

From: [Miller, Tabatha](#)
To: [Jourdain, Brenda](#)
Cc: [Lemos, June](#)
Subject: FW: September 21st Special City Council Meeting
Date: Tuesday, September 17, 2019 8:43:00 AM

Please add the email below from Kristine McKee to the agenda packet for Saturday's meeting, if and when we get any other public comments or presentation materials.

Thanks,

Tabatha Miller

City Manager
City of Fort Bragg
(707) 961-2829
TMiller@FortBragg.com



From: Kristine McKee [mailto:Kristine@KMCKEECO.COM]
Sent: Monday, September 16, 2019 8:49 PM
To: Miller, Tabatha <TMiller@fortbragg.com>
Subject: RE: September 21st Special City Council Meeting

Hello Ms. Miller,

I apologize for the late delivery, but I am heading out town and trying to get more done than actually possible. Below is my comment, I apologize for the length.

Thank you for accepting my correspondence for the special meeting scheduled September 21.

My husband, Ralph McKee and I, love our home here on the coast. My husband's grandmother's family is original founder of Branscombe (Patricia Branscombe -McKee) and the McKee family subdivided a good portion of Willits, owned a few saw mills and has a deep history in the timber industry in Mendocino County. They also were once partial owners of the Skunk train. So we are well vested in the area and appreciate the diversity our county and coast brings to us all.

My family is from Santa Cruz, California. I moved from there to Mendocino County back in 2000; however, I have been back and forth in this county since 1985. In addition to an accounting firm, I was a GM of a public traded division of Westinghouse AirBrake (now part of GE) for almost ten years. We built locomotives, commuters cars and cars for entities like Amtrak, New Jersey Transit etc., and many International customers as well. I traveled all over the world to develop new business manufacturing sites and secure new business partners in foreign countries. I have seen struggling

small town governments promise so much to business to establish their companies with great jobs in their town or cities. But in the end, the supply chain and the demand of competitive cost control force a company to consolidate, relocate or change to meet the demands of the consumer. Fort Bragg reminds me of the many small towns or companies that we considered to acquire. They were hungry for growth but their location was their demise. Fort Bragg has this same challenge.

We are also challenged by qualified professional staff. In turn, we hire staff in Santa Cruz to support our technical requirements in accounting and taxation. Our plan was relocate qualified staff from Santa Cruz and also a business attorney. However, this does not support succession nor a proper growth plan and leaves our firm very vulnerable. Our daughter is an engineer and lives in Los Angeles. She would love to live here but the market does not support her or the cost of her education. Also, the area is not attractive to a young professional long term. I would like to see her move here and offer consulting contracts via the web someday. Potentially, when she is older, she may have an appreciation for Fort Bragg.

My company, K. McKee & Company, Inc., an accounting firm has built a local presence and as well as a strong web based presence. We serve two primary client bases (Mendocino and Santa Cruz County). It was our intention after acquiring our office from Georgia Pacific to grow the Fort Bragg office and serve the Santa Cruz clients from Fort Bragg. We have adopted a 90% paperless office, utilizing secure portals for clients, web based accounting and secure client files all in the cloud. With all the planning we did, it never occurred to us that in downtown Fort Bragg, true high speed internet was not available. We did verify with Comcast and was told our site was green, which means service may be provided. It was incorrect and this was learned after we acquired the property several months later by Comcast. They provided a quote for us to receive service for a total price of \$88,000. I believe with the internet, I could overcome the distribution by way of web, and through development in Santa Cruz, successfully relocate qualified staff, but without the basic delivery of high speed internet, it is not an option.

Internet speed and reliability is mandatory and just as important as the power, telephone and even qualified staff. Asking a small accounting firm to pay for the infrastructure to have the internet provided across the highway, and then they will market to the other business that acquire property is not reasonable. Just as the city of Fort Bragg must validate and develop road access and utilities, they must also make sure that our infrastructure includes business ready internet.

