Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Sonoma
Address: 585 Fiscal Drive Room 103
Santa Rosa, 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 - 3343 Industrial Drive #9, Santa Rosa, CA 95403

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 SF general retail space with an 806 SF, one-bedroom apartment above located at 874 N Wright Road. The Project also includes the construction of an additional 432 SF 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 11/6/2025 (date) and has made the following determinations regarding the above 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: 11/7/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011