

## ATTACHMENT W

BOS Faizon 5-7-24 Dear Supervisors,

1. Faizon Corporation presented the West Trans traffic study dated March 25, which purports that there is really less traffic than Caltrans has stated in their studies and reports. This is not credible as they compared the project to their other gas station, which is 3 turns off the freeway.

Any person who is not comatose would see that a corporation's self-serving report likely holds less truth than an outside objective study such as CalTrans.

2. CalTrans holds that should the service station go forward; the center median of Hwy 101 at North State St and Uva Drive will need to be closed and acceleration and deceleration lanes will be required for northbound traffic.

Even if Faizon Corporation agrees to comply and pay the estimated \$2 million for this requirement, which they do not want to pay for, then Redwood Valley citizens still do not want this gas station. The project would decrease local quality of life, and the cutoff of east-west traffic would constrain neighbors' free movement along with slowing firefighting access in times of disaster.

3. Mr. Tom Rawles, a neighbor, has a right-of-way that would be infringed upon and he has not been made whole in this regard should the project go forward. The right of the local public who enjoy the current tenant, Thai Tasty restaurant, would lose this gem to an unwanted and unneeded "convenience store."
4. This project is detrimental to quality of life, as expressed in the County General Plan, which holds weight. Consider the applicant's past record of pollution, the noise, increased traffic, and bright lights. The Planning Commission earlier stated this discretionary minor use permit would constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of the proposed use, and would be detrimental or injurious to property and improvements in the neighborhood.

## ATTACHMENT W

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.

## ATTACHMENT W

BOS Lawsuits 5-7-24

Dear Supervisors,

As to the request for permit from Faizon Corporation,

THERE IS GOING TO BE A LAWSUIT NO MATTER WHAT YOU DO.

If Ted is recused, and Supervisors vote No = Lawsuit

If Ted does not recuse himself, with No vote = Lawsuit

Whatever Ted does,

If Supervisors vote YES, Faizon will then not want to pay for the 101 center median and if they are compelled to in order to allow for the permit approval, then

= Lawsuit

If Supervisors vote YES, Faizon of course will push (sue) for no center median on 101, and if that decision is allowed as part of permit approval, it will greatly increase chance of catastrophic death; deceased person's family will sue the COUNTY for allowing this action despite CalTrans' multiple letters requiring a median. Who will they sue? The County = Lawsuit

I believe that no matter how you rule there will be a lawsuit from Faizon or deceased persons' family members, against the County. This problem is what it looks like when corporations have more rights and wealth than citizens.

You are stuck with this pushy outfit that has a shady history, and all they will do to get what they want, which is profits on our backs. The only thing you can do in light of being between a rock and a hard spot, the only thing left, is to

DO THE RIGHT THING. DENY THE PERMIT and go forward.

## ATTACHMENT W

Faizon Traffic Study 5-7-24

Faizon Corporation wants to put a 10-pump gas station and convenience store in Redwood Valley, at the bottom of the hill coming south from Willits. CalTrans has submitted reports establishing a volume of traffic that would require a center median to prevent crossing the freeway, and new approach and re-entry lanes for northbound traffic.

On 3-25-24, Faizon submitted a new traffic study by West Trans, a company on the Faizon payroll. They said that due to the pandemic more people work from home, shop online, and drive economy cars and all of this will decrease traffic, with the intention of Faizon not having to pay for the 101 freeway improvements. I submit they took new data and made flawed conclusions. Mendocino County has very few people that work from home based on our service economy. Most people shop online after work. And the fuel economy of cars only justifies increased driving, not the other way around. A new, unneeded, large gas station would ATTRACT cars to stop (when they could just as easily stop at Lake Mendocino Drive for gas). As in any attraction, if you build it, they will come. Faizon's argument that there will be less traffic than predicted in the CalTrans report is self-serving.

The Board of Supervisors should deny the gas station permit. The 8-county company has a record of multiple pollution and mislabeling violations, the Mendocino County 2016 Formula Business Ordinance does not allow the convenience store, the Redwood Valley Design Guidelines (found on the RVMAC website under Resources) does not allow for it, and the people of Redwood Valley have expressed a resounding NO against the project as unwanted and unneeded.