With an important part of our coast becoming accessible again, thanks to Georgia Pacific and the hard work by staff and council members of the City of Fort Bragg, we have an opportunity to carve out a development plan that will sustain our little town for many generations. I realize many want open space or no development. We have plenty of open space currently and have had really no development that has dramatically impacted our growth base both in income or tax revenue. So that has proven to be detrimental to us all. We all want access to the ocean and allowing residential development does not benefit or change the challenges we are faced with today, but rather only benefits a few future residents. We need viable businesses and manufacturing is not an option based on our location. Cannabis possibly, but eventually with the indoor growth, they too will evolve to move closer to their distribution channels to save costs. Mendocino will no longer offer a growing option when it can be done anywhere and legally. So we must be creative and I strongly

hope that you consider establishing a new downtown location that has a coastal vibe of music, art and strong businesses coupled with multi-use buildings that allow smaller residential units upstairs. Create a place that everyone can breath in the sound, air and quality of our beautiful coast. Businesses can do this for Fort Bragg. We welcome all to our companies, share access and are wonderful hosts as you will note in many communities. Like Los Gatos, Capitola, Monterey, Napa, South Lake Tahoe etc. They all have their own color and sound, but we all agree they are all lovely places to visit and many professional businesses are doing well in those locations. If we have the same development support and infrastructure we could be a destination not to just visit but live a good quality life and have our children actually continue to live here. Business are allowing more employees to work from home because of the internet and this is the one area that you can support professional companies that leverage the internet to provide services. We provide quality pay, benefits and bring NEW money to our area utilizing the outside world we access via internet.

We are currently looking at acquiring additional property, but after viewing the future zoning options, we are concerned and not sure if the investment is justified. We are currently engaged with GP's representatives and will continue to explore. We look forward to reading the minutes and are hopeful as to where our current leadership will take us.

I apologize for this long comment; however, if you would like to see how we utilize the internet to support our entire business, I extend an invitation to our office.

Thank you for taking the time to hear our concerns and vision for our coast.

Sincerely,
Ralph and Kristine McKee

K. MCKEE & COMPANY

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Lemos, June

From: George <george@mcn.org>
Sent: Thursday, September 19, 2019 4:24 PM
To: Lemos, June; Miller, Tabatha
Subject: A letter for Saturday's packet.

Honorable Fort Bragg City Council and Planning Commission,

I look forward to hearing the presentations of the new buyers.

On September 12 the FBHC—Fort Bragg Headlands Consortium made a presentation to our community which I characterize as redevelopment led by restoration. You can hear and watch our presentation at: [The Fort Bragg Headlands Consortium Presentation and Community Discussion – Mendocino TV](#)

This approach is based upon these values and principals:

1. We are in a climate crisis that does not allow for a "business as usual approach" in planning for the future reuse of the Fort Bragg Headlands.
2. Humans have recklessly overdeveloped the entire planet and must rethink our relationship with the natural world.
3. This thoughtless activity has led to a unique opportunity for communities like Fort Bragg. If we carefully protect and restore a significant part of the Noyo Headlands we will be signaling to the world and important funding entities, both public and private, that we are a climate aware community trying to be a part of the solutions to the climate crisis and our human species "over-reach." Globally we humans need to begin restoring the ravaged natural landscape. Additionally, "Coastal Adaptation" and sea level rise mitigation are mandated by the State of California and being funded.

Finally, I enthusiastically support these important points made by the FBHC individuals in their letter of 9/19/19:

1. Getting the LCP Amendment off to the Coastal Commission sooner will allow the City to again return to the issue of **cleaning up the toxins.**,
 - a. This is especially important for the Mill Pond, as well as the wetlands that are below it and behind the temporary Beach Berm.

On another note, please do not forget our original presentation on March 21st. That is accessible here: [give the url] . In it we showed that presented reasons why

1. The Wildlife Corridor is essential to ecological health in the area, and
2. It is also important to preserve all of the forest across from Starbucks, from Walnut Street down to Maple Street.
3. The area known as the "donut hole" needs to be kept undeveloped so that the size of the ecological reserve is large enough to be a robust and resilient ecosystem. Asphalt and gravel can be restored. Possibly, "Open Space for restoration."

