

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Sonoma
 Address: 585 Fiscal Drive Room 103
Santa Rosa, CA 95403

From:

Public Agency: City of Santa Rosa
 Address: 100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
 Contact: Conor McKay, Senior Planner
 Phone: 707-543-4351

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2013092008

Project Title: Elm Tree Station

Project Applicant: Mangal Dhillon

Project Location (include county): 874 N Wright Road, Santa Rosa, Sonoma County, 95407

Project Description:

The Project includes the construction of a gas station with six gas pumps and four electric charging stations, and a 3,448-square-foot general retail space with an 806-square-foot, one-bedroom apartment above located at 874 N Wright Road. The Project also includes the construction of an additional 432-square-foot general retail use and park-like amenities, including patio/trellis area, benches and picnic area. +

This is to advise that the City of Santa Rosa has approved the above
 Lead Agency or Responsible Agency)

described project on 8/19/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. An Addendum to the MND was prepared for the project.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404

Signature (Public Agency): Conor McKay Title: Senior Planner

Date: 8/20/2025 Date Received for filing at OPR: _____