>

Subject: [EXTERNAL] OPPOSE %2 CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

[Yahoo Mail: Search, Organize, Conquer](#)



FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>

Date Fri 11/1/2024 8:18 AM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Janice Flatto <janiceflatto@gmail.com>

Sent: Thursday, October 31, 2024 11:16 PM

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

Cc: Osburn, Gabe <GOsburn@srcity.org>

Subject: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.



FW: [EXTERNAL] IN OPPOSITION to 874 North Wright Road Gas Station Proposal (File No. PRJ21-033)

From Jones, Jessica <jjones@srcity.org>

Date Tue 10/22/2024 10:20 AM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: James Freed <jamesfreed.design@me.com>

Sent: Tuesday, October 22, 2024 9:46 AM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] IN OPPOSITION to 874 North Wright Road Gas Station Proposal (File No. PRJ21-033)

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

Gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. The 2013 mitigated negative declaration that is before you is 11 years out of date. In 2024 we understand much better how fossil fuels also threaten public health, safety, and welfare and that gas stations are part of what fuels the climate crisis.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

I also oppose this gas station because:

- There already over 10 gas stations operating within a 5 mile radius of the proposed location. Access to gasoline is very easy in that area.
- Approval of the CUP would go against the spirit of the Climate Emergency Resolution adopted by the

City of Santa Rosa in 2020.

- Approving a new gas station also goes against the City's Climate Action Plan.
- Instead of new gas stations, we should be supporting quick charging stations for electric vehicles.
- The area that the new station would be built is surrounded by seasonal wetlands that flow into the Laguna De Santa Rosa. The runoff of spilled gasoline, and the leaks that could develop over time would threaten this integral portion of the watershed with preventable pollution.

Please use your discretionary authority and deny the permit.

Respectfully,

James Freed

896 Matsuda Lane, Sebastopol, CA 95472

Professor of Interior Architecture and Design, Santa Rosa Jr. College

FW: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

From: Pam Gentry <pjxgentry@yahoo.com>

Sent: Sunday, October 20, 2024 12:04 PM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

Gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of what fuels the climate crisis.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would constitute a nuisance or be injurious or detrimental to the public interest or health or safety or welfare or materially injurious to people or property where the proposed project is located.

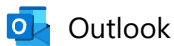
There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

I also oppose this gas station because I believe it would create additional traffic and confusion at an intersection that is already extremely congested.

Please use your discretionary authority and deny the permit.

Respectfully,

Pamela Gentry



FW: [EXTERNAL] N. Wright Road Gas Station Proposal - VOTE NO

-----Original Message-----

From: Laura <mayangrl@sonic.net>

Sent: Sunday, October 20, 2024 8:01 PM

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

Subject: [EXTERNAL] N. Wright Road Gas Station Proposal - VOTE NO

Hello,

As a resident of west Santa Rosa, I am OPPOSED to the proposal for a gas station on N. Wright Road.

There is absolutely no reason to build a new gas station at this location. There's one just up the road at the entrance to Sebastopol, and a Chevron on Stony Point Rd near [Hwy 12](#). There is no reason to add a new one. Didn't SR make some kind of resolution about climate change a few years back? How does that square with adding a new gas station to an area that has one minutes to the east and one minutes to the west? Plus this site is next to the Joe Rodota Trail, where I like to ride my bike between Stony Point and Sebastopol. The trail has had enough issues with closure due to camping and now we're going to add a gas station so that those who use the trail need to watch out for cars? It's a lovely spot, so why ruin it? This area is NOT in need of another gas station; it's not a "gas station desert."

Please deny the permit.

Thank you,

Laura Gonzalez
2308 Bellam Ct.
SR 95401

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] NO NEW GAS STATIONS!
Date: Tuesday, March 25, 2025 1:42:57 PM

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: Marie Anderson <healthymarie@yahoo.com>
Sent: Saturday, March 22, 2025 2:51 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] NO NEW GAS STATIONS!

Thank you.
Marie Anderson
healthymarie@yahoo.com



Sebastopol Grange #306
P.O. Box 2759 Sebastopol, CA 95473
707-331-4400

DEAR MEMBERS OF THE PLANNING COMMISSION,

THE SEBASTOPOL GRANGE IS WRITING TO EXPRESS ITS STRONG OPPOSITION TO THE PROPOSED GAS STATION AT HWY 12 AND WRIGHT ROAD.

THE SEBASTOPOL GRANGE BELIEVES THE PLANNING COMMISSION'S DECISION ON THIS PROJECT IS OF VITAL IMPORTANCE TO THE HEALTH, SAFETY, AND WELFARE OF OUR COMMUNITY.

WE ARE DEEPLY CONCERNED ABOUT THE POTENTIAL NEGATIVE IMPACTS OF A NEW GAS STATION. THE SERIOUS HEALTH CONSEQUENCES OF TOXIC POLLUTION FROM SUCH FACILITIES ARE INCREASINGLY UNDERSTOOD, INCLUDING LINKS TO CHILDHOOD ILLNESSES. FURTHERMORE, IN LIGHT OF THE ESCALATING CLIMATE CRISIS, EXPANDING FOSSIL FUEL INFRASTRUCTURE IS A STEP IN THE WRONG DIRECTION.

WE ARE ALSO CONCERNED THAT THE EXISTING ENVIRONMENTAL AND TRAFFIC STUDIES MAY NOT REFLECT CURRENT CONDITIONS AND COULD UNDERESTIMATE THE TRUE IMPACT OF THIS PROJECT. WE BELIEVE THIS PROPOSAL CONFLICTS WITH THE CITY'S CLIMATE POLICIES AND POTENTIALLY WITH ASPECTS OF THE GENERAL PLAN THAT PRIORITIZE COMMUNITY WELL-BEING AND ENVIRONMENTAL STEWARDSHIP.

THE SEBASTOPOL GRANGE URGES THE PLANNING COMMISSION TO REJECT THIS PROPOSAL AND TO PRIORITIZE LAND USE DECISIONS THAT SERVE THE BEST LONG-TERM INTERESTS OF OUR COMMUNITY AND ITS ENVIRONMENT.

SINCERELY,

THE SEBASTOPOL GRANGE

Lawrence Jaffe, President, Sebastopol Grange #306

From: [Woody Hastings](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Letter from Sebastopol Grange
Date: Wednesday, March 19, 2025 6:35:46 PM

Greetings,

I am a member of the Sebastopol Grange. Last night, it was requested of me by my fellow Grangers to share with you this [letter from Sebastopol Grange](#).

Please share this with Commissioners and please include it in the record of the April 10 Commission meeting and in the case file of the gas station proposal at 874 North Wright Road.

