



Redwood Valley Municipal Advisory Council
Minutes
Regular Meeting
April 10, 2024 05:30 PM
8650 East Rd - P.O Box 243, Redwood Valley, CA 95470
<http://www.redwoodvalleymac.com/>

1. Call to Order

The meeting was called to order at 5:30 pm by Chair Dolly Riley.

A. Roll Call

Present: Chair Dolly Riley, Vice-Chair Jini Reynolds, Member Chris Boyd, Alternate Member Marybeth Kelly, Member Adam Gaska, Member Kahli Johnson

Absent: Member Treasurer Patricia Ris-Yarbrough, Member Deborah Hughes

Staff Present: Fifteen members of the public included Supervisors Glenn McGourty and Ted Williams, Supervisor Elect Madeline Cline, and former Sherriff Tom Allman.

2. Consent Calendar. Approval of Minutes of 3-13-24

Adam Motioned and Kahli seconded to approve Minutes of 3-13-24. All voted to accept Minutes.

3. Public Comments

Tom Allman stated he was elected sheriff for 4 terms and wanted to discuss Faizon Gas Station but Chair reminded him we would get to it on the agenda. Gizmo Henderson commented on the "No Slack" law that holds trailer hitch chains must not have slack because dragging chains spark fires.

4. Brief Report from County and Agencies

Our Guest Speaker was John King from the Humane Society of Inland Mendocino County (HSIMC). John stated they care for 200-300 dogs and cats at this time. They are a non-profit and began as DAP, which lobbied to end experimental testing of animals. They are now HSIMC and SNAP, and operate on donations at their 5-acre site in Redwood Valley. They have 70-80 volunteers and 600 fosters for animals. Present were Teresa King, Erin and Becca. John said every animal is vaccinated, spayed or neutered, and chipped. They rescue 1000 animals per year and hold monthly orientation for volunteers, hold Certified Professional Dog Training and utilize a Dog Behavioral Consultant. HSIMC donates pet food, and they work with children on pet safe behavior and the importance of spay and neuter. HSIMC fundraisers include the St Patrick's pancake breakfast, the Easter egg hunt and more, and stage events with the RV Grange and the RV Fire Dept. Membership in HSIMC is \$75 per year.

Supervisor Glenn McGourty congratulated Madeline Cline on her election as 1st Dist.

Supervisor, and congratulated Adam Gaska on a well-run campaign. Supervisor McGourty commented that failure to spay and neuter creates a huge problem in the community with increased costs to pet rescue workers in vet care with overpopulation of pets. Recently Supervisors Glenn and Ted Williams held a workshop to see what is working and what is not in housing, seeking efficiencies in the permit process. They are promoting a tiny house amendment for homes 150 to 400 sq feet, along with accessory dwelling units. The County budget is closing and was sent to the Auditor, and the County is using a central accounting system. County finances are lean. Veteran Services will return to Seminary Drive when it is vacated.

Sheriff Matt Kendall was not present while away at training.

Fire District update: Chris noted the 4-11-24 meeting will discuss a proposed rollback to Measure P which will be on the ballot, and Adam state that the change if implemented could affect any public agency. Adam noted that any change requires 2/3 vote rather than 51% vote for an increase in services.

Grange: Marybeth reported the pancake breakfast with the Fire Dept and Humane Society was a success, and the Grange flea market is this Saturday 4-13. Meals on Wheels is going strong, and the Grange kitchen wall will be rebuilt. The Grange is seeking a rental manager, and the Grange members are selling Sees candy to raise funds for painting the site. The Easter bake sale earned \$880, and the Co-op Grocery is rounding up each sale to benefit the Grange in April.

Traffic Issues: Dolly stated that a recent-years traffic study on North State St from Ukiah to Calpella raised the speed limit from 35 to 45 mph, so not a reliable way to slow traffic. Marybeth noted the CHP speed monitor trailer and law enforcement has been present in RV. Gizmo stated that an accurate traffic study should include the presence of law enforcement to prevent skewing the study with speeders and gives a better baseline.

5. Water Education Standing Subcommittee. Adam

Adam gave an update regarding the Ukiah Valley Water Authority which now includes Redwood Valley, Millview, and City of Ukiah. They met 4-2-24 and Adam was appointed Chair. The City will assume all operations o 1-1-25. The consortium will provide Redwood Valley with water resiliency, and Redwood Valley will be annexed into the RRFC District to this end as well. Adam stated that the Groundwater Sustainability Act (GSA) fee assessment came down to about 1/3 of the first proposal, with the purpose of funding management to monitor and maintain groundwater levels.

6. Cannabis Policy Standing Subcommittee: Pien, Community Members

No current updates on cannabis.

7. Development Review Standing Subcommittee: Marybeth, Jini, Pien

Regarding the Faizon 101 gas station permit request for Redwood Valley, Dolly noted the Supervisors' decision was postponed from 3-26 to 5-7-24. Dolly noted that she Facebook messaged each Supervisor with the list of public comments from the Facebook page of Madeline Cline, but not all Supervisors use that platform. Dolly gave an update of the 3-26 BOS meeting and stated the earlier Planning Commission denial was due to requirements of a new 101 center median and a variance that infringes on a neighbor's right of way.

