Paoli, Diana

From:

Paul Clark <pclark@fortbraggrealty.co>

Sent:

Thursday, July 10, 2025 8:13 AM

To:

City Clerk

Cc:

CMAR (CMAR@MCN.ORG); Paul Clark

Subject:
Attachments:

City Council 07/14/2025 Item 7B

1151SMainHousingStudy.pdf

1151 S Main and City goals for 200 units

Think all the Council should see this.

This is the response I got from the city on my formal request for any studies done for the city council to have declared the need for 200 residential units by 2026.

I was surprised to see any study, but as you will see this is not Fort Bragg specific.

I wanted this in the record and would ask the city to rethink this strategy. Being the owner of a property management company here in Fort Bragg, I would think that any study would include reaching out to rental providers in the area, also as it is called for in the City's Economic Development Strategy, another grant funded plan that is not often followed.

Thank you

Paul Clark

Paoli, Diana

From: Paul Clark <pclark@fortbraggrealty.co>

Sent: Friday, July 11, 2025 10:12 AM

To: City Clerk
Cc: Paul Clark

Subject: FW: 1151 S Main City Council 07/14/2025 Item 7B

Attachments: 1151SMain.pdf

Attached some information on Coastal act and views and other protections. Being promoted as a rural small-town city, one would think it would be of some importance for all of us.

The lack of "story poles" on this or any project that will impact views to the ocean should be a primary concern, not using some lame excuse that it is not important, or exempt, or not on some map that some staff person came up with years ago.

The recent meeting on the MOU with the railroad was very interesting it was stressed that one of the main points of the coastal act was to protect views.

Too bad that is not true. The City Council should demand story poles on any project, no matter what it is, like all the previous applications in this area have been made to do.

No excuses at all on this. Had the story poles been put up you would not be able to find a seat in town hall. But sadly, that is why it was decided by staff that the poles not be used.

There is no good reason at all to have not required this, only bad reasons. The residents of the area will be furious with you if this project goes ahead, and the 2026 election may well be like the one in 2000, when three councilmembers were voted out. That is how we ended up with this current general plan. It did not turn out well for us. We ask you to represent the voters that put you on the council.

I already think of this each time I go by the intersection of Main and Ocean View Drive, and yes, I do look at the ocean as I drive by. It cannot be missed but will be if you allow it to disappear.



California Coastal Commission

The California Coastal Commission (CCC) is a state agency within the California Natural Resources Agency with quasi-judicial control of land and public access along the state's 1,100 miles (1,800 km) of coastline. Its mission as defined in the California Coastal Act is "to protect, conserve, restore, and enhance the environment of the California coastline".

Protection of coastal resources includes shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, and regulation of agricultural lands, commercial fisheries, industrial infrastructure. By regulating land use within a defined coastal zone extending inland from 3,000 ft (910 m) up to 5 mi (8.0 km), it has the authority to control construction of any type, including buildings, housing, roads, as well as fire and erosion abatement structures, and can issue fines for unapproved construction. It has been called the single most powerful land-use authority in the United States due to its purview over vast environmental assets and extremely valuable real estate.

Critics say that the CCC has exceeded its mission, as well as exacerbated California's housing shortage by limiting housing supply in some of the state's most

California Coastal Commission



California Coastal Commission Logo

Agency overview

Formed 1972

Jurisdiction California

Headquarters San Francisco

Employees 205 (2024-2025)

Annual budget \$48 million (2024-2025)

Agency Kate Huckelbridge,
executive Executive Director^[2]

Parent agency California Natural Resources

Agency

Website coastal.ca.gov (https://coasta

l.ca.gov/)

Footnotes

[1]

affluent areas, and harmed the environment by defending parking infrastructure, blocking public transit and scuttling dense housing development, while proponents say that the Commission has protected open space, views, habitats, endangered species, and public coastal access.

Composition

The commission is composed of 12 voting members, 6 chosen from the general public, and 6 appointed elected officials.^[3] Being on the commission can carry responsibilities which are highly politicized.^[4] The 12 appointed commissioners control zoning, compel property alterations,

impose fines, bestow construction approvals or vetoes, and require public thoroughfares on private property. [5][6]

Separate from the appointed Commissioners are the commission's employed staff, numbering some 164 people during 2021–22.^[7]

Jonathan Zasloff, a law professor at the University of California, Los Angeles stated that "The commission is the single most powerful land use authority in the United States given the high values of its jurisdiction and its high environmental assets." and that, because its members are appointed by the governor and the State Senate and Assembly leaders (which have generally been Democrats), "The commission reflects a constituency that is important to Democrats." [5]

Authority

Development activities are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters. Development usually requires a Coastal Development Permit from either the Coastal Commission or the local government if such development would occur within the Coastal Zone.^[8] The Coastal Zone is specifically defined by law as an area that extends from the State's seaward boundary of jurisdiction, and inland for a distance from the Mean High Tide Line of between a couple of hundred feet in urban areas, to up to five miles in rural areas.^[6]

The state authority controls construction along the state's 1,100 miles (1,800 km) of shoreline.^[4] One of the provisions passed under the 1976 California Coastal Act specifically prohibits State Route 1 from being widened beyond one lane in each direction within rural areas inside the Coastal Zone.^[9] The Coastal Commission also had the power to block a proposed southern extension of State Route 241 to Interstate 5 at San Onofre State Beach in San Diego County.^[10]

The Coastal Commission has the ability to overrule local elected representatives and has also gained the ability to fine private citizens. [11][12] The agency has sought enforcement through the courts as it originally did not have the power to issue fines on its own to alleged violators. A bill in the California legislature to grant the commission a broad power to issue fines was defeated in September 2013. [13] However legislation attached to the state budget in the summer of 2014 [14] finally granted the authority to impose fines on violators of public-access which could apply to about a third of the backlog of over 2,000 unresolved enforcement cases. [15][16] The first notable fines were issued in December 2016 against Malibu property owners Dr. Warren M. Lent and his wife, for \$4.2 million, and Simon and Daniel Mani, owners of the Malibu Beach Inn, who settled amicably for \$925,000. The difference in severity of the fines were attributed to the "egregious" nature of the Lent case. [17]