Thank you,
Woody Hastings,
Sebastopol Grange #306



Outlook

[EXTERNAL] A Request: The City of Santa Rosa Planning Commission Hearing (Agenda for the 10/24 Public Hearing on 874 North Wright Road - PRJ21-033)

From Woody Hastings <woodyhastings@gmail.com>**Date** Fri 10/18/2024 2:26 PM**To** McKay, Conor <CTMcKay@srcity.org>**Cc** Weeks, Karen <KWeeks@srcity.org> 1 attachments (152 KB)

PC- Agenda -2024-10-24.pdf;

Hello Conor (and Chair Weeks),

I am emailing to respectfully request a postponement of the Public Hearing regarding the gas station proposal at 874 North Wright Road, scheduled for October 24. I just received the agenda yesterday (Thursday, October 17). The Staff Report, 21 attachments, and three additional items add up to hundreds of pages to review in less than a week. I and many community members I have been in touch with need more time to review these documents in order to meaningfully and constructively participate in the Hearing.

Please let me know as soon as possible if this request will be granted.

Thank you for your consideration,

Woody Hastings

310-968-2757

----- Forwarded message -----

From: **The City of Santa Rosa** <srcity.org@service.govdelivery.com>**Date:** Thu, Oct 17, 2024 at 2:26 PM**Subject:** The City of Santa Rosa Planning Commission Update**To:** <woodyhastings@gmail.com>

City of Santa Rosa Logo

You are subscribed to Planning Commission for The City of Santa Rosa.

The final agenda for the Planning Commission on October 24, 2024 is now available here:

<https://santa-rosa.legistar.com/Calendar.aspx>

- [PC- Agenda -2024-10-24.pdf](#)

This email notification is provided to you at no charge by [The City of Santa Rosa, CA](#). Update your subscriptions, modify your password or e-mail address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your e-mail address to log in. If you have questions or problems with the subscription service, please contact subscriberhelp.govdelivery.com.

This email was sent to woodyhastings@gmail.com using GovDelivery Communications Cloud on behalf of: The City of Santa Rosa

100 Santa Rosa Ave · Santa Rosa, CA 95404 · 707-543-3000



FW: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

From Jones, Jessica <jjones@srcity.org>

Date Tue 10/22/2024 2:31 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: carol henderson <chenderson156@gmail.com>

Sent: Tuesday, October 22, 2024 2:28 PM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa. **There is ample evidence that this project could impose negative impacts such as threats to water, air, and soil. You can use your discretionary authority to make that finding and deny the CUP.**

I also oppose this gas station because there is no need for another gas station with many gas stations already operating within a 5-mile radius. The climate crisis is real and we know that fossil fuels contribute to that. We need to plan for a more sustainable future.

Please use your discretionary authority and deny this permit.

Respectfully,

Carol Henderson
Santa Rosa citizen

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: Fw: [EXTERNAL] No gas station on Wright Rd.
Date: Wednesday, March 26, 2025 6:32:26 PM

Jessica Jones | Deputy Director - Planning

Planning and Economic Development Department | [100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404](#)

Tel. [\(707\) 543-3253](tel:(707)543-3253) | Mobile [\(707\) 292-0963](tel:(707)292-0963) | jjones@srcity.org



From: John Hervey <jahervey@icloud.com>
Sent: Wednesday, March 26, 2025 6:31:25 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] No gas station on Wright Rd.

Please no more fossil fuel infrastructure. Climate change is real. Sonoma County is our best opportunity to do what is right for humanity.

Let's show leadership.
John Hervey Sebastopol farmer
Sent from my iPhone

FW: [EXTERNAL] N. Wright Road Gas

-----Original Message-----

From: john hervey <jjhervey@gmail.com>

Sent: Sunday, October 20, 2024 2:28 PM

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

Subject: [EXTERNAL] N. Wright Road Gas

Greetings Planners,

I urge you to deny the permit for a gas station on Wright Road near Sebastopol. It damages The environment, encourages consumption and is contrary to the public good.

Consider a clean fuel station , that will be cleaner, safer and better for the people you represent.

CUP allows you to deny the permit in order to ensure the safety of the people.

Thanks,

John A Hervey

707) 291-8141

Sent from my iPhone

From: [Vincent Hoagland Jr](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Opposition to gas station next to Joe Rodota Trail
Date: Friday, March 28, 2025 10:37:36 AM

As a cyclist who uses the Joe Rodota Trail, I strongly oppose the construction of a new gas station adjacent to the trail. There already are 10 stations within 5 miles so it is not necessary to build another one. It will increase vehicular traffic at a difficult place for cyclists who must cross in front of the entrance heading north on S. Wright Road in riding from Sebastopol. I urge you not to permit this station to be constructed.

Vincent Hoagland

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] 874 North Wright Road Gas Station (File # PRJ21-033)
Date: Tuesday, March 25, 2025 1:43:31 PM

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: christine hoex <choex@sbcglobal.net>
Sent: Sunday, March 23, 2025 6:12 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] 874 North Wright Road Gas Station (File # PRJ21-033)

To the City of Santa Rosa Planning Commission,

I am writing on behalf of 350 Sonoma/350 Bay Area Climate Action steering Committee. We have been following and supporting many positive actions by the Santa Rosa since the adoption of the Climate Emergency Resolution.

That is why we oppose the permitting the Gas station on Wright Road (file # PRJ21-033)

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.

There is no need for another gasoline station in Santa Rosa. There are already more than ten operating

gasoline stations within a five-mile radius of this project site and over 40 in total in and near Santa Rosa.

Electric car charging with an Active Transportation support station would be a better fit as

Santa Rosa's Bicycle & Pedestrian Plan is currently being updated as the Active Transportation Plan.

A new vision for our city is coming into view. Gas stations are polluting relic of a the past. Public awareness of the climate crisis has grown enormously since 2013. The Climate Emergency Resolution passed in January 2020, included the statement that the City of Santa Rosa joins a nationwide call for a just transition away from fossil fuels. Denying this gas station is within the spirit of that resolution.

Thank you for this oppertunity to comment.

[Climate-Emergency-ResolutionPDF Document · 260 KB](#)

Respectfully,

Christine Hoex

Santa Rosa 707 484-9355

350 Sonoma/350 Bay Area






Fw: [EXTERNAL] Fwd: Elm Street Station

From Jones, Jessica <jjones@srcity.org>

Date Mon 10/28/2024 5:32 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@srcity.org>

 1 attachment (160 KB)

To members of the Planning Commission.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



From: Pierce Hollis <rhpierce@sonic.net>

Sent: Monday, October 28, 2024 4:11:00 PM

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

Subject: [EXTERNAL] Fwd: Elm Street Station

Hello,

I was disappointed to arrive at this meeting and find it canceled. I've now signed up for notifications and hope they'll arrive in time for me to check if meetings will be occurring.