Tom Allman stated the gas station would be attractive and bring multiple jobs. He asked that people listening make their own decisions and not be swayed by others' opinions. He did not mention any possible role as a realtor. He did state he does not live in Redwood Valley.

Matt LaFever stated he is commenting as a citizen with his personal views and noted problems with this project include public safety, pollution, Faizon's poor business practices and violations, illegal gas pump calibrations, and fuel leaks with violations in 7 counties, for which Faizon has been fined ½ million dollars.

Tom Rawles, neighbor to the proposed gas station, stated his family has owned the adjoining parcel for 80 years, and Faizon owner "Haji" (Mahmood Alam) wants the variance to take away Mr. Rawles' easement. Mr. Rawles commented that the center 101 median that would be required for the gas station project would delay fire protection in the area.

Dolly reviewed Faizon Attorney Momson's letter dated 4-10-24 which is asking Supervisor Ted Williams to step down from the decision to permit the gas station. Dolly noted that the argument that Faizon cannot receive due process is a fiction manufactured by Faizon attorneys because there was no "abuse of discretion" in Supervisor William's stating his opinion, which is his duty in motioning for a vote.

Chris stated that at the 1-4-24 Planning Commission hearing, Faizon owner Mahmood Alam stated there would be 2 canopies with the intent to compete with Coyote Valley gas station. She added that there have been 64 violations and \$500,000 in fines to Faizon's operations, a large amount that is unusual. She noted that Mr. Rawles at the 3-26 BOS meeting discussed the 20' reduction in his right-of-way to a 2' setback variance, to be a violation of his rights with no one to fight for him. She added that public servants should support the public.

Marybeth noted that contrary to what they said, Faizon does not make things look good, and a new gas station is suicidal to all living species during a climate emergency.

Gizmo Henderson stated that through his personal experience as a plumber for Faizon properties, he experienced Mr. Alam forcing tenants to pay for their own septic system and other repairs. Gizmo noted that some items on Mr. Alam's properties should be yellow tagged as hazards. Gizmo added that when Mr. Alam stated his gas would be "Nordstom quality, not Wal-Mart quality like Coyote Valley gas" (3-26 BOS mtg.) that statement was strange because gasoline already has an octane rating.

Supervisor Ted Williams stated he was present to listen. He noted that representation in the County's unincorporated areas requires public participation. He added that he is keeping an open mind.

The Chavira setback reduction permit at 15550 East Road was discussed by the Council, with the conclusion that without the permit applicant and any neighbors present, Marybeth would respond for us with "no comment, due to lack of information from applicant and neighbors."

Redwood Valley School property update. Marybeth reported that the school has been vacant for 14 years, and on 4-11-24 UUSD School Board wants to vote for a waiver to sell the school on the open market. No buyers have been found for \$900,000 for this 12-acre property, that was donated for public benefit in 1921. Marybeth gave an update on the many possible uses of the property by the community. Supervisor Glenn McGourty stated that when developer Gary Breen was interested, he did not pursue the school property purchase due to limited water, and he wanted to use it for housing. Marybeth read a letter that she and Sandra Berman composed, asking UUSD to postpone their vote for a waiver to free up public sale, until their May meeting when the group working on this can present plan for the site to benefit the community. Adam motioned to approve the letter, and Chris seconded, and discussion followed. Kahli was looking for a long-term plan for the site, and Supervisor Glenn added that the UUSD promise to maintain the site turned out to be a lie. The Council voted unanimously to send the letter which Dolly agreed she would do.

8. Community Action Plan ad hoc Subcommittee - Dolly, Chris, Jini and community members Sheilah Rogers and Alex DeGrassi

Dolly noted that the next action for the CAP would be in July, when subcommittee would notify Julia Krog of PBS to begin their portion of the approval process. Chris noted that the CAP and Design Guidelines can be viewed on RVMAC website under "Resources."

9. Officers and Members Reports and Announcements

Dolly requested MAC Member whose position was due to expire to please re-apply.

The MAC made recommendations as to the naming of the new Russian River bridge over Hwy 20 in Redwood Valley. We concluded a female preference since traditionally the bridges are all named after males, with the following list to go to Supervisor McGourty: Jean Near, Ava Billie Johnson, John "Bubba" Feliz, JM and Florence Wooley, Leo Blier, Tom Jamison, and Charlie Barra.

The MAC approved using a picture on our website of Redwood Valley hills or a rainbow scene.

Jini suggested that the 4th of July Parade or the Fireman's BBQ could include a Founder's Day event at the Grange to commemorate some of these past dignitaries.

The Council agreed to agendize Gizmo's "No Slack" letter next meeting.

Dolly announced openings for 1 alternate member and 1 contract secretary.

The Council agreed to have the Fire Safe Council Emily Tecchio as May guest speaker.

10. Adjournment.

Meeting adjourned at 7:48 pm. Next meeting May 8, 2024.