Local agency administration

A "local coastal program" is the official name for a zoning plan controlled by the commission but administered by a local agency. The commission can retake granular control of any project if it is

2 of 19 7/9/2025, 8:54 AM

appealed.^[8] An appeal will take approximately 6–8 months on average to reach a final decision and may take longer to resolve more complicated appeals.^[18]

The commission is the primary agency which issues Coastal Development Permits. However, once a local agency (a County, City, or Port) has a Local Coastal Program (LCP) which has been certified by the commission, that agency takes over the responsibility for issuing Coastal Development Permits. For areas with Certified LCP's, the Commission does not issue Coastal Development permits (except in certain areas where the Commission retains jurisdiction, i.e. public trust lands), and is instead responsible for reviewing amendments to a local agency's LCP, or reviewing Coastal Development Permits issued by local agencies which have been appealed to the commission. [8]

A Local Coastal Program is composed of a Land Use Plan (LUP) and an Implementation Plan (IP). A Land Use Plan details the Land Uses which are permissible in each part of the local government's area, and specifies the general policies which apply to each land use. The LUP can be a part of a local government's general plan. The Implementation Plan is responsible for implementing the policies contained in the LUP. The IP is generally a part of the city's zoning code. [19]

One example

The Local Coastal Program (LCP) for a run-down gateway to Channel Islands Harbor in Oxnard is designated for visitor-serving commercial uses and harbor-related uses that support recreational boating and fishing. The county owns and manages the harbor and wanted to amend the LCP to allow a mixed-use development with up to 400 apartments as their selected developer said the project was only feasible with the housing. In 2020, the commission refused to override the denial by the city of Oxnard of land-use changes as that is only intended to be used in rare instances when a local government is standing in the way of the development of a public works project that would meet regional public needs.^[20]

Managed retreat

The Commission recommended cities implement managed retreat philosophies allowing oceans to naturally erode developments thereby nourishing beaches with reclaimed sand made of disintegrated former properties.^{[21][22][23]}

In 2019, after the Commission allowed a new seawall to be constructed to protect apartments built in 1972, but denied a permit for townhomes built in 1984, the owners of the 1984 townhomes sued. ^[24] The Commission reasoned that the Coastal Act states that the Commission "shall" issue permits for coastal armoring designed to protect "existing structures," which the Commission interpreted as existing at the time of the passage of the Coastal Act, 1977. ^[24] In 2023, the judge ruled for the plaintiffs, stating that the Commission's position was an "erroneous and unreasonable" interpretation of the law. ^[24]

The Commission appealed the ruling, and observers have stated that the final result of this litigation will have far-reaching consequences on the future of California's coast.^[24] Currently, 14% of the whole of the California coastline, and 38% of Southern California beaches are protected with seawalls.^[24] One proposal to remedy this situation and allow managed retreat was a bill which



Home **Programs** **Environmental Analysis**

Coastal Program

Coastal Act Policy Resource Information

Coastal Scenic and Visual Resources

Coastal Scenic and Visual Resources

Coastal Scenic and Visual Resources Basics

The Coastal Act requires scenic and visual qualities of coastal areas to be considered and protected as a resource of public importance. Development is also required to be sited and designed to protect public views to and along the ocean and other scenic areas. Depending on the characteristics of the site and surrounding area, scenic resources can include sandy beaches and blue water ocean views, rocky headlands and shorelines, coastal bluffs, coastal lagoons and marshlands, rural farmlands and pasturelands, and open or forested slopes, hillsides, ridgelines and mountain tops, as well as more urbanized harbors and waterfront areas. Cultural features set in scenic areas and other historic or natural points of interest visible from public viewing areas or scenic corridors may also be considered scenic resources. Despite Coastal Act protections, incremental approval of individual developments and variances that include minor additions and maintenance activities have resulted, over time, in the cumulative degradation of public views and coastal scenic resources.

Coastal issues that may need to be addressed during project development could include:

- · Blocking or altering bluewater views
- · Loss or alteration of views to open space, rural areas, or inland hillsides and mountains
- · Landform alteration through grading and earthwork
- · Compatibility with, and subordination to, surrounding areas and change in character
- · Night lighting and glare
- · Design considerations such as guardrail type and height, down drain color, retaining wall or viaduct concrete color, and aesthetic treatments (rock or earth textured concrete)
- · Landscaping and planting plans

Coastal Act Policies Related to Coastal Scenic and Visual Resources

. Coastal Act Section 30251 states the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the

California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Coastal Scenic and Visual Resources considerations when developing your project and preparing to submit a coastal development permit

When applying for a CDP from the California Coastal Commission (Commission) or a local agency where project development may result in impacts to visual resources due to project location, size, or scale, it is critical to provide a thorough assessment of coastal view impacts and to address potential view impacts as early as possible in project planning. In addition to Coastal Act policy requirements, a local government's certified Local Coastal Program (LCP) may also have more specific special provisions that must be considered for siting and design, such as particular height limitations, protecting particular view corridors and vantage points, or protecting the community character of certain areas.