I sent the information included below to CT McKay (?) but want to be sure it is included for consideration regarding Elm Tree Station, so I'm sending it to this email address as well.

Sincerely,
Holly Pierce

(Here's the elm tree for which the proposed gas station is named--or what's left of it. It's been so long since this project was started--seventeen years?--that the tree had to be cut down.)



----- Forwarded Message -----

Subject:Elm Street Station

Date:Wed, 23 Oct 2024 13:32:16 -0700

From:Pierce Hollis <rhperce@sonic.net>

To:CTMcKay@srcity.org

Hello,

I am attaching a letter expressing my concern over the proposed Elm Tree Station gas station. I hope the members of the commission will have the time to look it over before tomorrow's meeting and include it in the record.

Thank you,

Holly Pierce

October 23, 2022

To members of the Santa Rosa Planning Commission,

I have lived for thirty years close to the intersection of Highway 12 and Fulton Road. I have learned that there is a move to build a gas station, identified as the Elm Tree Station (ETS) proposed by Mr. Mangal Dhillon at the southeast corner of that intersection. I have several objections to that plan.

The first has to do with **a new gas station** in Santa Rosa . In the General Plan Update of 2020, it states that the city's desire is to determine "ways the city can grow and evolve in a more healthy, sustainable, and equitable fashion."¹ And so, in August of 2022 our city adopted a landmark ban on new construction of gas stations.²

In an August 11, 2022 appeal, however, ETS' applicant asserted that "The Project is consistent with the Santa Rosa General Plan."³ In light of the city's ban on new gas stations enacted, this assertion contradicts the General Plan. A new gas station defies the spirit of the legislation against such new construction.

In fact, in ETS' October 24, 2024 presentation, applicant asserts that in August of 2022: "City Council adopts gas station ban. Project specifically exempt."⁴ This is false. The city has only said, "Gas stations that submit completed applications before the ban goes into effect in October will be *considered by staff* [italics mine]."⁴

Probably simplest to understand is that there are already two gas stations off Highway 12 east of this proposed site, one at Stony Point Road and the other at Dutton Avenue. To the west is a station on the eastern outskirts of Sebastopol. There is no need for yet another.

Then there are **environmental concerns**. While ETS applicant states that "[t]he Project will cause no adverse environmental effects,"⁵ it is worth noting that almost half of the proposed site is comprised of wetlands that include plants and animals sensitive to development. ETS is aware of this status, in that its applications include "0.45-acre of Wetland mitigation purchased;" "1.96 acres of CTS [California Tiger Salamander] mitigation credits purchased;" and "0.33-acre of Special Status Plants mitigation credits purchased."⁷ (The question as to why developments should be able to buy their way out of habitat destruction is a question for another day.)

The city's general plan expresses concern for "[e]nvironmental conditions including areas of known sensitive habitats, natural hazards and noise, topography, soil, or groundwater contamination."⁷ The map I've included shows one of the gasoline storage tanks as buried directly beneath the wetland as designated by the North Coast Regional Quality Control Board. Should the tank develop a leak, this could seriously contaminate the surrounding wetlands. In light of this, the Elm Tree Station project is an area of serious environmental concern.

My third worry has to do with ETS as a magnet for **the homeless**. This project's northern boundary is the Joe Rodota Trail. I feel placing a gas station and minimarket there will only result in one more spot for the homeless to gather.

Look at the site plan and consider what ETS would offer. Two patios with benches and seating are planned, one covered, both along a bike path's eastern opening to the trail. Available food and water at

the site will be an attraction. If a person cannot afford the food there, Victory Outreach is right around the corner. Having volunteered at the food bank for five years, I know they come on Wednesday mornings to pick up food for distribution.

Problems along the trail are well-known and chronic. The city's resources for dealing with the homeless are already stretched thin. There is no reason to think that encampments won't arise there, creating another intractable problem.

There are various **other questions** to be considered:

The proposal includes a "privately maintained public park with amenities."⁸ What is the purpose for including this park? In 2007 the plan originally included a car wash (on a wetland site?) and a "drive-through restaurant"⁹ that have since been eliminated. Is a park meant to make this proposal more attractive, to "sweeten the deal," so to speak? And how do they expect to keep this private park safe and secure? A security guard?

There is also no indication as to what "privately maintained" entails. ETS' October 24, 2024 presentation states, "Agreement with Sonoma County Parks and Recreation finalized."¹⁰ What would this "agreement" be, and how does it coordinate with a privately owned entity?

There is also the proposed small, one-bedroom apartment. I can only wonder why that is included. Is this to be considered the applicant's virtuous attempt to ease the housing market? It's a mystery.

I acknowledge that my discussion of this matter is perhaps overlong, and that seventeen years and a lot of Mr. Dhillon's money has gone into this project. Yet it seemed as if the more I looked into it, the further down this questionable rabbit hole I went. I can only hope you will take the time to consider it carefully and conclude with me that Elm Tree Station is unnecessary and problematic. I urge you to reject its implementation.

(Oh, and one more thing: while the station was supposed to be named after the elm tree on the lot, it has since been cut down. The irony.)

Sincerely,

A handwritten signature in black ink that reads "Holly J. Pierce". The signature is written in a cursive, flowing style.

Holly J. Pierce
2346 Providence Court
Santa Rosa, CA 95401
Tel: (707) 523-4483
Text: (707) 322-6259
Email: rhpierce@sonic.net

Footnotes

- 1 <https://www.srcity.org/DocumentCenter/View/28176/Work-Plan> p.6
- 2 <https://envirocentersoco.org/updates/2022/08/santa-rosa-largest-us-city-to-ban-new-gas-stations/>
- 3 <file:///C:/Users/rhpie/Downloads/Late%20Public%20Correspondence%20as%20of%208.11.2022%20at%20noon-1.pdf> p. 5
- 4 <https://envirocentersoco.org/updates/2022/08/santa-rosa-largest-us-city-to-ban-new-gas-stations/>
- 5 <file:///C:/Users/rhpie/Downloads/Late%20Public%20Correspondence%20as%20of%208.11.2022%20at%20noon-1.pdf> p. 6
- 6 [ADDED Applicant Presentation \(Uploaded 10-18-2024\).pdf](#) p. 9
- 7 <https://www.srcity.org/DocumentCenter/View/28176/Work-Plan> p. 10
- 8 [file:///C:/Users/rhpie/Downloads/ADDED%20Applicant%20Presentation%20\(Uploaded%2010-18-2024\)-3.pdf](file:///C:/Users/rhpie/Downloads/ADDED%20Applicant%20Presentation%20(Uploaded%2010-18-2024)-3.pdf) p. 8
- 9 <file:///C:/Users/rhpie/Downloads/Presentation.pdf>
- 10 [ADDED Applicant Presentation \(Uploaded 10-18-2024\).pdf](#) p. 9

Attachment: Project map with overlay showing identified wetlands

FW: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) NO!

