

**James Feenan**

---

**From:** Chris <wickboyd@comcast.net>  
**Sent:** Tuesday, November 28, 2023 5:11 PM  
**To:** pbscommissions  
**Cc:** Dolly Riley  
**Subject:** In Word--RVMAC letter re. Faizan Gas Station for Dec. 7 Planning Commission meeting.  
**Attachments:** FINALRV MAC 101 Gas Station Ltr.docx

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.

Please post to your website, along with the prior RVMAC letters (sent just now by separate email). Thank you.

Mendocino County

NOV 29 2023

Planning & Building Services



Redwood Valley Municipal Advisory Council (RVMAC)

PO Box 243, Redwood Valley, CA 5470

November 17, 2033

To: Mendocino County Planning Commission

From: Redwood Valley Municipal Advisory Council (RVMAC)

**SUBJECT: Faizan Corporation Gas Station Proposed at US Route 101 and 9601-9621 N. State St., Redwood Valley (Hearing Date 12/7/23)**

**POSITION: OPPOSE approval for the subject project.**

The Redwood Valley Municipal Advisory Council (RVMAC) met on November 8, 2023 and discussed the subject proposal. Beginning with a RVMAC Special Meeting in 2016, The Faizan gas station project has come before the RVMAC several times, with members of the community expressing concern about a number of issues. Two letters from the RVMAC are attached, wherein those concerns were documented for the Planning and Building Services Department and the Planning Commission. It appears at least two of those issues have been addressed: 1) Disallowing southbound traffic on US 101 from making a left turn across the northbound lanes to access the gas station, which should increase safety and partially mitigate the noise nuisance from noisy air brakes of trucks descending the grade; and 2) Disallowing a variance request for a 65-foot-tall sign. Those are good steps.

Other concerns expressed in the RVMAC letters of 2016 and 2017 remain:

- A) Haz mat runoff into riparian habitat.
- B) Light pollution, from both the excessively large sign and the canopy over the pumps.
- C) Diesel fuels—Idling trucks increase the impact to local residents of diesel, a known carcinogen.
- D) Fuel pumps/charging stations—Not a single electric charging station is identified, while the project calls for 10 fuel pumps, representing an 8-fold increase in fuel pumps for the Redwood Valley area.
- D) Overnight parking/truck stop amenities—Should these be allowed, the community would oppose; and if no public hearings would be done, that opposition must be recorded now.
- E) Alcoholic beverage sales—Again, should these be allowed, the community has concerns, with an already wide array of alcohol purchasing outlets in the area.
- F) Archaeology—This site is a known depository of Native American relics. What consideration is being made for any excavation or grading?

Additionally, news laws, regulations and concerns relative to climate heating have transpired since our 2016-2017 letters. In 2018, California passed legislation (SB100) calling for 100% renewable energy by 2045. In 2019, the Mendocino County Board of Supervisors declared a “Climate Emergency.” A 2021 report from the PUC and CEC stipulates that clean energy is technically achievable by 2045; construction of clean electric generation and storage facilities must be sustained at record-setting rates; and diversity in energy resources and technologies lowers overall costs. Other counties and communities are banning new gas stations (Sonoma County, Santa Rosa, Rohnert Park, Sebastopol, Calistoga, Petaluma, etc.). Where can clean energy be implemented if not at the local level? Even if Mendocino County is not ready to enact an ordinance banning additional gas and diesel fuel pumps, certainly there is room for compromise on the Faizan proposal.

Finally, the proposed granting of a variance to increase the maximum sign area 4 times beyond current limits is excessive. This property fronts residences. A 512 square foot sign is enormous; such an eyesore would be less useful in these times, when everyone uses GPS systems that clearly display fuel stations, restaurants, and other services used by travelers. This is simply overkill, especially as local residents particularly called out their objections to enormous signage and adverse impacts to our treasured night skies.

The Community Action Plan for Redwood Valley, created by the residents of this community, strongly calls for smart, sustainable growth that retains the area’s rural character. Like most of the residents of Mendocino County, we live outside the incorporated cities/towns. With development in these rural areas, rarely do huge numbers of citizens walk the County halls to protest unwelcome developments. That may make it easier for County officials to pretend that objections don’t exist. In the case of the subject proposal, residents expect that County officials will work harder to at least mitigate our concerns on new, undesirable developments. Redwood Valley residents have spoken loud and clear to the RVMAC; we hope you will take these concerns seriously. Thank you.

Respectfully,

The Members of the Redwood Valley Municipal Advisory Council:

Christine Boyd, Adam Gaska, Kahli Johnson, Marybeth Kelly, Fran Laughton, Jini Reynolds, Dolly Riley (Chair), Patricia Ris-Yarbrough

Cc. Glenn McGourty, Supervisor, 1st District  
Julia Krog, Director, County PBS  
Clerk of the Board of Supervisors

**ATTACHMENTS**

*This correspondence is the voice of the RVMAC on a matter of concern for the community, and not necessarily the opinion of the Mendocino County Board of Supervisors.*