Key considerations to help determine your project's consistency with applicable visual and scenic resource protection policies and its potential for permit approval include:

- Baseline: Consider the context of the existing scenery and coastal visual resources. In addition to project plans, it may be necessary to provide baseline data showing existing and proposed conditions, such as keyed site photographs, visual simulations, or a line-of-sight analysis. If relevant to the project, document existing lighting and signage to demonstrate the change from existing to proposed conditions. Information may be required to show how the size and scale of the proposed development compares with the existing visual baseline and site-specific visual context. For example, consider whether the landscape is rural or urban, whether there will be a visual change to an identified scenic resource such as a historic bridge, whether there are existing unobstructed ocean views that may be affected, or whether proposed new lighting in locations with outdated or no lighting will affect dark skies.
- Alternatives Analysis: Strict Coastal Act protections of scenic coastal
 resources require a thorough alternatives analysis to determine if a
 more appropriate alignment or design alternative would be feasible to
 reduce the potential for impacts on visual and scenic resources. The
 Commission is required to identify the least environmentally damaging
 alternative when making findings pertaining to scenic and visual
 resources.
- Avoidance and Minimization: The analysis of project impacts on visual resources should take into account avoidance and minimization efforts such as siting and design measures to reduce effects and mitigate to the greatest extent feasible. The use of mitigation measures alone will not ensure that the Commission can approve a project. However, where impacts are unavoidable, the Commission has approved mitigation measures (usually as special conditions of an approved CDP) such as restrictions on the type, amount, and location of new lighting or signage; requirements for an earth-toned color scheme; modifications in the height, scale, or style of the project; limitations on guard rail height or type; utility undergrounding; and other design strategies.

To help streamline the process of rail selection and coastal development

permitting, Caltrans and the Commission have developed a guidance document for designing bridge rails and barriers in the coastal zone. Bridge Rails and Barriers: A Reference Guide for Transportation Projects in the Coastal Zone includes fundamental design standards, aesthetic designs and treatments, and design features to ensure safety, versatility, and ease of maintenance.

Statewide Campaigns

- ▶ ADA Access
- Adopt-A-Highway
- Amber Alert
- ▶ Be Work Zone Alert
- ► CAL FIRE
- ▶ Clean California
- ▶ Go Safely California
- HeatReadyCA.com
- Move Over Law

- ▶ Cal OES: Power Outage and Fire Recovery Resources
- California Climate Investments
- California Connected
- ▶ California Transportation Plan 2050
- ▶ REALID
- Save Our Water
- ▶ Stormwater Education Campaign
- ► Tenant and Landlord Resources
- Unclaimed Property

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CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000 SAN FRANCISCO, CA 94105-2219 VOICE AND TDD (415) 904-5200



W3

MEMO

May 3, 2004

TO: Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director

RE: Protecting Views from the Ocean Under the Coastal Act

INTRODUCTION: The Commission has asked for a summary review and discussion of actions protective of scenic coastal resources and specifically the protection of views from the ocean to the land. The protection of scenic values along the California coast, together with public access, is a principal driver underlying continuing strong public support for effective coastal management. The premiere objective of the California Coastal Plan called for in the California Coastal Zone Conservation Act of 1972 (Proposition 20 – a citizen's initiative) was: The maintenance, restoration, and enhancement of the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values." The "coastal zone" was defined in the initiative as extended from three miles at sea inland to a specifically delineated boundary.

The California Coastal Act of 1976 made permanent the Coastal Commission and established the conservation and use policies guiding planning and regulation of land and water areas in the new coastal zone established by that law. Specifically, relative to the protection of scenic values, the Act provides that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, [emphasis added] to minimize the alteration of natural land forms, to be visually

¹ See Public Policy Institute of California Statewide Survey: Special Survey of Californians and the Environment, November 2003 (this survey focused on public attitudes toward and support for coastal protection)

¹ Section 27302 (a) Public Resources Code (repealed January 1, 1977 and replaced by the Coastal Act).

compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...³

Section 30009 PRC requires that "[The Coastal Act] shall be liberally construed to accomplish its purposes and objectives."

The Coastal Commission has implemented scenic resource protection policies primarily by focusing on land-based scenic views from public parks, trails, roads and vista points. Over the years however, and in recognition of changing recreational use patterns and input from the boating community, the Commission began calling for protection of landscape views from state ocean waters (3 miles) in rural areas of the coast that are essentially devoid of development as well as other areas having unique landforms even in built environments. This position takes into account the fact that boating is and will continue to be an increasingly important form of coastal recreation that is also called out for protection in the Coastal Act. (See section 30224 PRC.) The conceptual basis for this position is quite simple: Like scenic vistas from upland public places, the enjoyment of uncluttered views from the ocean to and along California's magnificent coastline is a public resource and aesthetic value of importance to substantial numbers of current and future coastal users. It is an important public interest – a coastal resource worthy of protection.

Protecting views from the ocean: While the primary focus of the Commission's application of the scenic resource protection policies of the Coastal Act has been from the edge of the sea along the coast and inland, as well as other vistas in the coastal zone, views from the ocean to the land have also been taken into account. Viewsheds include views from a particular place on land to and along the ocean and scenic coastal areas as well as from the ocean toward the land and along scenic coastal areas. Generally, viewsheds from the ocean toward land that have been considered important enough to warrant protection through siting, design, landscaping and other measures have most often included geographic reaches of coast that are rural in character and relatively unaltered by human activity. However, in some unique situations scenic values as enjoyed from coastal waters have also been taken into consideration and protected in urban areas such as Marina Del Rey and Point Loma in San Diego.

The protection of scenic values in unique geographic places on the planet is receiving increased attention from government as population grows and tourism becomes a greater part of national and local economies. Because increasing numbers of people enjoy scenic vistas from places on or in the water (i.e., coastal ocean waters, seas, lakes, rivers, great ponds, estuaries, etc.), protecting such public values and resources has become a recognized and legitimate land and water use planning and regulation objective. A recent court decision upholding rules designed to protect views from the waters of lake Tahoe

³ Section 30251 PRC.

Paoli, Diana

From:

Paul Clark <pclark@fortbraggrealty.co>

Sent:

Friday, July 11, 2025 10:25 AM

To:

City Clerk

Cc:

Paul Clark; CMAR (CMAR@MCN.ORG)

Subject:

City Council 07/14/2025 Item 7B

Attachments:

1151.pdf

Some reminders from the railroad MOU meeting about what the coastal act says, and from the city website stating goals and what Fort Bragg is, a rural small town.

Please make sure it stays that way. This is as has been said the gateway to our town. All of us look to the ocean when we drive by, or are stopped at the light, or in McDonalds,

Or just driving either direction. It's a big part of why we live here. We don't want it to look like every big city in California, and I suspect you don't either, but feel pressured to approve this project that obviously does not meet the intent of the zoning, regardless of what you have been told. Our appeal should have been the first clue, please listen to all of us, not just those that want housing at any cost.

