

## James Feenan

---

**From:** Chris <wickboyd@comcast.net>  
**Sent:** Sunday, November 19, 2023 12:03 PM  
**To:** pbscommissions  
**Cc:** Glenn McGourty; Julia Krog; bos; Katrina Frey; Adam Gaska; Kahli Johnson; Marybeth Kelly; Fran Laughton; jini reynolds; Dolly Riley; Patricia Ris-Yarbrough  
**Subject:** Dec.7 Hearing: Redwood Valley Municipal Advisory Comments on Faizan Gas Station, Redwood Valley--OPPOSE  
**Attachments:** FINALRV MAC 101 Gas Station Ltr.pages

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Redwood Valley Municipal Advisory Council (MAC)

September 8, 2016

**To:** Adelle Phillips, County of Mendocino PBS  
**From:** Alex de Grassi, RVMAC Standing Committee on Development Review  
**Subject:** **Faizan Minor Use Permit & Variance U\_2015-0009/V\_2105-0001**

The Redwood Valley MAC held a special meeting to discuss the above agenda item at our regular Tuesday, September 6 meeting. In addition, a few of the members of the MAC were able to give greater in-depth review of the minor use permit documents sent out from your office on Friday, September 2. As the newly elected chair of the RV MAC Standing Committee on Development Review, I have been asked to present the comments below. As we are a very recently formed referral agency, some of our comments come with questions regarding the review process as well as the particulars of this permit application—they appear below the comment prefaced by the word **Question** in bold letters. Thanks in advance for your patience, and we hope you will be able to respond to those questions at your earliest convenience.

**Comments:** We are aware that this application is in the final stages of review, but we hope that these comments will be received by the Planning Commission prior to their September 15 meeting for inclusion in that discussion.

- 1) **Fuel Pumps/Charging Stations:** Until recently, Redwood Valley had one gas station with two fuel pumps. In the past year, a second service station/convenience store with 6 fuel pumps was built at Coyote Valley. Should the Faizan Corporation succeed in constructing a service station with 6 pumps, our community will have gone from a 2 pump community to a 14 pump community. Rumor has it that the service station in downtown Redwood Valley is pursuing plans to add 2 additional fuel pumps as well, bringing the total to 16 pumps in the Redwood Valley area. It is hard to believe that an 8 fold increase in fuel supply in Redwood Valley will allow all these businesses to survive, however, **our primary concern** is that apparently none of these service stations are currently providing or plan to provide a single charging station. Given the increasing pressure of global climate change and the increasing demand for electric vehicles in our county, it would seem judicious and forward-looking to consider making charging stations a condition for issuing a use permit for this and any future service station permits in the county.
- 2) **Liquor License:** Being new to the minor review process, the RV MAC is unclear as to whether, or at what stage, mention of a liquor license is typically included in the minor use permit. Because this permit application proposes a 3,000 sq. ft.

Mendocino County

NOV 20 2023

Planning & Building Services

**Redwood Valley Municipal Advisory Council**

January 27, 2017

To: Danielle Fitts per Mendocino Planning Commission  
Cc: Adele Phillips: Project Planner, Geoff Burnet, MC DOT,  
Brad Mettam, CalTrans Dist. Dir. for Planning, Chris Boyd RV MAC  
From: Alex de Grassi, RVMAC Standing Committee on Development Review  
Subject: **Faizan Corporation Project, U\_2015-0009/V\_2015-0001  
9621 N State St., Redwood Valley 95470**

Dear Planning Commission,

At our most recent Redwood Valley MAC meeting on Wednesday, January 11, our Standing Committee on Development Review summarized, to the best of our knowledge, the status of the service station to be constructed on North State Street in Redwood Valley by the Faizan Corporation. However, we only recently discovered that the permit was approved back in September, and many members of the MAC as well as the public in attendance expressed new and continuing concerns about the impact of the project. Consequently, I have been tasked with writing to pass on those concerns.

Those concerns include: traffic safety, noise, runoff and potential pollution of local creeks, lighting, archaeological remains, potential use of diesel fuels and consequent traffic and overnight parking of big rigs, especially if the service station, strategically positioned for truckers, develops into a "truck-stop" providing additional amenities and services for truckers.

Below is an elaboration of the concerns that arose from our recent MAC meeting.