From: Margaret Howe <pele1@sonic.net>

Sent: Monday, October 21, 2024 8:04 AM

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

Subject: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) NO!

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

Gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of what fuels the climate crisis.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the permit.

Respectfully,

Margaret Howe



FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>

Date Thu 10/31/2024 7:42 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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

-----Original Message-----

From: Molly Huddleston <2024.mollyh.brown@gmail.com>

Sent: Thursday, October 31, 2024 7:41 PM

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

Cc: Osburn, Gabe <GOsburn@srcity.org>

Subject: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

Sent from my iPhone



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 7:42 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Veronica Jacobi <ronijacobior@gmail.com>**Sent:** Thursday, October 31, 2024 6:52 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners: I am writing to strongly urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa. In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the very dangerous climate crisis. Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP. Please use your discretionary authority and deny the conditional use permit. Thank you very much!



Sebastopol Grange #306
P.O. Box 2759 Sebastopol, CA 95473
707-331-4400

DEAR MEMBERS OF THE PLANNING COMMISSION,

THE SEBASTOPOL GRANGE IS WRITING TO EXPRESS ITS STRONG OPPOSITION TO THE PROPOSED GAS STATION AT HWY 12 AND WRIGHT ROAD.

THE SEBASTOPOL GRANGE BELIEVES THE PLANNING COMMISSION'S DECISION ON THIS PROJECT IS OF VITAL IMPORTANCE TO THE HEALTH, SAFETY, AND WELFARE OF OUR COMMUNITY.

WE ARE DEEPLY CONCERNED ABOUT THE POTENTIAL NEGATIVE IMPACTS OF A NEW GAS STATION. THE SERIOUS HEALTH CONSEQUENCES OF TOXIC POLLUTION FROM SUCH FACILITIES ARE INCREASINGLY UNDERSTOOD, INCLUDING LINKS TO CHILDHOOD ILLNESSES. FURTHERMORE, IN LIGHT OF THE ESCALATING CLIMATE CRISIS, EXPANDING FOSSIL FUEL INFRASTRUCTURE IS A STEP IN THE WRONG DIRECTION.

WE ARE ALSO CONCERNED THAT THE EXISTING ENVIRONMENTAL AND TRAFFIC STUDIES MAY NOT REFLECT CURRENT CONDITIONS AND COULD UNDERESTIMATE THE TRUE IMPACT OF THIS PROJECT. WE BELIEVE THIS PROPOSAL CONFLICTS WITH THE CITY'S CLIMATE POLICIES AND POTENTIALLY WITH ASPECTS OF THE GENERAL PLAN THAT PRIORITIZE COMMUNITY WELL-BEING AND ENVIRONMENTAL STEWARDSHIP.

THE SEBASTOPOL GRANGE URGES THE PLANNING COMMISSION TO REJECT THIS PROPOSAL AND TO PRIORITIZE LAND USE DECISIONS THAT SERVE THE BEST LONG-TERM INTERESTS OF OUR COMMUNITY AND ITS ENVIRONMENT.

SINCERELY,

THE SEBASTOPOL GRANGE

Lawrence Jaffe, President, Sebastopol Grange #306



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 4:39 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: allanb jones <allan8838@att.net>**Sent:** Thursday, October 31, 2024 4:39 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners: I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa. In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis. Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts, and you must use your discretionary authority to make that finding and deny the CUP. Please use your discretionary authority and deny the conditional use permit. Thank you.



FW: [EXTERNAL] Opposed to proposed gas station at 874 North Wright Rd. (File No. PRJ21-033)

From Jones, Jessica <jjones@srcity.org>

Date Tue 10/22/2024 12:53 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Jan Kahdeman <kahdeman@yahoo.com>

Sent: Tuesday, October 22, 2024 12:52 PM

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

Subject: [EXTERNAL] Opposed to proposed gas station at 874 North Wright Rd. (File No. PRJ21-033)

Dear Chair Weeks and Commissioners:

I write you today to express my opposition to the proposed gas station at 874 North Wright Road in Santa Rosa. Conditional Use Permits can be granted for projects that are not consistent with zoning rules when projects ***have overriding benefits to the community***. The gas station proposal does not fit this criteria.

I believe this is the wrong type of development for Sonoma County and for this site in particular because:

- The project is not sustainable—Santa Rosa adopted a climate emergency resolution in 2020, and has in place a climate action plan. New gas stations are not a fit for the resolution and plan. In addition, gasoline sales are declining currently, making this a poor economic option.
- California intends to stop registering new gasoline-powered cars beginning in 2035. Again, the long-term prospects for a new gas station are poor.
- New gas stations are not needed in this location. There are more than 10 gas stations within a 5-mile radius of this site.
- The site is part of an undeveloped greenfield with seasonal wetlands and vernal pools. Gas inevitably leaks from storage tanks and small spills occur, polluting the groundwater and posing a threat to human health.
- The site is adjacent to the well-used Joe Rodota trail. It is on Highway 12, a designated scenic highway. Gas stations are not scenic.

For these and several other reasons, I urge you to deny this conditional use permit.

Sincerely,

Jan Kahdeman



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 4:12 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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

-----Original Message-----

From: Lucy Kenyon <lucyk@sonic.net>

Sent: Thursday, October 31, 2024 4:12 PM

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

Cc: Osburn, Gabe <GOsburn@srcity.org>

Subject: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

From: Hannelor <hannelor@sonic.net>

Sent: Sunday, October 20, 2024 11:20 AM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

Gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of what fuels the climate crisis.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the permit.

Respectfully,

___Hannelore Kickstein, Santa Rosa, 5764 Edmund Ave___[your name]___October 20th, 2024_____

Reasons:

- [Sales of gasoline are declining](#) so this is not a good long-term economic proposition for the developer or for the city;
- This new gas station is not needed -- there are already more than ten operating gas stations within a 5-mile radius;
- Underground fuel storage tanks, even with all the modern monitoring and double walls, inevitably, eventually leak;
- The county is riddled with undevelopable toxic sites that are the result of underground storage tanks that leaked;
- Small spills on a daily basis [pollute surface and groundwater](#) and are dangerous for human health;
- Gas stations are a source of toxic [air pollution](#);
- This site is an undeveloped greenfield with seasonal wetlands and vernal pools on Highway 12 between Santa Rosa and Sebastopol which is a designated Scenic Highway;
- The site is adjacent to the Joe Rodota trail;
- This is an environmental justice issue. Gasoline use leaves a trail of community and environmental destruction from the point of extraction, to transportation, storage, refining, and end use. It is primarily indigenous, low income communities of color that bear the brunt of the burdens.