I also refer you to the unproven need for 200 units by 2026. There is not local study.

Thank you

Paul Clark

Mou Meeting

Coastal Policy Alignment

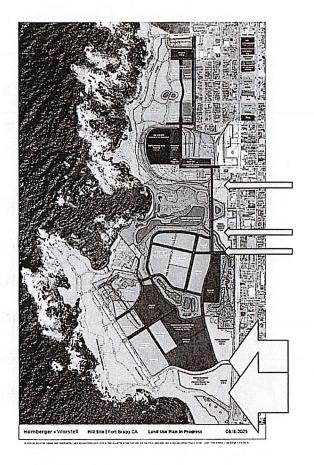
Coastal Act Priorities

- Coastal Access
- Open Space and Recreation
- Coastal Dependent Uses
- Resource Protection
- Protection of views

FNOW MACTIAN

PROTECTION OF PUBLIC VIEWS to and along the ocean.

- The Coastal Act protects public views from street corridors and public parks.
- The site will be analyzed for impacts to ocean views as part of the LCP amendment process.
- Potential views could be blocked with future development from Alder, Madrone, and Maple Streets and between Walnut and South Street.
- The LCP amendment will establish view corridors from public vantage points.



CITY COUNCIL WORKSHOP

Thursday, 26, 2025 - 5:30 pm

Cotton Auditorium 500 N. Harold Street Fort Bragg, CA 95437

Engaging the community in shaping the direction and content of the Mill Site Memorandum of Understanding (MOU) through a collaborative, transparent process focused on land use planning.

WORKSHOP PURPOSE

This community workshop is the first in a series designed to shape the Memorandum of Understanding (MOU) between the City of Fort Bragg and Mendocino Railway. Your input will help guide long-term planning and development on the Mill Site.

AGENDA

1. Welcome & Opening Remarks

- Introduction by Mayor & City Manager
- Importance of Community Participation

2. Overview of MOU Process

- What is the MOU?
- How it fits into the Mill Site Master Development Program
- What is the purpose of this workshop?
- What is the Public Process in Shaping the MOU?
- Goals of the MOU Process
- Schedule and decision-making milestones

3. MOU TOPICS FOR COMMUNITY INPUT

MOU Topic #1: Land Use Planning Context

What types of uses do you want to see prioritized on the Mill Site?

MOU Topic #2: Key Factors Influencing Land Use and Development

What challenges or opportunities should shape the land use strategy?

MOU Topic #3: Infrastructure Needs & Financing Strategy

How can infrastructure serve both the site and the broader community, and Costs?

MOU Topic 4: Identifying Special Real Estate Land Transactions

What principles should guide land ownership and transfers?

MOU Topic 5: Articulating the Functions and Terms of the Master Development Agreement

What guarantees or public benefits should be included in the agreement?

4. Entitlement Strategy & Coastal Policy Alignment

Overview of how land use entitlements will be structured:

- Local Coastal Program Amendment
- Zoning and CEQA (Programmatic EIR)
- Coastal Act Policy Alignment

➤ Community & City Council Feedback on how the plan can support priority uses such as open space, access, and visitor services

5. Illustrative Plan Update - Mendocino Railway

Presentation of the revised draft plan based on community and Council feedback, with focus on:

- Rail-related uses on the North Mill Site
- Updates to proposed land use areas

➤ Community & City Council feedback on the updated plan

6. Rail-Related Zoning Proposal

New zoning district approach for rail-related land use:

- Objective standards and permitted uses
- Framework for mixed-use or future transitions

➤ Community & City Council feedback on clarity, appropriateness, and community safeguards

7. Summary & Next Steps

- Recap of community feedback received
- Direction & Feedback from the City Council
- Upcoming Council Study Session
- Opportunities for ongoing participation

Thank You for Attending.

SERVICE FINDER

CITY MISSION, VISION, AND CORE VALUES



OUR MISSION

Fort Bragg is a small town nestled between the coast and the redwoods with a strong sense of community that seeks to preserve its environment while providing resilient public facilities and infrastructure and supporting a safe and vibrant economic, multi-cultural, and recreational experience for both locals and visitors alike.

OUR VISION

Fort Bragg, a California coastal destination with rich natural resources and rugged beauty, is transforming our future by weaving together our people, ecosystems, and economy to create community prosperity. We are making our mark in the 21st Century by creating climate-ready water and energy independence, housing and economic opportunities, accessible health care, community public safety, and education for all

OUR CORE VALUES

Innovation and Sustainability drive our city forward, encouraging creative solutions and continuous improvement by embracing new ideas and technologies to enhance quality of life.

Honesty and Integrity emanate throughout our community to engender the trust, transparency, responsibility, and accountability that our citizens deserve.

We are **Service-Oriented** and **Responsive** to the public and to each other to demonstrate our genuine commitment to create a Fort Bragg that serves us today and readies us for a successful tomorrow.

Leading with Fair and Ethical principles and practices, Fort Bragg promotes an inclusive community culture of unity and equality that openly invites everyone to enjoy our unique coastal enclave.

We champion **Conservation**, **Preservation**, and **Protection** of our natural environment that is the unifying foundation of Fort Bragg stewardship.

Consistent **Communication** and **Collaboration** nourish civic pride and celebrates the diversity of our city and the meaningful municipal services that our residents and businesses rely on.



MISSION, VISION, AND VALUES

he City of Fort Bragg co-created the foundational elements of the SP28+ through an inclusive Council, Staff, and Community process that developed the City's Mission, Vision, and Values. The process began with surveys of the entire City staff, followed by interviews with City Council and internal City staff workshops to assess priorities, opportunities, and anticipated challenges for the coming years. The efforts of this preparation culminated in a public workshop where residents, businesses, and other interested parties were invited to attend, review the draft Strategic Plan framework, and provide input. This final document is a collaboration of diverse voices that provide a thoughtful, strategic direction to move the City forward for the next five years and beyond.

