

James Feenan

From: pbscommissions
Sent: Monday, November 20, 2023 2:14 PM
To: Liam Crowley; James Feenan; Julia Krog
Subject: FW: Faizan Corp New Gas Station Permit Application

Mendocino County

NOV 20 2023

Planning & Building Services

From: Peter McNamee <pmcnamee@sbcglobal.net>
Sent: Monday, November 20, 2023 11:33 AM
To: pbscommissions <pbscommissions@mendocinocounty.org>
Subject: Faizan Corp New Gas Station Permit Application

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Commissioners & Staff -

I'm writing to oppose approval of the requested permit by the Faizan Corp. to build a new gas station (U 2021-0016/V 2021-0005) in Mendocino County.

In establishing a regulatory process for the orderly permitting of building construction, Mendocino County stated its purpose to be:

" This Division is adopted to protect and promote the public health, safety, morals, peace, comfort, convenience, prosperity and general welfare; and further, the purpose of this Division is to prescribe land use regulations and a zoning plan for the County of Mendocino deemed necessary to promote forestry and agriculture; to provide open space for light and air **and to prevent** and fight fires and other **hazards**; to prevent undue dispersion or concentration of population; to promote orderly community development; **to lessen congestion of streets and highways**; and to facilitate adequate provisions for community utilities such as transportation, schools, parks and other public requirements."

I've taken the liberty to underline and highlight pertinent sections of the County Code that I believe justify denying this request for the following reasons.

Mendocino County's Board of Supervisors adopted a resolution recognizing that our county is confronting a climate crisis that requires reducing our emissions of greenhouse gases as quickly as possible to avoid climate disasters ruining the health and well-being of county residents. The largest emitter of greenhouse gases in Mendocino County are internal combustion engine vehicles. Adding a new gas station will encourage the continued emission of greenhouse gases in our county and is in opposition to the County's Climate Crisis policy.

Mendocino County already has twice the number of gas stations per county resident than our neighboring counties of Sonoma and Humboldt. There is no need for any additional gas stations to meet the transportation needs of the county.

By 2035, California will ban the sale and registration of new internal combustion engine autos & light truck vehicles in the State. By doing so, the State has put California on course to eliminate fossil fuel vehicles by 2045. As California transitions away from fossil fuel vehicles there will be less and less demand for gas stations to meet consumer needs in the county. In order to insure that existing gas stations remain economically able to maintain safe operating conditions,

its in the. County's public health and safety interests to prohibit the addition of new gas stations in the County. Prohibiting new gas stations will allow the existing stations time and a viable business model option to transition to zero emission fueling options or close safely without leaving blight and toxic brownfields in our communities.

Lastly, fossil fuel gas stations by their nature are a hazard to the health and safety of customers and the communities where they are located. This is a fact that by law is stated on every fossil fuel pump in every gas station. While in the past the need to fuel our transportation system justified the level of health & safety hazard that gas stations represented, that is no longer true. In fact, the County and State government has recognized that to protect the health & safety of the public and to insure the common good, we must phase out our use of fossil fuels as quickly as possible and transition to a zero emission transportation fleet.

For all of the above reasons, I urge the Commission to deny the applicant's permit to build the proposed new gas station.

Sincerely,
Peter McNamee
Member GrassRoots Institute of Mendocino County

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