Fw: [EXTERNAL] Oppose - 874 North Wright Road Gas Station Proposal (File No PRJ21-033)

From: Wendy Krupnick <wlk@sonic.net>**Sent:** Friday, October 18, 2024 9:07:39 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Planning Shared <planning@srcity.org>**Subject:** [EXTERNAL] Oppose - 874 North Wright Road Gas Station Proposal (File No PRJ21-033)

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.

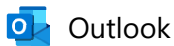
What we **do** need in this location is a transit hub which could be incorporated into the improved intersection planning now underway if PRJ21-033 is rejected now.

I urge you to quickly deny this permit and move forward with projects our community really needs.

Thank you for considering my views,

Wendy Krupnick

4993 B. Occidental Rd. Santa Rosa, 95401



Outlook

FW: [EXTERNAL] Fwd: 874 N Wright Rd gas station

From Planning Shared <planning@srcity.org>

Date Thu 10/17/2024 4:38 PM

To McKay, Conor <CTMcKay@srcity.org>

FYI

Sheila Wolski, City Planner

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | swolski@srcity.org

Hours | Monday-Friday 7:30am-4:30pm

From: Jennifer LaPorta <jenniferlaporta1@gmail.com>

Sent: Thursday, October 17, 2024 4:03 PM

To: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] Fwd: 874 N Wright Rd gas station

I forgot to send this to you, the planners. Please make this part of the record for the 10/24/24 meeting.

----- Forwarded message -----

From: Jennifer LaPorta <jenniferlaporta1@gmail.com>

Date: Wed, Oct 16, 2024 at 10:29 AM

Subject: 874 N Wright Rd gas station

To: <kweeks@srcity.org>, <apardo@srcity.org>, <jpeterson@srcity.org>, <tsanders@srcity.org>, <pcisco@srcity.org>, <ccarter@srcity.org>, <vduggan@srcity.org>

Dear Santa Rosa Planning Commission,

I strongly oppose the construction of a gas station at 874 N Wright Rd, Santa Rosa. The whole world is in a climate catastrophe!

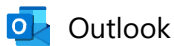
We all need to do our part to reduce fossil fuels. We don't need a new gas station, because we already have TEN within a 5 mile radius. A new gas station would be contrary to Santa Rosa's Climate Resolution 2020 and Climate Action Plan. Leaking Underground Storage Tanks and surface spills pollute surface and groundwater, and these sites are very expensive to clean up. I should know, because in a previous job as a Haz Mat Specialist for Alameda County, I oversaw the cleanup of such sites. Prevention is much better than cure. Last, this site is undeveloped with sensitive habitats of wetlands and vernal pools.

Say NO to this gas station!

Jennifer LaPorta

retired REHS/Haz Mat Specialist

Santa Rosa



Outlook

FW: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

From: Robin Latham <laughingrobin@gmail.com>**Sent:** Sunday, October 20, 2024 10:34 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Planning Shared <planning@srcity.org>**Subject:** [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) OPPOSE

Dear Chair Weeks and Commissioners:

I urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

Gas stations threaten air, water, and soil, create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of what fuels the climate crisis.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

I also oppose this gas station because our society is moving towards more EV and Hybrid cars and we need to end our dependence on oil and fossil fuels, which will mean we need fewer polluting gas stations

That corner is 1/2 block from the corridor that is the beginning of the green belt between Sebastopol and Santa Rosa. The road there close to Highway 12 will become a busier intersection. There was recently a large accident nearby with a fatality and that area floods which would make a gas station a toxic hazard as well.

We don't need more gas stations, and we don't want more gas stations.

Please use your discretionary authority and deny the permit.

Respectfully,

Robin Latham



Fw: [EXTERNAL] gas station project

From Jones, Jessica <jjones@srcity.org>

Date Mon 10/21/2024 8:08 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: The Lochners <4lochs@comcast.net>

Sent: Monday, October 21, 2024 7:40:32 PM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] gas station project

I oppose the gas station project at 874 North Wright Road (highway 12 and Fulton/Wright) and I urge you to deny the Conditional Use Permit.

Jan Lochner



FW: [EXTERNAL] Opposition to proposed gas station at 874 N. Wright Rd

From Jones, Jessica <jjones@srcity.org>

Date Mon 10/21/2024 3:32 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Amy Lyman <alyman48@gmail.com>

Sent: Monday, October 21, 2024 3:31 PM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] Opposition to proposed gas station at 874 N. Wright Rd

Dear Chair Weeks and Commissioners:

I am writing to ask you to deny the Conditional Use Permit (CUP) for a proposed gas station at 874 North Wright Road in Santa Rosa. Gas stations bring with them threats to the quality air, water, and soil and create noise, traffic, and other problems. In 2024 we all understand how fossil fuels also threaten public safety and welfare, and the continued development of gas stations contributes notably to our ever worsening climate crisis.

Under city rules, the Commission has the authority to deny a CUP if granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

This site is also an undeveloped greenfield with seasonal wetlands necessary to support wildlife and help recharge our depleted aquifers. We should be helping sites like this one to remain as healthy open space, not impose artificial and harmful uses onto them.

Please use your discretionary authority and deny the permit.

Respectfully,

Amy Lyman

[illegible]

Gasoline storage tanks

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] proposed gas station @ Fulton & HYW 12
Date: Tuesday, March 25, 2025 1:43:47 PM

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: Mary Jane Martin <singb9446@gmail.com>
Sent: Sunday, March 23, 2025 9:21 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] proposed gas station @ Fulton & HYW 12

lAs a resident of our city for more than 50 years and one who uses this intersection fairly often, I STRONGLY URGE THE CITY COUNCIL
TO NOT SUPPORT BUILDING THIS OR ANY OTHER GAS STATION IN SANTA ROSA. Air pollution is a huge problem everywhere, so
why would the city council want air pollution to increase in any corner of this county???

PLEASE DO NOT EVEN CONSIDER THIS PROPOSAL WORTHY OF ANY DISCUSSION!!!

Thank you,

MJMartin
Santa Rosa, 95403

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] NO NEW GAS STATION
Date: Tuesday, March 25, 2025 1:41:12 PM

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: Wendy Millstine <wendyomatik@gmail.com>
Sent: Saturday, March 22, 2025 8:20 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] NO NEW GAS STATION

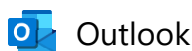
Dear Santa Rosa Planning Commission,

I'm a resident and homeowner at Sequoia Gardens Mobile Home Park on Fulton Road in Santa Rosa. I'm writing to express my strong opposition to any New Gas Stations in Sonoma County ever. And here's why:

- Extensive scientific research shows that toxic pollution threatens public health and safety
- The location is a greenfield with seasonal wetlands
- The site is adjacent to a propane vehicle fueling station
- It is against city rules to build two fueling stations within 500 feet of each other
- It's not needed: there are already 10 gas stations in a 5-mile radius
- There will be increased traffic congestion, noise, idling cars adjacent to the Joe Rodota Trail
- Will worsen the climate crisis as wildfire, drought, flood and other extreme weather events buffet our community.