While Fort Bragg is small town in terms of numbers of people - no more than 7,000 residents have remained steady over the past several decades - our City reflects an in-depth diversity and vibrancy that is unparalleled for a community tucked quietly within a forested coastline. Our community has resounding alignment in our City's Mission of what our purpose is; our Vision of where we are headed; and our principled Core Values that underlie what unites us. Our multi-generational voices and passion for where we live and thrive, and our commitment to create and embrace Fort Bragg's future is why we remain steady and committed to preserving our unique character while embracing deliberate change.

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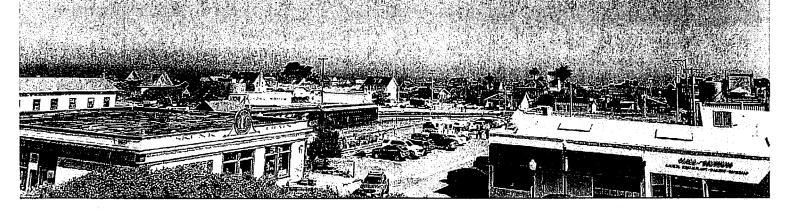
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Consistent Communication and Collaboration nourish civic pride and celebrates the diversity of our city and the meaningful municipal services that our residents and businesses rely on.



- 1E. Develop affordable and market-rate housing that is accessible for every arc of residents' lifetime experiences including Fort Bragg's permanent and temporary workforce, students, retirees, and newcomers who want to share our rich cultural and natural home.
 - Dedicate staff to support and promote affordable and accessible housing development that complements Fort Bragg's small town by the sea:
 - O Support Housing Mendocino Coast in providing home ownership opportunities to workforce using the Community Land Trust model that preserves land for housing in perpetuity.

Leading with fair and ethical principles and practices, Fort Bragg promotes an inclusive community culture of unity and equality that openly invites everyone to enjoy our unique coastal enclave.

O Update zoning regulations to accommodate mixed-use developments, create innovation zones for climate-resilient housing, promote walkability, and preserve the character of our diverse neighborhoods.

- O Streamline, educate, and expedite the permitting process, including:
 - » Crime Prevention Through Environmental Design (CPTED) and a fee structure to foster ease of application, quick turnaround, and status tracking that supports fair and equitable permitting practices.
 - » Pre-application meetings, software upgrades, in-house plan checks and inspections.
- Develop multi-residential opportunities for shareable spaces that support students, temporary employees, and other interested residents for independent living.
- Consider City-owned or employee subsidized housing to attract a high-quality workforce while addressing barriers to living in Fort Bragg.
- Promote inclusive and transitional housing and integration planning for the underserved and unhoused populations to improve quality of life and support all of Fort Bragg's citizens.
- Develop housing incentives to encourage conversions and additional housing.
- Begin the long-term planning process to address a demographic influx and the associated economic, housing, and social disruptions triggered by the escalating climate crisis.
 - O Conduct an analysis to better understand climate-driven demographic influx and associated economic and social disruptions to plan for future needs and contingencies.

Contact Us (/contact-us) -Translate (/hcd-search)

(https://www.ca.gov/)





Grants & Funding (/grants-and-funding)

Manufactured & Mobilehomes (/manufactured-and-mobilehomes)

Building Standards (/building-standards-hcd)

Planning & Community Development (/planning-and-community-development)

Policy & Research (/policy-and-research)

About HCD (/about-hcd)

Home (/) > Planning & Community Development (/planning-and-community-development)

> Accountability and Enforcement

Accountability and Enforcement

The Department of Housing and Community Development (HCD) enforces state housing laws to meaningfully and positively impact the provision of housing in all communities across the state.

California's housing crisis has reached historic proportions despite the passage of numerous laws intended to increase the supply of housing affordable to Californians at all income levels. As part of the 2021-2022 state budget, HCD received additional staff to grow its accountability efforts and formed the Housing Accountability Unit (HAU). While educ and technical assistance is always the first step in HCD's accountability efforts, the H holds jurisdictions accountable for meeting their housing element commitments and complying with state housing laws. Violations of these state laws may lead to consequences including revocation of housing element certification and/or referral to the California Office of the Attorney General.

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Actions and Results

The Housing Accountability Dashboard reflects the actions the Housing Accountability Unit (HAU) has taken to date (updated weekly) and includes HCD's accountability and enforcement work starting on January 1, 2020.

View Housing Accountability Dashboard (/planning-and-community-development/
housing-open-data-tools/housing-accountability-dashboard)

Technical Assistance and Enforcement
Letters

Legal Action

+

Submit Technical Assistance Requests and
Potential Violations to HCD for Review

Enforcement Process

+

Enforcement Authority

In 2017, several bills were signed to strengthen and clarify existing laws, and to increase accountability and enforcement to better address the housing needs of Californians. Assembly Bill (AB) 72 was one of those bills. In 2021, AB 215 provided additional auth 2023, AB 434 further expanded HCD's authority. As a result, enforcement authority to Government Code section 65585 includes:

Housing Element Law



Housing Accountability Act (HAA)	+
No Net Loss Law	+
Density Bonus Law	+
Anti-Discrimination in Land Use Law	+
Portions of the Permit Streamlining Act (PSA)	+
Housing Crisis Act (HCA) of 2019	+
Affirmatively Furthering Fair Housing (AFFH)	+
Streamlined Ministerial Approval Process (SB 35 of 2017)	+
By-Right Supportive Housing Provisions	٠

By-Right Low Barrier Navigation Centers	+
Affordable Housing Preservation Noticing Law	+
Surplus Land Act	+
Rental Inclusionary Housing	+
Limitations on Development Standards	+
Minimum Parking Requirements (AB 2097 of 2022)	+
Affordable Housing and High Road Jobs Act (AB 2011 of 2022)	+
Five Hearing Rule	+
Duplexes and Lot Splits (SB 9 of 2021)	·

Accessory Dwelling Unit Law Middle Class Housing Act (SB 6 of 2022) Affordable Housing on Faith and Higher Education Lands Act (SB 4 of 2023) Demolition of Housing Units (AB 1218 of 2023) The Starter Home Revitalization Act (SB 684 + of 2023)

Need Help?

