

Citizen Comment Submitted by Geri A. Morisky-Ross

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While I share the **goals** of the Sustainable Design Plan for the Mill Site, and pleased with the proposed open spaces, what is missing is a rezoning focus on creating a total VISITOR & SUSTAINABILITY CORRIDOR that allows us to present a better “face” for our community, and more visual access to our greatest natural assets. This applies to Hare Creek as well as the proposed Mill Site Rezoning alternatives.

Having worked for the City of Walnut Creek Planning Department in my much younger years, I know how challenging it is to meet all the socio-economic-environmental needs and diverse demands of a rapidly growing community. Yet unless a certain focus and context can be created at the beginning, major zoning mistakes become literally etched in stone, and ultimately impact all those factors and factions. This is certainly true of **older** Fort Bragg zoning, land use and other practices that never addressed the value of our globally priceless and irreplaceable coastline, our ancient redwoods and their major climate impact, affordable housing needs, nor the values, sustainability skills and rights of the Original Native Peoples.

FOCUS AND CONTEXT OF RECOMMENDATIONS & COMMENTS:

With the collapse of the lumber and fishing industry, **tourism has – for better or worse – become our major economic driver. The FACE we offer to ourselves and our visitors becomes a foundational zoning and sustainability issue: our VISUAL VISITOR CORRIDOR ALONG HIGHWAY 1 & 20 -- AND the FACES OF OUR PEOPLE.**

If our town’s FACE are the faces behind each cashier at our stores, our hospital staff who treat our emergencies, our teachers who help our schools attract our skilled workforce to settle here, to all our service personnel who are the welcoming “hello” on the phone to the friendly smiles of those who maintain our hospitality industry, **AFFORDABLE HOUSING and living wages are our major sustainability “face” issues.**

And, if our VISUAL VISITOR CORRIDOR continues to offer unsightly strip malls and commercial corridors, our FACE loses our most valuable future assets – for tourism dollars will be far more competitive, and the current economic swing sadly tips toward more upscale visitors. The proposed commercial corridor in Alternative 1, near Walnut Street, and the loss of the redwood, cedar and pine forest across from Starbucks would destroy one of our town’s major visual asset corridors.

HOUSING: While Alternatives 1, 1A and 1B all address Multi-Family Housing and Low Density Housing in the proposed Mill Site Rezoning, there does not appear to be any LIVABILITY PLAN or DESIGNATED AFFORDABLE HOUSING: The proposed adjacent heavy industrial and light industrial does not seem compatible with livability, nor does the inadequate removal of potential dioxin and other harmful chemicals on the children and families who might live there.

Note: Has anyone conducted adequate demographic studies of the health effects on our community from the past dumping of mill site waste on softball fields, school play yards, plant nurseries and other areas? Is this data available?

LIGHT AND HEAVY INDUSTRIAL PROPOSED IN ALTERNATIVES 1, 1A and 1B: While we certainly need to sustain our economic drivers, placing certain types of light and heavy industrial in our major tourism and housing corridors does not seem wise nor visually appealing. Certain heavy industrial businesses are already in place -- both along our Hwy. 20, South Fort Bragg *entry visual corridor*, and along the downtown section – and here added landscaping and art could become visual “face-lifting.” **Future light industrial sites in the proposed Mill Site Rezoning could ideally focus on our artisans – and help make our skilled artists and craftsman’s workshops more accessible to visitors. Noise/chemical pollution from heavy and light industrial needs to be addressed when proposing adjacent housing and tourism.**

VISITOR AND INDIGENOUS CULTURAL CENTERS: Restoring our Native People’s central place in our community is vital to Fort Bragg’s ethical and economic well-being. A cultural educational center that offers ongoing workshops in Native People’s sustainability and “world seeing” skills will be a needed resource for residents and visitors alike. Pomo basket weavers are considered the most skillful worldwide, and their knowledge of medicinal herbs and nutritious locally sourced food will be invaluable. Sensitive cross-cultural communication skills are needed.

SUMMARY: I support Mill Site rezoning that sustains our global FACE by 1) creating and preserving our natural visual visitor corridors along our main travel routes, 2) placing affordable green housing in safe livability corridors, 3) placing artisan focused light and heavy industrial away from housing and prime visitor corridors, and 4) restoring our Native People’s place of centrality in our community with a cultural and educational center providing crucial sustainability survival skills.

Respectfully submitted, Geri A. Morisky-Ross, P. O. Box 1605, Fort Bragg, CA 95437

Lemos, June

From: John Gallo <john.gallo@consbio.org>
Sent: Monday, January 22, 2018 10:44 PM
To: Peters, Lindy; Turner, Dave; Lee, Will; Cimolino, Michael; Norvell, Bernie; Jones, Marie; Ruffing, Linda; Lemos, June
Subject: Full set of comments regarding tonight's Mill Site Agenda Item

To City Council, Linda, Marie, and June,

Here are the rest of the comments that I could not fit into 3 minutes, plus a few follow up thoughts. I figured I'd strike while the iron is hot since I am overwhelmingly busy of late.

Thank you to staff and especially Marie for doing a ton of work keeping all the agenda items moving forward, including the Mill Site, and balancing all the different needs.

Thank you also to Council too for that decision you just made about keeping the trees. Very wise and straightforward. Great to get past that.

To set the context for my comments, I'll observe that we are in an globalized society that is increasingly resource limited. I grew up here fishing for steelhead and salmon in the rivers here, and diving for abalone off the Headlands. Can't do that any more, as we make the ocean into acid and "the blob" (google it) in the north Pacific is altering life throughout. We have entered the Anthropocene, and it is only going to get worse as the Holocene becomes the good ol days.

