

From: [Serge Bonte](#)
To: [Brennan, Phillip](#); [, Planning Division](#)
Cc: epc@mountainview.gov; [City Council](#)
Subject: re: 09/13/23 ZA Meeting - Agenda Item 4.1 *new* gas station in MV - 2110 Old Middlefield Way, Amin Salkhi, PL-2020-165; APN:147-07-048
Date: Saturday, September 9, 2023 10:19:01 AM

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Dear Zoning Administrator:

I am wiring in complete opposition to this project; building a new gas station on a vacant lot in Mountain View in the year 2023

I realize that given the current zoning the City might not have a choice than to authorize the project unless the City rejects the CEQA analysis (more on that later). But should have happen, I want the City (ZA, EPC, Council) to work diligently on banning any new gas station in Mountain View.

In 2021, [Petaluma \(pop. 60,000\) started a movement to ban new gas stations in California, since 5 other cities adopted similar ordinances](#), Mountain View should be the next one.

The reasons for such a ban should be obvious based on Mountain View's own goals of carbon neutrality, emissions reductions, reducing VMTs and improving land use to promote active greener transportation modes.....

It also makes no sense economically, building a new gas station is akin to going all in on Betamax when it's beyond clear that VHS is already winning (EV, biking, walking).

I'm sharing these two links if you want to look at more reasons for such a ban including ordinances passed in Petaluma and other leaders.

Coalition Opposing New Gas Stations (CONGAS) <https://con-gas.org/resources/>

Coltura - Moving Beyond Gasoline - <https://www.coltura.org/governing-the-gasoline-spigot/>

re: CEQA Analysis

If at all possible, the City should reject it.

1. I found it hard to believe that a new gas station would be included in Mountain View's VMT's screening criteria and be exempt from such analysis. For starters, a gas station is not exactly a local service (folks will routinely fill up on their commuting routes and drive the extra miles to get cheaper prices).
2. It's also baffling that BAAQMD would have a screening threshold for any project that includes gas pumps when BAAQMD passed a rule to ban gas appliances in one's home.

I would have gladly commented in more details on that analysis but it looks like it was

published in June 2023 and with only a 20 days comments period from the time it was published. Although, it's not clear when that study was available to the public nor for how long, notably the URL in the study PDF in the agenda packet doesn't work see: <https://www.mountainview.gov/depts/comdev/planning/activeprojects/ceqa.asp>

In summary, I want the City to do all it can to deny this project and start working promptly towards an ordinance banning any new gas stations in Mountain View (btw: such an ordinance would not be subject to CEQA review :)).

Sincerely

Serge Bonte