Visit our Housing Accountability Unit Portal (https://calhcd.service-now.com/csp? id=sc_cat_item&sys_id=91e19b8ac31955109a97251ce0013105) to submit a request for technical assistance.

Related Links

Accessory Dwelling Units (/policy-and-research/accessory-dwelling-units)

San Francisco Policy and Practice Review (/policy-and-research/plans-and-reports)

Public Lands for Affordable Housing Development (/planning-and-community-development/public-lands-affordable-housing-development)

Affirmatively Furthering Fair Housing (/planning-and-community-development/affirmatively-

furthering-fair-housing)

Housing Elements (/planning-and-community-development/housing-elements)

Building Blocks (/planning-and-community-development/housing-elements/building-blocks)

Annual Progress Reports (/planning-and-community-development/annual-progress-reports)

Resources

Group Home Technical Advisory 2022 (PDF) (/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf)

Contact

California Department of Housing & Community Development 651 Bannon Street Sacramento, CA 95811

Directions (https://www.google.com/maps/dir//651+Bannon+Street,+Sacramento,+CA/ @38.5952691,-121.4950853,17z/data=!4m9!4m8!1m0!1m5!1m1! 1s0x809ad7c9f66658c9:0x51fe757f44d50a6b!2m2!1d-121.4925104!2d38.5952649!3e0) Division of Codes and Standards 9342 Tech Center Drive, Suite 500 Sacramento, CA 95826 (800) 952-8356

Regional Offices (/manufactured-and-mobilehomes/registration-and-titling#collapse-4)

Statewide Campaigns

Register to Vote (https://registertovote.ca.gov/)

Mental Health For All (https://mentalhealth.ca.gov/)

Save Our Water (https://saveourwater.com/)

Flex Alert (http://www.flexalert.org/)

Real ID (https://www.dmv.ca.gov/portal/dmv/detail/realid)

Housing Is Key (https://landlordtenant.dre.ca.gov/)

Covid19 Updates (https://covid19.ca.gov/)

Vaccinate ALL 58 (https://covid19.ca.gov/vaccines/)

Rent Relief (https://urldefense.com/v3/_https:/www.bcsh.ca.gov/ab3088/__;!!KiquKgc! MkdD66JlqHAnQp6NTLPcJensK9w0NCXU_tvyS_H_FAJ__vlrJUAzEptQy0LHW4i2p2tQcwk%24)

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City of Fort Bragg, California

C> NextRequest

Request Visibility: ® Unpublished

Request 25-109 🗁 Open



Dates

Received

June 19, 2025 via email

Requester

A Paul Clark

□ pclark@fortbraggrealty.co

809 North Main Street, Fort Bragg, CA, 95437

3 707-964-0811

Century 21 Fort Bragg Realty

Invoices

No invoices due

Staff assigned

Request

Hi there, how do I make formal request for copies of any studies the city has relied upon to declare the housing "crisis" that lead to the city's goal of 200 residential units by 2026? I have asked at several PC and CC meetings but have not received any response. My guess is there is none but am making this formal request.

Please advise.

Thank you

Paul Clark

Century 21 Fort Bragg Realty

809 North Main Street

Fort Bragg, CA 95437

707-964-0811

DRE 00640014

pclark@fortbraggrealty.co

Timeline

Documents

CityMtg 20250714b Request for Information

Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

We are requesting the location of each bore hole / exploratory well (Bh/Ew) bored on the property at 1151 South Main Street, Fort Bragg CA 95437.

This information request should include:

Date of boring

City of Fort Bragg Received

JUL 10 2025

Location of boring, plotted on this project's site plan

Diameter of boring

Geologic log, with all strata encountered

Total depth of boring

Depth when water was encountered

If a completed well report is NOT available, then include these:

Thickness of silty soil

Thickness of terrace deposit

Thickness of Franciscan bedrock

Copies of invoices, and description of sealing material for each Bh/Ew

Labor invoice for sealing each Bh/Ew

Name and signature of person confirming each Bh/Ew has been sealed according to California Department of Water Resources, Part III. Destruction of Monitoring Wells Sections 18 & 19.

Respectfully submitted by Guy Burnett & Truthful Kindness on 10July2025

Guy Burnett

Truthful Kindness

Page **1** of **1**;

Saved at Dewey/305/20250714/CityMtg20250714b R4i.docx

on 10July2025



City Council Mtg 14July2025c BOIL Water Notice

Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exemptines Septines 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development Received ***

The City Council has been presented with documentation that calls into question the legitimacy of proceeding with this project on site of 1151 South Main Street.

Here is MORE documentation of the misuse of this property for the project, which calls for a "NO" vote is needed on this project:

On 29Apr2025, Mendocino County Public Health issued a public advisory Water Quality Alert - Mendocino, CA; "The State Water Resources Control Board, Division of Drinking Water, has issued citations and compliance orders to three businesses west of Highway 1 in the town of Mendocino. These actions have resulted in boil water notices being issued for those businesses." ((see attached)).

One of the three wells had a finished depth of over 150', a properly installed sanitary seal, and still was "under the influence of surface water" contamination. The contaminated stormwater from this project will inundate and overwhelm specific confined areas of a filtration/percolation basin. The soil bedrock constitution is not capable of adequately allowing a slow percolation process. In all likelihood wells along Harbor Avenue and further west will be destroyed because of this project.

City council does not have the right or jurisdiction to take and/or allow the destruction of personal property without imminent domain.

Respectfully submitted by Guy Burnett & Truthful Kindness on 10July2025

Guy Burnett

Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 1533 Light Barris Development Projects and 15195 Infill Housing Development

Received

JUL 10 2025

Excerpts from notes by Dick LaVen 27Aug2003 regarding the 23Aug1995 Nolan Report on Todds Point; area groundwater recharge & water balance report by Nolan Associates. These excerpts show that a "NO" vote is needed on this project.

