

BOS Formula Business Ordinance applied to 5-7-24 Faizon Corp.

A lot of people do not want to see a 10-pump gas station and convenience store built in Redwood Valley for reasons of increased traffic, pollution, bright lights that obscure the night sky, and more alcoholic beverage sales. We do not want a repeat of Faizon Corporation's failure to label fuel dispensers with the correct octane rating, failure to adequately calibrate gas pump equipment to detect leaks, and failure to comply with hazardous waste laws (Sonoma County DA 1-30-23).

**Our Board of Supervisors can deny this permit based on the 2016 Formula Business Ordinance**, a "community character" measure, based on ridding Redwood Valley of Dollar General. The formula business policy requires chain stores, defined as retail and restaurant businesses with 10 or more locations, to **allow and consider the public's voice** through public hearings, to determine if the proposed business fits the "community character." Faizon Corporation has at least 10 gas stations throughout California, Alameda, Contra Costa, Lake, Marin, Mendocino, and Yolo Counties, with convenience stores and similar marquees. Their website purports to have 700 retail outlets.

The 2016 Formula Business Ordinance establishes special requirements and regulations to retain and enhance special features of community areas, and commercial places, within Mendocino County by (A) enhancing visual attractiveness...restricting standardized features that detract from the distinctive character of the community areas, and (B) Protect diverse commercial activities of each community area and commercial places by encouraging a variety of commercial land uses, that serve the needs of the community...

An unneeded gas station with a 512 sq ft sign, bright lights, traffic, and pollution based on Faizon's past record, would detract from the distinctive character of the Redwood Valley community. Unneeded gas stations and convenience stores do not provide a variety of commercial land uses. Increased traffic would thwart sense of community and create opportunity for more crime.

Please apply the 2016 Formula Business Ordinance in your decision to **deny** a permit to Faizon Corporation. Thank you.