

JAN 03 2024

Planning & Building Services

To: Mendocino County Planning Commission

**Concerns Regarding: U\_2021-0016/V\_2021-0005 (Faizan Corporation)**

As an adjoining property owner, I stated my concerns regarding this development at the December 7, 2023 meeting. I also stated that I have a 40 ft easement that runs through the middle of the proposed project. During the staff presentation, staff noted the request for set back pumps is due to the 40 ft easement. This easement was in place before the current ownership of the Faizan Corporation, and Faizan Corporation stated they had sought out alternative options for purchasing the easement from the current owner but have yet to be successful. Previous property owners deeded the easement on November 16, 1976, when the entrance was changed for safety concerns of the prior access from what is currently North State St. ( Formerly Hwy101). I am still waiting for communication from the Faizain Corporation to address this issue and how to prevent somebody from blocking my easement, thus preventing my family and myself from entering our family home and ranch. The easement must always be clear to maintain ranching operations and home deliveries. Additionally, emergency vehicles will need access to my property in the case of an emergency. The easement is a 'non-buildable easement ". Putting gas pumps to the west of my easement and a convenience store to the east is passively building a gas station/ convenience store over my family's easement.

I urge the Mendocino County Planning Commission to deny the Minor Use Permit. Approving the permit would constitute a nuisance or be detrimental to my family's health, safety, peace, morals, comfort, or general welfare of my family since we reside and work through the neighborhood and would be detrimental or harmful to my family property and improvements in the neighborhood. The Planning Commission also found that the projected increased traffic and safety impacts of the proposed Project would require closure of the US 101 median at the intersection of North State Street (CR 104) and Uva Drive (CR 239). Increased traffic due to the Project would increase the number of cars and trucks crossing US 101 at this intersection, increasing the likelihood of additional collisions, which, given the traffic speeds on US 101, would likely be severe if not fatal. Closure of the intersection is necessary mitigation to reduce potentially significant transportation safety impacts caused by the project to less than significant levels. This closure would eliminate the current ability of motorists to turn from either County road onto US 101 or turn from US 101 onto either County road. In addition, motorists would be unable to cross US 101 from one county road to another. If the median were to be closed, motorists traveling along US 101 would be required to use the West Road (CR 237) interchange to access North State Street and in turn the project site and neighboring properties. If the Project were to be approved, the required transportation mitigation would be a detriment to the general welfare of my family and my neighbors residing or working in the area because it would limit circulation options and place an undue burden on the existing ranchers and homeowners.

Respectfully,

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