Highest priority from Summary and Conclusions is page 3 excerpt:

"... BETTER THAN A CHOLERA EPIDEMIC." - Dick LaVen

Page 3

There is no thought about potential health problems when the report proposes to recharge the aquifer from septic systems. The report says the terrace soils give "poor filtration for septic disposal" and that the SCS soils report recommends community sewage systems because of the potential for failure of septic tank absorption fields. But the report includes 150 gallons per day per household contributed to groundwater from each septic system as if it were a good thing. How about a dye study? It's better than a cholera epidemic.

So what should we do? My recommendation is a detailed inventory of surface topography, bedrock surfaces & fractures and wells & septic systems & interviews of residents & water use on the site. This will identify sub-basins. Then let some good groundwater modeler build a picture of what happens under 3 drought years in a row for each of the sub-basins, all the while separating septic leachfield contributions from rainfall contributions.

Editorial comments:

At least septic systems have an inflow/outflow period of 7-15 days for its digestive process. Septic systems generally do not include runoff from parking lot consisting

Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

of petroleum products, antifreeze, pesticides, herbicides, and random "forever chemicals".

Please allow me to point out that this project intends to introduce polluted surface drainage containing petroleum products from parked vehicles, coolant drippings, pesticides, herbicides, animal waste, household waste drippings, etc, into the 0' to 10' soil layer overlaying the fractured Franciscan bedrock. This slurry of chemical and biological soup will have 0 minutes of treatment time prior to its introduction to the chain of poor filtration leading to the water supply on Todd's Point. ((end editorial comment.))

Page 1

- 1. This level of analysis is no longer adequate. The information readily available will allow us to do a better job.
- 2. The information provided in the report does not support the report's conclusions about the adequacy of the Todd Point aguifer. ...

Adequacy of the Todd Point groundwater recharge and water balance evaluation:

The NOLAN Associates report references reporty by Scott (1982) and the USDA Soil Conservation Service (1987) describing the marine terrace fill material and underlying bedrock on Todd Point as:

1. An excessively drained sandy loam soil formed from and on marine terrace material. This soil has depths of 0 to 4 feet.



Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

- 2. Marine terrace deposits, sand and gravel. The deposits range from 0 to 24 feet in thickness.
- 3. Very irregular surfaced Coastal Belt Franciscan sandstone. The sandstone bedrock itself is widely recognized as non-water bearing.

Page 2

Pg 2, paragraph 2: The bedrock itself is does not produce groundwater. The bedrock is fractured and most of the fracture zones are readily observed on airphotos. Wells have been successfully drilled into the bedrock, but if those producing wells are plotted on a map, they will be found to be located near bedrock fracture zones.

Editorial comment: Unfortunately, the 20' of sanitary seal provides a very weak level of protection for a well drilled through fractured Franciscan bedrock. This presents poor filtration. ((end editorial comment)).

Page 3

Page 3 of 4;

There is no thought about potential health problems when the report proposes to recharge the aquifer from septic systems. The report says the terrace soils give "poor filtration for septic disposal" and that the SCS soils report recommends community sewage systems because of the potential for failure of



Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

septic tank absorption fields. But the report includes 150 gallons per day per household contributed to groundwater from each septic system as if it were a good thing. How about a dye study? It's better than a cholera epidemic.

So what should we do? My recommendation is a detailed inventory of surface topography, bedrock surfaces & fractures and wells & septic systems & interviews of residents & water use on the site. This will identify sub-basins. Then let some good groundwater modeler build a picture of what happens under 3 drought years in a row for each of the sub-basins, all the while separating septic leachfield contributions from rainfall contributions.

Respectfully submitted by Guy Burnett & Truthful Kindness on 10July2025

Guv Burnett

Truthful Kindness

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2025

City of Fort Bragg Received

JUL 10 2025

To: Dave Goble

From: Dick LaVen

Date: August 27, 2003

Subject:

Notes on 1995 Todd Point area groundwater recharge & water

balance report by Nolan Associates:

Summary and conclusions:

1. This level of analysis is no longer adequate. The information readily available will allow us to do a better job.

- The information provided in the report does not support the report's conclusions about the adequacy of the Todd Point aquifer.
- 3. The information provided in the report supports the assumption that the area east of Hwy 1 does not contribute to the recharge of the Todd Point aquifer.

Contributions to the Todd Point aguifer from the area east of Hwy. 1:

The Nolan Associates report cites work by Krazan & Associates on the proposed K-Mart site. Krazan & Associates put down 24 borings in the winter of 1994-95 and came up with mostly dry holes. Krazan & Associates only hit water in one hole.

The author reports sandstone bedrock outcrops and shows the outcrops on the map. The outcrops are in the T intersection of Hwy 1 and Hwy 20. These outcrops are shown on the Nolan Associates Figure 1.

The geologic cross-section shown on the Nolan Associates Figure 2 shows a slice through a bedrock ridge trending in a northerly direction. The prism of Hwy 1 is built on this sandstone outcrop and on the shallow terrace soils to the north. Construction of the highway prism and continued traffic has compacted the prism into a de-facto dam.

Based on these observations, it is reasonable to conclude that it is unlikely that groundwater moves from east to west across bedrock and Hwy. 1 prism barrier.

Adequacy of the Todd Point groundwater recharge and water balance evaluation:

The Nolan Associates report references reports by Scott (1982) and the USDA Soil Conservation Service (1987) describing the marine terrace fill material and underlying bedrock on Todd Point as:

- An excessively drained sandy loam soil formed from and on marine terrace material. This soil has depths of 0 to 4 feet
- 2. Marine terrace deposits, sand and gravel. The deposits range from 0 to 24 feet in thickness.
- 3. Very irregular surfaced Coastal Belt Franciscan sandstone. The sandstone bedrock itself is widely recognized as non-water bearing.