- **Traffic Safety:** One of the conditions in the permit application called for a traffic ordinance to disallow traffic exiting North State Street to cross northbound 101 to enter southbound 101—the so called "right-in, right-out" only ordinance. But the Redwood Valley community has also expressed concern over increased southbound 101 traffic—especially non-local traffic, and in particular big rigs—making left hand turns to access the service station.
- **Noise:** Increased traffic, especially big rigs, coming off the grade using their "jake" brakes to make the aforementioned left hand turn would also create a significant noise nuisance for nearby residents.
- **Runoff:** Though the Initial Study/Environmental Review section of the permit application, under the IV. Biological Resources, checked "no impact" on letter b

NOV 20 2023

Planning & Building Services

**Redwood Valley Municipal Advisory Council**

January 27, 2017

To: Danielle Fitts per Mendocino Planning Commission

Cc: Adele Phillips: Project Planner, Geoff Burnet, MC DOT,  
Brad Mettam, CalTrans Dist. Dir. for Planning, Chris Boyd RV MAC

From: Alex de Grassi, RVMAC Standing Committee on Development Review

**Subject: Faizan Corporation Project, U\_2015-0009/V\_2015-0001  
9621 N State St., Redwood Valley 95470**

Dear Planning Commission,

At our most recent Redwood Valley MAC meeting on Wednesday, January 11, our Standing Committee on Development Review summarized, to the best of our knowledge, the status of the service station to be constructed on North State Street in Redwood Valley by the Faizan Corporation. However, we only recently discovered that the permit was approved back in September, and many members of the MAC as well as the public in attendance expressed new and continuing concerns about the impact of the project. Consequently, I have been tasked with writing to pass on those concerns.

Those concerns include: traffic safety, noise, runoff and potential pollution of local creeks, lighting, archaeological remains, potential use of diesel fuels and consequent traffic and overnight parking of big rigs, especially if the service station, strategically positioned for truckers, develops into a “truck-stop” providing additional amenities and services for truckers.

Below is an elaboration of the concerns that arose from our recent MAC meeting.

- **Traffic Safety:** One of the conditions in the permit application called for a traffic ordinance to disallow traffic exiting North State Street to cross northbound 101 to enter southbound 101—the so called “right-in, right-out” only ordinance. But the Redwood Valley community has also expressed concern over increased southbound 101 traffic—especially non-local traffic, and in particular big rigs—making left hand turns to access the service station.
- **Noise:** Increased traffic, especially big rigs, coming off the grade using their “jake” brakes to make the aforementioned left hand turn would also create a significant noise nuisance for nearby residents.
- **Runoff:** Though the Initial Study/Environmental Review section of the permit application, under the IV. Biological Resources, checked “no impact” on letter b

(riparian impact), there is continued concern about the potential for surface oils and potential fuel runoff finding their way into nearby Forsythe Creek. What will be the required mitigations for this issue.

- **Lighting:** Some neighbors have complained that they were not consulted about the impact of lighting from the proposed station's tall sign and from the very large canopy. We think it fair that any lighting plans be re-examined to conform with the county's requirement that light shall not disperse beyond the facility site.
- **Diesel Fuels:** If and when the project proposes to sell diesel fuel, the RVMAC and the RV community has asked for formal notification by Planning of such expansion of services because of the potential impacts cited above and below.
- **Overnight Truck Parking/Truck-stop Facilities:** Should the service station offer diesel fuel sales and then offer truckers' amenities such as showers, space for over-nighting in their rigs, there is concern that that would require more parking than is being provided for in the permit.
- **Alcoholic Beverage Sales:** When and if the owners of the property apply for a license to sell alcoholic beverages, the RVMAC and the RV community request that they be informed by Planning at the time such application is referred to Planning and/or the Sheriff by either the ABC or directly from the owner.
- **Archaeology:** While it is stated the one of the conditions for this project is to have an archaeologist onsite during any excavation and grading, the RV community—and in particular members of the Pomo tribes--would like to stress that this site is a known depository of Native American relics, and that special care be taken to monitor any excavation and/or grading. What will those requirements entail?

Thanks for your attention. We respectfully request a letter of response at your earliest convenience.