Thank you for mandating a 150' wildlife corridor. Though, I believe it should be wider.

George Reinhardt
NHUDG

September 19, 2019

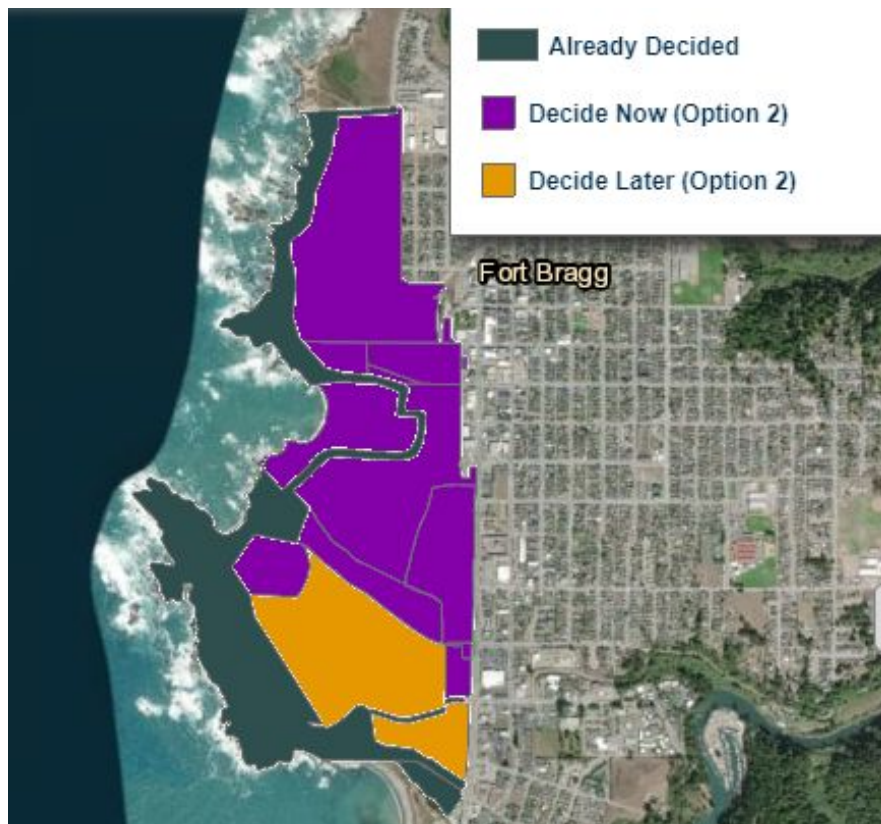
Subject: Reasons to "Decide Most Now, Some Later"

To Fort Bragg City Council and Planning Commission,

Thank you for the invitation to give a more thorough community presentation at Town Hall as a follow up to our March 21 presentation! It was wonderful to see so many of you in the audience last week.

If you missed portions of it, the video is now posted on the internet, linked to from our website here: <https://www.fortbraggheadlandsconsortium.org/sept-12-2019-town-hall-meeting.html> . We made many points related to our Community Goals etc. (attached), but reiterate here one of the key points. **There are many good reasons to defer zoning in the southern area.** Those zoning decisions could be made 3 to 5 years from now, or perhaps even later.

Specifically, we are talking about the area on the following map, which is [also viewable on the interactive website](#):



There are other areas where the ultimate zoning could be best decided later, like the Mill Pond area, or the area perfect for the Performing Arts Center. But we have not had time to attain consensus on these yet, so they are not mapped.

We touched on the reasons for this at the beginning of the [presentation](#) (at 8:15-9:30), throughout the presentation, and returned to the topic at the end (at 1:08:30 - 1:13:52). We'll summarize some of them here.