The Nolan Associates report states that "south of the bedrock outcrop, the terrace surfaces (and presumably the underlying bedrock surfaces slope)



πt

southward towards Hare Creek. North and west of the bedrock outcrop, slopes drain to the north and west. This divides the Todd Point "aquifer" into at least three separate units; east of the bedrock ridge (which may be ignored), south of the ridge, and north and west of the ridge. The Nolan Associates report started off on that idea, but conveniently forgot about it when the water balance was developed.

The bedrock itself is does not produce groundwater. The bedrock is fractured and most of the fracture zones are readily observed on airphotos.. Wells have been successfully drilled into the bedrock, but if those producing wells are plotted on a map, they will be found to be located near bedrock fracture zones.

It is wrong to imply that the sandstone is producing 8.7 gpm. The water produced by the wells is water draining from the marine terrace material and accumulating in the fracture zones, and the volume stored in the cracks is less than what Nolan Associates imply. The cracks simply accumulate what runs through the terrace soils. In addition, the bottom of some of the Todd Point wells might be below sea level and might be tapping fresh groundwater held in a lens on top of salt water. The study quotes Scott (1982), who drew the right conclusions. There is no water in the sandstone.

The Nolan Associates report indicates that there are 36 residences on Todd Point, plus the College of the Redwoods campus. The Nolan Associates report provided data from 12 well driller's reports. Presumably, since very few buildings are served with City of Fort Bragg water, there are many other wells drilled into the Todd Point aquifers.

In theory, there are well driller's reports for most of the wells drilled into the Todd Point aquifers. It is recognized that the well driller's reports are less than precise, and yes, we need to take the information provided with several grains of salt, but the reports will provide data that will be useful in further characterizing the aquifers.

It is rumored that peoples' wells run dry now and they have to import water. Where are those wells? We need to see them, to identify their locations on a map and to have the well owners explain their problems. There will be a pattern.

Also Nolan Associates report does not tell us where wells were drilled & came up with dry holes. Nor does the report tell us about CR's water source and use. That was conveniently overlooked in the water balance.

The water balance itself is based on the assumption that all 174 acres delineated by Nolan Associates contribute water to a single Todd Point aquifer. But the eastern section covers about 51 acres and the southern section covers about 19 acres. That leaves 104 acres to supply water to the largest northern and western aquifer, not 174 acres as assumed in the water balance model.

There is no thought to cones of depression set up by wells and how they react when the cones intersect. The interference between wells is magnified when they are drawing from the same bedrock fracture zone. It's like two people slurping from straws in a single old-fashioned ice cream soda glass.

Water



ew of Todd Point area groundwater recharge

There is no thought about potential health problems when the report proposes to recharge the aquifer from septic systems. The report says the terrace soils give "poor filtration for septic disposal" and that the SCS soils report recommends community sewage systems because of the potential for failure of septic tank absorption fields. But the report includes 150 gallons per day per household contributed to groundwater from each septic system as if it were a good thing. How about a dye study? It's better than a cholera epidemic.

So what should we do? My recommendation is a detailed inventory of surface tonography, bedrock surfaces & fractures and wells & septic systems & interviews of residents & water use on the site. This will identify sub-basins. Then let some good groundwater modeler build a picture of what happens under 3 drought years in a row for each of the sub-basins, all the while separating septic leachfield contributions from rainfall contributions.

Submitted by

Truthful L.Krindress 10 July 2025

City Council Mtg 14July2025d Historical Facts

Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

City of Fort Bragg

Received ***

JUL 10 2025

The City of Fort Bragg has not proceeded impartially in this project.

Fort Bragg's Community Development Department, Planning Commission, and City Council are (or should be) aware of the dangers presented by this current project since historical soil and water data submitted to these entities date back 30 years, leaving no room for lack of awareness of the issues or changing course and ignoring the information now. The ONLY justification for setting aside all of this previously embraced documentation would be new hydrological-geological-ecological study(s?) that refute past data. This information has been instrumental in denying four prior development projects on Todd's Point. All four of these projects share the same soil characteristics with the current project.

This shows that a "NO" vote on this project has merit (ie defensible).

The following information requests and documents supporting failure to properly process safeguards to water sources were submitted to the above entities in writing and/or verbally on dates indicated.

- Identify locations of existing and abandoned bore holes and wells on Hare Creek project. Documentation was requested on 16Dec2003, 24Mar2015, 12Nov2018, 11Jun2025, 18Jun2025 and 25Jun2025. City of Fort Bragg has done nothing to comply with these requests.
- Excerpts from California Department of Water Resources, Part III. Destruction of Monitoring Wells were submitted 16Dec2003, 24Mar2015, 12Nov2018, 11Jun2025, 18Jun2025 and 25Jun2025. These excerpts notified the above entities for actions that must be taken to insure bore holes are sealed properly, and proof that these safety actions have occurred. City of Fort Bragg has done nothing to comply with these requests.



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City Council Mtg 14July2025d Historical Facts

Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development ***

- On 16Dec2003, 24Mar2015, 12Nov2018, 11Jun2025, 18Jun2025 and 25Jun2025, the following excerpts notified the above entities of the soil characteristics on Todd Point; "The U.S. Soil Conservation Service (SCS, 1987) performed a soil survey that includes the Todd Point area. ... Because of its rapid permeability, the Heezer sandy loam is considered to have poor filtration ability ..."
- The city has failed to confirm that bore holes have been properly sealed on this property. Multiple requests have been ignored, both oral and written presentations to these entities, which generates sustainable grounds for denial of this project. The harm that would be inflicted upon the aquifer would most likely be impossible to remedy/correct.

The City of Fort Bragg has not proceeded impartially in this project. Clearly, Fort Bragg's Community Development Department, Planning Commission, and City Council are (or should be) aware of the dangers presented by this current project. They have historically turned a blind eye to the above issues until they had no choice but to finally disapprove prior development projects.

The damage done to this property by the bore holes and inappropriate backfill may have rendered it unable to be developed.

Respectfully submitted by Guy Burnett & Truthful Kindness on 10July2025

Page 2 of 2;

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wrett July 10, 2025