

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