

September 18, 2020

TO: Fort Bragg Planning Commission

FROM: Susanne Norgard (833 Perkins Way, Fort Bragg)

CC: Fort Bragg City Council

RE: Water

Dear Commission:

The recent Stage 2 Water Emergency has highlighted the lack of adequate water resources existing for the City of Fort Bragg. Although steps have been taken to address this, they are clearly inadequate as evidenced by this latest emergency and by the frequency of draught now facing our region.

My concern relates to the major new developments that are being considered within the City, e.g., the Avalon Hotel and various projects on the former mill site. If these developments will be using City water and additional sources of water have not been identified, this will lead to continued and more pronounced water emergencies that will have a detrimental effect on local residents.

I would recommend that you consider a building moratorium on major projects until water issues have been resolved for current and future customers. This means having shovel ready solutions that will meet our water needs as the climate continues to change and as the City grows.

Thank you for your attention to this important matter.

From: [O'Neal, Chantell](#)
To: [Gonzalez, Joanna](#)
Cc: [Sar, Sokuntia](#)
Subject: FW: Formula Business CEQA
Date: Friday, October 09, 2020 1:09:49 PM

Joanna,

Please add Jacob's comments to the PC Agenda packet.

Chantell O'Neal

Assistant Director, Engineering Division

Public Works

(707) 961-2823 ext. 133



**** Due to COVID-19 City Hall is currently closed to the Public except by appointment. I will respond to emails in the order they are received. Thank you for your patience during these difficult times. ****

From: Jacob Patterson [mailto:jacob.patterson.esq@gmail.com]
Sent: Friday, October 9, 2020 11:51 AM
To: Sar, Sokuntia <TSar@fortbragg.com>; O'Neal, Chantell <COneal@fortbragg.com>
Subject: Formula Business CEQA

Tia & Chantell,

I reviewed your staff report, which unfortunately omits any meaningful analysis to support the CEQA determination nor does it explain, in any way, how the claimed exemption applies to this project. The staff report erroneously asserts that "Adoption of an ordinance is exempt from environmental review under CEQA" but there is no such exemption for the adoption of ordinances even if adopting a particular ordinance may end up being exempt because of the relevant facts and circumstances. You cite the common sense exemption but do not explain how it could possibly apply to this adopting this ordinance (i.e., there is no "because ..." in the staff report to support the asserted conclusion). This is troubling in part because the project proposes to add a new land use to the land use table that did not exist before and the potentially significant impacts of the new land use need to be analyzed. Even if an exemption properly applies to adoption of this ordinance, the onus is on the City to explain exactly how it might apply. You have failed to do so and that is objectionable. If this is not corrected prior to the actual adoption of the ordinance, it could result in a violation of CEQA because of improper and unjustified reliance on an exemption rather than completing the required review. Did staff fail to consult with the City Attorney's office on this ordinance? It certainly appears that may have been the case...

Thanks,

--Jacob

Gonzalez, Joanna

From: Lemos, June
Sent: Tuesday, October 13, 2020 8:31 AM
To: Gonzalez, Joanna
Cc: Paul Clark
Subject: FW: Planning Commission Formula Business Ordinance 10142020

Joanna:

This appears to be public comment on a Planning Commission meeting. FYI.

June Lemos, CMC
City Clerk
City of Fort Bragg
416 N Franklin St
Fort Bragg CA 95437
707.961.2823 ext. 104

-----Original Message-----

From: Paul Clark <pclark@fortbraggrealty.co>
Sent: Tuesday, October 13, 2020 7:06 AM
To: Lemos, June <jlemos@fortbragg.com>
Cc: CMAR (CMAR@MCN.ORG) <CMAR@MCN.ORG>
Subject: FW: Planning Commission Formula Business Ordinance 10142020

Dear commissioners. I truly hope you read the survey results they are very interesting. This ordinance like every issue the commission and council act on effects more than just the residents in the city limits, but the entire coastal community.

I strongly feel any business that wants to locate here as long as it is legal, should be allowed as long as the use is appropriately zoned for that use. I like many business owners do not live in the city, but provide jobs, pay taxes and license fees to the city.

Two things come to my mind, one the recent treatment of the Auto Zone application, that action has had huge impact on business developers and owners looking at Fort Bragg, not a good impact by the way. Most will not even consider investing here at this time. There are three projects underway now as I understand. The Avalon House, the old social services building, both in the Coastal Zone. I wish them luck and hope each is extended the "fast track" options given to the "Plateau" housing project next to the hospital. Which will be a HUGE impact to the area, not necessarily good, but that is another story. And second each time I go to Ukiah and visit the Costco store I am reminded of the fact that the County of Mendocino had the chance to rezone the Masonite land and would have had Costco and much needed housing but chose not to do that for political reasons. Costco did not give up, and now the City of Ukiah enjoys the huge sales tax revenue. Imagine if the County had not had the same attitude being pushed by this action? Maybe the roads would be better and all the other agencies would benefit. Take a look around this town. The land use and code are years out of date. You still can not build a triplex on a lot zoned for it but we know we need housing. Not subsidized housing private housing. The land in the coastal zone has become housing for the increasing homeless population as parcels sit vacant. And of course the internet has crushed many businesses with the aid of the way out of line shelter in place orders put in by decree, not law. Don't fall into the trap that little old Fort Bragg, still called that by the way, can control the world. The character of this town so often mentioned in the survey responses is gone. We need jobs and people that can shop or eat or whatever in local shops. The only ones that can survive are stubborn business folks, and large company owned stores. I shop local as much as I can, but I also know there is more to the world than Fort Bragg. Sadly it appears the local character loved so much by many openly embraces pot stores? They don't belong in the Fort Bragg I

have known since 1976. Then the GP mill was in full production the plywood mill was gone, but it was a working community. Now it is more a retirement community. We now have three at least pot stores a massage parlor, smoke shop, does this fit the small town character we keep hearing about?

Paul Clark