Sincerely,

Alex de Grassi  
RV MAC Development Review Committee Chair

NOV 20 2023

Planning & Building Services

Redwood Valley Municipal Advisory Council (MAC)

September 8, 2016

To: Adelle Phillips, County of Mendocino PBS

From: Alex de Grassi, RVMAC Standing Committee on Development Review

Subject: **Faizan Minor Use Permit & Variance U\_2015-0009/V\_2105-0001**

*Handwritten initials*

The Redwood Valley MAC held a special meeting to discuss the above agenda item at our regular Tuesday, September 6 meeting. In addition, a few of the members of the MAC were able to give greater in-depth review of the minor use permit documents sent out from your office on Friday, September 2. As the newly elected chair of the RV MAC Standing Committee on Development Review, I have been asked to present the comments below. As we are a very recently formed referral agency, some of our comments come with questions regarding the review process as well as the particulars of this permit application—they appear below the comment prefaced by the word **Question** in bold letters. Thanks in advance for your patience, and we hope you will be able to respond to those questions at your earliest convenience.

**Comments:** We are aware that this application is in the final stages of review, but we hope that these comments will be received by the Planning Commission prior to their September 15 meeting for inclusion in that discussion.

- 1) *Fuel Pumps/Charging Stations:* Until recently, Redwood Valley had one gas station with two fuel pumps. In the past year, a second service station/convenience store with 6 fuel pumps was built at Coyote Valley. Should the Faizan Corporation succeed in constructing a service station with 6 pumps, our community will have gone from a 2 pump community to a 14 pump community. Rumor has it that the service station in downtown Redwood Valley is pursuing plans to add 2 additional fuel pumps as well, bringing the total to 16 pumps in the Redwood Valley area. It is hard to believe that an 8 fold increase in fuel supply in Redwood Valley will allow all these businesses to survive, however, our primary concern is that apparently none of these service stations are currently providing or plan to provide a single charging station. Given the increasing pressure of global climate change and the increasing demand for electric vehicles in our county, it would seem judicious and forward-looking to consider making charging stations a condition for issuing a use permit for this and any future service station permits in the county.
  
- 2) *Liquor License:* Being new to the minor review process, the RV MAC is unclear as to whether, or at what stage, mention of a liquor license is typically included in the minor use permit. Because this permit application proposes a 3,000 sq. ft.

*Handwritten checkmark*

convenience store/office building, and because the Faizan Corporation apparently owns and operates a service station/convenience store on East Gobbi street in Ukiah with an off-sale license, it would seem highly likely that they will be pursuing an off-sale license at the proposed site at 9621 N State Street. Given that there are already more per-capita off-sale licenses in Redwood Valley than recommended by the ABC guidelines, and given that there has been a tremendous community outcry and letter writing campaign to the ABC regarding the off-sale license held by the as yet built Dollar General store in downtown RV, the MAC and members of the community are concerned that any additional licenses will have a negative impact on our community. If the service station plans to have alcohol off-sale, it would seem that relevant county agencies as well as the ABC should consider limiting or eliminating altogether the sale of alcoholic beverages at the proposed Dollar General store.

**Questions:** Therefore, we would kindly request answers to the following:

- a) Does a minor use application of this type require the applicant to state whether some type of liquor license exists or will be pursued?
- b) If yes, does that mean that this Faizan store will not be selling alcoholic beverages?
- c) If no, how do the MACs and the public obtain that information?
- d) Is there any other county review process for liquor licenses?

- 3) *Traffic Ordinance Amendment:* The staff report and resolution state that conditions of approval for this application are predicated on approval by the Board of Supervisors of an ordinance amendment limiting (restricting?) left-turn and through movement at the North State Street and US 101 intersection. While this ordinance does seem to logically address traffic safety concerns, we did hear from a Redwood Valley resident that no longer being allowed to make a left-turn from the southbound lanes of US 101 onto State Street at that intersection would be an inconvenience.

**Question/Clarification:** Will this traffic ordinance amendment eliminate all left hand turns by southbound US 101 traffic onto N State Street at the intersection of the two roads?

- 4) *Parking Waiver:* While it appears that parking has not been an issue in the area, we would like to know if the businesses adjacent to the proposed service station/convenience store have been notified of the project and the parking plans. In particular, Mario's Ristorante, as their parking needs are variable, especially in the evening.

**Question:** Have the adjacent businesses been notified about the parking plans and have they made any comments? Is this standard procedure?

- 5) *Local or Out-of-Town Ownership:* While the owner is a corporation using a local Ukiah address, we are unclear as to whether the Faizan Corporation itself is an out of area or out of the country based corporation.

**Question:** Is this a local or out-of-town corporation, and how might that impact the community policy of Smart Growth to keep money in the local economy?