Please support the permanent banning of new gas stations in Sonoma County. Thank you for your consideration.

Sincerely,
Wendy Millstine
Santa Rosa, CA 95401



FW: [EXTERNAL] OPPOSE 874 North Wright Road Gas Station Proposal (File No. PRJ21-033)

From Jones, Jessica <jjones@srcity.org>

Date Wed 10/23/2024 12:35 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Dianne Monroe <diannemonroe12@gmail.com>

Sent: Wednesday, October 23, 2024 12:31 PM

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

Subject: [EXTERNAL] OPPOSE 874 North Wright Road Gas Station Proposal (File No. PRJ21-033)

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

Gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of what fuels the climate crisis.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

Some reasons that this gas station is NOT what our community needs:

Santa Rosa adopted a climate emergency resolution in 2020, acknowledging that the climate crisis is real and that the city will look at all policies through a climate lens. Approving a new gas station in 2024 is not consistent with that resolution;

Approving new fossil fuel infrastructure is also inconsistent with the City's Climate Action Plan.

California is on a policy trajectory toward full economic decarbonization by 2045. That process is already underway. One element of that is that California will stop registering new gasoline-powered cars beginning in 2035..

This new gas station is not needed -- there are already more than ten operating gas stations within a 5-mile radius.

This site is an undeveloped greenfield with seasonal wetlands and vernal pools on Highway 12 between Santa Rosa and Sebastopol which is a designated Scenic Highway;

The site is adjacent to the Joe Rodota trail.

Please use your discretionary authority and deny the permit.

Respectfully,
Dianne Monroe



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>

Date Fri 11/1/2024 8:17 AM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Monica Moura <mmoura84@gmail.com>

Sent: Thursday, October 31, 2024 9:37 PM

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

Cc: Osburn, Gabe <GOsburn@srcity.org>

Subject: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 7:42 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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

-----Original Message-----

From: Kathleen Nielsen <kathleennielsenpdmom@gmail.com>**Sent:** Thursday, October 31, 2024 6:38 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

Sent from my iPhone

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] 3-22 Deny permit for gas station at Wright and Hwy 12.
Date: Tuesday, March 25, 2025 1:42:29 PM

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: Janet Lorraine Paul <jlorraine@sonic.net>
Sent: Saturday, March 22, 2025 1:05 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] 3-22 Deny permit for gas station at Wright and Hwy 12.

It's a seasonal wetland, for heaven's sake. This isn't hard logic. Deny that gas station permit.

Thank you for your attention and time.

--

Janet Lorraine Paul

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] On Refusing Permit for Wright Road Gas Station at April 10, 2025 Planning Commission Meeting
Date: Tuesday, March 25, 2025 1:46:55 PM

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



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From: Osburn, Gabe <GOsburn@srcity.org>
Sent: Tuesday, March 25, 2025 1:08 PM
To: Jones, Jessica <jjones@srcity.org>
Subject: FW: [EXTERNAL] On Refusing Permit for Wright Road Gas Station at April 10, 2025 Planning Commission Meeting

FYI

From: Guasco, Cher <cguasco@srcity.org>
Date: Tuesday, March 25, 2025 at 1:07 PM
To: Osburn, Gabe <GOsburn@srcity.org>
Subject: FW: [EXTERNAL] On Refusing Permit for Wright Road Gas Station at April 10, 2025 Planning Commission Meeting

Cher L. Guasco | Senior Administrative Assistant

City Manager's Office | 100 Santa Rosa Ave, Rm 10 | Santa Rosa, CA 95404

Tel. (707) 543-4647 | Fax (707) 543-3030 | cguasco@srcity.org



From: Jeff Rooney <jrooneymt@gmail.com>

Sent: Saturday, March 22, 2025 11:03 AM

To: _CityCouncilListPublic <citycouncil@srcity.org>

Subject: [EXTERNAL] On Refusing Permit for Wright Road Gas Station at April 10, 2025 Planning Commission Meeting

Dear City Council Members,

Recently I learned of a plan to allow permitting of a new gas station at Wright Road and Hwy 12! I live down the street from there on Fulton Rd. That juncture is extremely busy already. The proposed location is the side next to both the Joe Rodota Trail and Blue Star Propane fueling business. My understanding is that would be in violation of the rules in Santa Rosa that do not allow two fueling stations within 500 feet of each other.

This Sonoma County community is by now well aware of the dangerous and catastrophic consequences of the worsening climate crisis upon us. Many in this community have been at the forefront of efforts to mitigate the disastrous effects we witness around the country and world almost daily. One step has been to stop permitting of new gas stations and dramatically shift away from carbon polluting measures in transportation and all other means possible.

As you may know on April 10 there is a planning commission meeting that will discuss this permit process. I urge all of you Santa Rosa City Council members to consider the sentiments of Santa Rosa residents firmly opposed to any expansion of carbon polluting to dissuade any permit for this proposed gas station. It is the right thing to do looking toward our present and future wellbeing!

Thank you for all you do!

Jeff Rooney
707-480-6678



FW: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) - I OPPOSE THIS MEASURE

From Jones, Jessica <jjones@srcity.org>

Date Wed 10/23/2024 12:47 PM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Jeff Rooney <jrooneymt@gmail.com>

Sent: Wednesday, October 23, 2024 12:41 PM

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

Cc: Planning Shared <planning@srcity.org>

Subject: [EXTERNAL] 874 North Wright Road Gas Station Proposal (File No. PRJ21-033) - I OPPOSE THIS MEASURE

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

I am a long term resident of Sequoia Gardens on Fulton Rd and the last thing we need on that corner is another gas station at a time of climate crisis and the need to shift away from fossil fuels.

Gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of what fuels the climate crisis.

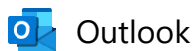
Furthermore Santa Rosa adopted a [climate emergency resolution](#) in 2020, acknowledging that the climate crisis is real and that the city will look at all policies through a climate lens. Approving a new gas station in 2024 is not consistent with that resolution.

Under city rules, the Commission has the authority to deny a CUP if it finds that granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you can use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the permit.

Respectfully,

Jeff Rooney



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 3:53 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Joe Salazar <joesalazar19@yahoo.com>**Sent:** Thursday, October 31, 2024 3:51 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners: I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa. In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis. Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP. Please use your discretionary authority and deny the conditional use permit. Thank you.