- 1) This area can be zoned as “Reserved for a Future Decision”, or “**Reserve for Future**”, RFF for short.
 - a) The rumor that the Coastal Commission won't let us have “Urban Reserve” or a similar name, is a misinterpretation. During our communications with their staff, we were told that it was the details put forth in City documents, such as the “Big Idea” loophole and the allowable developments that were the problem with the “Urban Reserve” proposal.
 - b) The zoning details can clearly state to prospective buyers that we are not sure if and how it should be developed and that we plan to rezone it in an LCP Amendment in the near future.
- 2) Doing this will allow us to get the Harvest Market and Skunk Train properties rezoned faster, and therefore allow them to **break ground there sooner**.
 - a) Not only will we be able to get the LCP amendment to the Coastal Commission sooner, but it is likely they will be able to review it faster, and have fewer problems with it.
 - b) In our opinion breaking ground soon would be welcomed by a majority of our community as long as a strong commitment to remaining clean-up is also made (see #6 below).
- 3) This will also allow us to plan more wisely for the “Reserved for Future”, and also **adapt to the unforeseen impacts that are coming**.
 - a) There is so much uncertainty about what is the best zoning in the southern area. Waiting a few years will allow that uncertainty to more fully resolve.
 - b) The recently proposed Public Facilities zoning was a solution to a problem that doesn't exist. It constrains our ability to do what is needed in the future, and encourages sprawl.
- 4) Building next to existing development is **Smart Growth**
 - a) It allows for the extension of services like sewer to be much more cost effective.
 - b) This makes it more feasible for the developers to pay for these services over time.
- 5) Building in phases **sustains local construction jobs**,
 - a) If we develop the whole site as fast as possible, a large percentage of the construction jobs will be filled by out of town workers and firms. Their income is spent elsewhere, and they leave as soon as the building boom is done.
 - b) Our town needs to get off the “boom and bust” cycle it has been on for 170 years, and a ‘slow and steady’ approach to development helps accomplish that.
- 6) Getting the LCP Amendment off to the Coastal Commission sooner will allow the City to again return to the issue of **cleaning up the toxins**.
 - a) This is especially important for the Mill Pond, as well as the wetlands that are below it and behind the temporary Beach Berm.

On another note, please do not forget our original presentation on March 21st. Those 15 minutes are at the start of this video:

http://cityfortbragg.granicus.com/MediaPlayer.php?view_id=1&clip_id=651 and the slides are available there as well. In it we showed that

- 1) the Wildlife Corridor is essential to ecological health in the area,
- 2) that it is very important to preserve all of the forest across from Starbucks, from Walnut Street down to Maple Street, and
- 3) the area known as the “donut hole” needs to be kept undeveloped so that the size of the ecological reserve is large enough to be a robust and resilient ecosystem. Asphalt and gravel can be restored.

Thank you for mandating a 150' corridor (which we think should be wider) and for reiterating that the forest needs to be preserved. Please make the donut hole Open Space or Park, or if that is not conceivable to you, then please add it to the Reserve for Future Decision zoning district.

Thank you for your attention to these matters and for all your hard work!

Sincerely,

John Gallo, Ph.D.

David Jensen

Leslie J. Kashiwada Ph.D.

Doug Kern

William Lemos, Ph.D.

Fort Bragg Headlands Consortium

www.fortbraggheadlandsconsortium.org

We are helping our community realize **three** central social goals.

1. Improved quality of life, for residents, businesses, and visitors.
2. Improved community resilience so we are responsive to a rapidly changing technological and climatic future.
3. Sustainable economic growth, with a local economy that sustains itself and the environment.

These goals lead to the mission of the Consortium, summarized and made operational by **two** guiding principles.

This leads to our mission: *to help achieve environmentally sound strategies for restoration and reuse of Fort Bragg Headlands that will improve the quality of life and economy for our coastal community.*

Principles which support **eight** immediate objectives.

1. Protect and restore the ecological integrity of the Fort Bragg Headlands
2. Commit to smart growth.
1. Reclaim an accessible, safe, and clean beach and bay.
2. Plan initial development adjacent to existing development.
3. Daylight creeks and restore jurisdictional wetlands.
4. Clean up remaining toxins.
5. Protect and restore wildlife corridors.
6. Reduce impervious surfaces.
7. Quantify economic costs and benefits of a vibrant, restored coastline.
8. Protect the forested areas on the headlands.