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 7:43 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Becky Shirley <cloudanc@gmail.com>**Sent:** Thursday, October 31, 2024 5:01 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

Rebecca Shirley
1106 Crest Drive
Santa Rosa, CA
95404

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] oppose gas station at Wright Rd. and Highway 12
Date: Tuesday, March 25, 2025 1:42:14 PM

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



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-----Original Message-----

From: Carol Sklenicka <carolsklenicka@gmail.com>
Sent: Saturday, March 22, 2025 12:07 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] oppose gas station at Wright Rd. and Highway 12

Hello,

Please oppose the gas station proposed for the intersection that is near the Joe Rodota Trail and wetlands.

Not needed.

Carol Sklenicka

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] No New Gas Station at 874 North Wright Road
Date: Tuesday, March 25, 2025 1:41:01 PM

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



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From: SoCoCAN! <sonomacountycan@gmail.com>
Sent: Saturday, March 22, 2025 12:55 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] No New Gas Station at 874 North Wright Road

Dear Santa Rosa Planning Commissioners,

Sonoma County Climate Activist Network (SoCoCAN!) brings together over 50 local groups and hundreds of individuals to address the social, political and environmental challenges of our time, with the climate crisis as a common concern.

We urge the Planning Commission to reject the addendum to the mitigated negative declaration (MND) and deny the conditional use permit (CUP) for the development of a gas station at 874 North Wright Road.

We find this proposal to be in conflict with the City's policies on climate change.

[The City of Santa Rosa sees itself as a leader in climate action](#), with “a long-standing commitment to environmental protection and the reduction of greenhouse gas (GHG) emissions. The City's Climate Action policies and strategies recognize the imperative to act and demonstrate a continued commitment to reducing GHG emissions. The City has and continues to actively implement GHG reduction measures to reduce emissions to meet local, regional, and State reduction targets.”

On January 14, 2020, the City Council adopted [Resolution NO. RES-2020-002](#) declaring a climate emergency and joining 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.”*

On August 23, 2022 the City Council unanimously adopted ordinance no. ORD-2022-010 prohibiting new gas station land uses. Although this proposal at 874 North Wright Road was exempted this was only because the permit application was already complete. All the reasons that the resolution was adopted still apply to this proposal. These include, as well as climate and climate policies, the presence or potential presence of hazardous substances, pollutants, or contaminants, including gasoline, diesel, and petroleum oil, volatile organic compounds and solvents, polycyclic aromatic hydrocarbons and lead, which can threaten the public health, safety, or welfare of neighboring communities.

This Resolution quotes Goal OSC-M-1 of the General Plan:

OSC-M-1 Meet local, regional and state targets for reduction of greenhouse gas emissions through implementation of the Climate Action Plan...adding “businesses involving gasoline result in the creation of increased air pollution/greenhouse gases, increased traffic congestion, negatively affecting community health outcomes, acceleration of climate change, impacts to water quality, and other negative environmental or indirect effects.”

The General Plan also includes:

*LUL-A-1 As part of plan implementation – including development review, capital improvements programming, and preparation of detailed area plans – foster close land use/transportation relationships to promote use of alternative transportation modes and **discourage travel by automobile.***

NS-B-3 Prevent new stationary and transportation noise sources from creating a nuisance in existing developed areas. Use a comprehensive program of noise prevention through planning and mitigation, and consider noise impacts as a crucial factor in project approval.

We urge you to vote consistently with the City’s existing policies on climate and in line with the existing ordinance to prohibit new gas stations.

In addition there are multiple site-specific reasons to reject a new gas station at this particular location, including that there are more than enough gas stations nearby already to meet drivers’ current needs; the proximity to land that is zoned for

medium density housing; the propane auto gas fueling station immediately adjacent to the site, contrary to city code which does not allow two fueling stations within 500 feet of one another; proximity to the Joe Rodota trail; traffic hazards with ingress and egress onto a busy road close to a dangerous intersection; impacts to air and water quality and the dangers of leaks and spills into wetlands.

Many substantial changes have taken place since the 2013 Mitigated Negative Declaration was written and many of these have not been taken into account in the Addendum.

We would like to see the City of Santa Rosa continue to focus on forward-looking projects that will benefit the community and the environment, such as the Active Transportation Plan, rather than taking a step backwards by approving new fossil fuel infrastructure where it is not needed and is likely to become a toxic brownfield site requiring expensive clean up at some point in the future.

We see multiple reasons to reject a new gas station at 874 North Wright Road and none to support it. We therefore urge you to vote consistently with the City's existing climate policies and to prioritize the health, safety and welfare of the local community by denying this project.

Sonoma County Climate Activist Network (SoCoCAN!)

<https://www.SonomaCountyCAN.org>

[Facebook](#)

[Twitter](#)

[Instagram](#)

[Bluesky](#)



FW: [EXTERNAL] Deny the Conditional Use Permit and amended MND for the gas station at 874 North Wright Road

From Jones, Jessica <jjones@srcity.org>

Date Tue 11/5/2024 7:47 AM

To McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Cate Steane <catesteane@gmail.com>

Sent: Monday, November 4, 2024 8:35 PM

To: Osburn, Gabe <GOsburn@srcity.org>; _PLANCOM - Planning Commission
<planningcommission@srcity.org>; Rogers, Natalie <NRogers@srcity.org>

Subject: [EXTERNAL] Deny the Conditional Use Permit and amended MND for the gas station at 874 North Wright Road

To: Gabe Osburn, Director of Planning and Economic Development (gosburn@srcity.org)

cc: Planning Commission: planningcommission@srcity.org

Natalie Rogers, Mayor (NRogers@srcity.org)

November 4, 2024

Re: Deny the Conditional Use Permit and amended MND for the gas station at 874 North Wright Road

Dear Mr. Osburn,

I am writing to urge you to recommend to the Planning Commission that they (1) Deny the addendum to the Elm Tree Station Mitigated Negative Declaration and (2) Deny a Conditional Use Permit to allow the development of a gas station on the property located at 874 N. Wright Road in Santa Rosa.

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.

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.

Air Pollution Near Residential-Zoned Property

Underground gasoline storage tanks at gas stations vent through 12-foot-tall pipes to balance pressures. Gasoline vapors can be released through the vent pipes when gas is pumped into tanks and when vapor expands or contracts due to temperature or barometric pressure changes. In other words, gasoline vapors are routinely released from gas stations by design under normal operations.

Benzene typically constitutes 1 to 3% of the volume of gasoline. It is a carcinogen associated with lung cancer and many types of blood cancers. The World Health Organization maintains that there is no safe level of exposure to benzene. The National Institute for Occupational Safety and Health or NIOSH sets unsafe benzene exposure as anything above 0.1 parts per million.

People living near gas stations can be exposed to elevated levels benzene. In one study, benzene levels were found to be at unsafe levels 160 meters from a gas station and 10 times higher than the estimates used to derive safe setback distances from gas stations. Another study found benzene at the boundaries of service stations 1.4 times higher than NIOSH safe levels in summer in 4.6 times higher in winter, with levels spiking as high as 54 times safe levels. Another study found that gas stations can create unsafe vapor levels up to 100 meters away. It recommended a minimum distance of 50 meters between gas stations and housing.

So unsafe benzene levels have been found 160 meters away from a gas station and a scientific study recommended a 50-meter minimum distance between gas stations and housing. Using the map in the staff report, I calculate that the gas station would be about 40 meters from the property line of the residential zoned property. The artificial creation of a small parcel between the gas station and the neighboring property will not protect future residents from gasoline vapors.

You can find citations for these statements 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.

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



Outlook

Fw: [EXTERNAL] Gas Station at Hwy 12 & Wright Road

From Jones, Jessica <jjones@srcity.org>**Date** Fri 3/14/2025 10:08 AM**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



From: Jeff Stucker <maestrobro58@gmail.com>**Sent:** Friday, March 14, 2025 8:19:08 AM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Subject:** [EXTERNAL] Gas Station at Hwy 12 & Wright Road

To Whom This Concerns at SR Planning Commission & Commissioners,

This letter vehemently discourages any approvals regarding the proposed gas station for the corner of Highway 12 and Wright Road! We frequently travel this route and have already found it to be challenging at various times of day due to backed up traffic.

The following are other solid reasons to deny this proposal:

- There already exists enough gas stations to provide these products and services to the public.
- The serious health impacts of toxic pollution from gas stations, including links to childhood leukemia, are now better understood.
- The impacts of the climate crisis have escalated.
- Increases in vehicular traffic at this intersection, adding to the already challenging traffic growth on Highway 12 heading into, and out of, Sebastopol, plus increases at the highway and Fulton/ Wright will be exacerbated!
- The project would conflict with the city's climate policies and aspects of the general plan.
- A coalition of over 20 organizations submitted a letter last fall urging the Planning Commission to deny the project.

It's time to say no and consider the best interests of the community. Please deny all proposals, permits, and future considerations for this project!

Sincerely,

Jeff Stucker & Laura Lee

Property Owners on Elphick Road in Sebastopol

From: [Dee Swanhuyser](#)
To: [PLANCOM - Planning Commission](#)
Subject: [EXTERNAL] Deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.
Date: Friday, March 7, 2025 10:30:40 AM



7 March 2025

Dear Chair Weeks and Commissioners,

The West County Rural Alliance urges the Commission to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

- [Sales of gasoline are declining](#) so this is not a good long-term economic proposition for the developer or for the city.
- This new gas station is not needed -- there are already more than ten operating gas stations within a 5-mile radius.
- This is on undeveloped land with seasonal wetlands and vernal pools -- we've already lost 95% of the nation's wetlands.

The Rural Alliance opposes this gas station because we have enough gas stations in Santa Rosa and Sonoma County.

Please use your discretionary authority and deny the permit.

Regards,

Dee Swanhuyser, Board Member
West County Rural Alliance

FW: [EXTERNAL] PLEASE. no new gas station at Hwy12 and Wright/Fulton. It is not necessary as there are plenty of existing gas stations and there is a propane station too close to make it legal. Please STOP

From Jones, Jessica <jjones@srcity.org>

Date Tue 3/25/2025 1:42 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



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-----Original Message-----

From: Larry Thomas <larsv747@gmail.com>

Sent: Saturday, March 22, 2025 12:07 PM

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

Subject: [EXTERNAL] PLEASE. no new gas station at Hwy12 and Wright/Fulton. It is not necessary as there are plenty of existing gas stations and there is a propane station too close to make it legal. Please STOP

Sent from my iPhone

From: [Jones, Jessica](#)
To: [McKay, Conor](#)
Subject: FW: [EXTERNAL] No more gas stations
Date: Tuesday, March 25, 2025 1:43:09 PM

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



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From: Amy Van Syoc <amy.vansyoc@gmail.com>
Sent: Saturday, March 22, 2025 6:37 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] No more gas stations

Please nix this request for

874 N. Wright Road

Need more Electrify America / electric charging stations.

No more tanks creating superfund sites.

Thanks,

Amy Van Syoc



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Mon 11/4/2024 9:52 AM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@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: Tracy Wallace <twallaceprop@yahoo.com>**Sent:** Monday, November 4, 2024 9:13 AM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners: I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa. In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis. Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP. Please use your discretionary authority and deny the conditional use permit. Thank you.



Outlook

FW: [EXTERNAL] Gas Station at Wright and Fulton RDs

From: Reuben Weinzveg <reubenw22@gmail.com>**Sent:** Sunday, October 20, 2024 1:51 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Planning Shared <planning@srcity.org>**Subject:** [EXTERNAL] Gas Station at Wright and Fulton RDs

This intersection is one of the busiest and most dangerous intersections in Sonoma County; it is not an appropriate place for a Gas Station that will increase the interface of autos and trucks exiting and entering the Gas Station. Please use your common sense and deny this application on grounds of PUBLIC SAFETY.

Reuben Weinzveg, Sebastopol

707-695-6023



Outlook

FW: [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

From Jones, Jessica <jjones@srcity.org>**Date** Thu 10/31/2024 4:37 PM**To** McKay, Conor <CTMcKay@srcity.org>; Murray, Susie <SMurray@srcity.org>

Jessica Jones | Deputy Director - Planning

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

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-----Original Message-----

From: Ken Wilson <ken@talontours.com>**Sent:** Thursday, October 31, 2024 4:28 PM**To:** _PLANCOM - Planning Commission <planningcommission@srcity.org>**Cc:** Osburn, Gabe <GOsburn@srcity.org>**Subject:** [EXTERNAL] OPPOSE – CUP for 874 North Wright Road Gas Station

Dear Chair Weeks and Commissioners:

I am writing to urge you to deny the Conditional Use Permit (CUP) for the proposed gas station at 874 North Wright Road in Santa Rosa.

In their normal operations, gas stations pose threats to air, water, and soil and create noise, traffic, and other problems. In 2024 we understand much better how fossil fuels also threaten public safety and welfare in that gas stations are part of the system that fuels the climate crisis.

Under city rules, the Commission must deny a CUP if it finds that granting the permit would be injurious or detrimental to the public interest, or health, or safety, or welfare, or materially injurious to people or property where the proposed project is located. There is ample evidence that this project imposes these negative impacts and you must use your discretionary authority to make that finding and deny the CUP.

Please use your discretionary authority and deny the conditional use permit.

Thank you.

Sent from my iPad