We need to be very careful here in order to maintain our resilience-- the ability to bounce back from any impact. We need to treat this LCP task with utmost care, as in many ways the Fort Bragg Headlands is the last big resource of this community. If we try to maximize natural protection, we will lose in the long term. If we try to maximize profits, as individuals or as a community, we'll lose in the long term. But if we optimize both, we'll all win. How do we optimize? Well, we know about the economics of maintaining our now dominant industry, tourism. And of maximizing tax revenue. And of dancing with GP. But how about deeper in the onion, looking at community vitality. There is much to say about that, but lets have the term stand on its own for now.

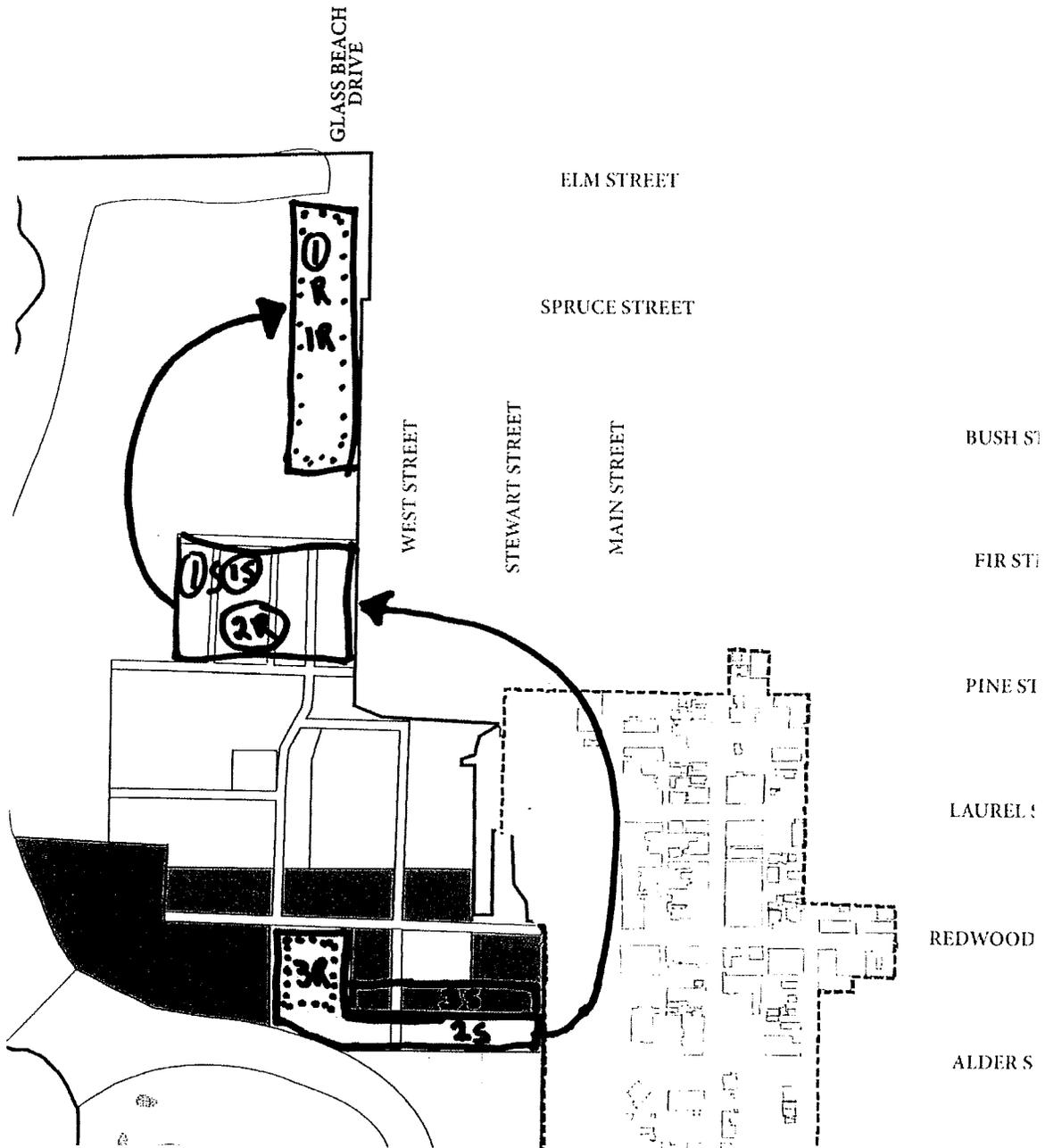
So, regarding Alternative 1A or 1B, let me first pose a question. Imagine walking down mainstreet in Mendocino on a gorgeous summer day, and instead of seeing the headlands and the Bay, all you see is the backside of timeshare condominiums?

I recommend we implement a bit of Tetris to keep our options open in the future for some of the most prized real estate in town, rather than committing that area to townhouses/condos. First, I would recommend moving the yellow area, which is has the potential to become Todd's Point little mansions, from where they are now to the north (1S to 1 R on the map, or probably a bit south of 1R). See Figure 1. (S stands for Sending and R stands for Receiving). Then I would recommend moving the condos/townhouse from 2S to 2R. They are more likely to become residential properties of locals this way, and this will also keep the option open for more CBD or residential housing in 10 or 20 years if we don't end up daylighting Alder creek. This would also keep an ocean and park view from the shops and apartments in the CBD. Then, I would recommend moving the portion of the central business district (3S) west to 3R to allow continuous shopping, eating and drinking to the hotel, and also allow a gorgeous view from the new city park. Remember the idea of having an

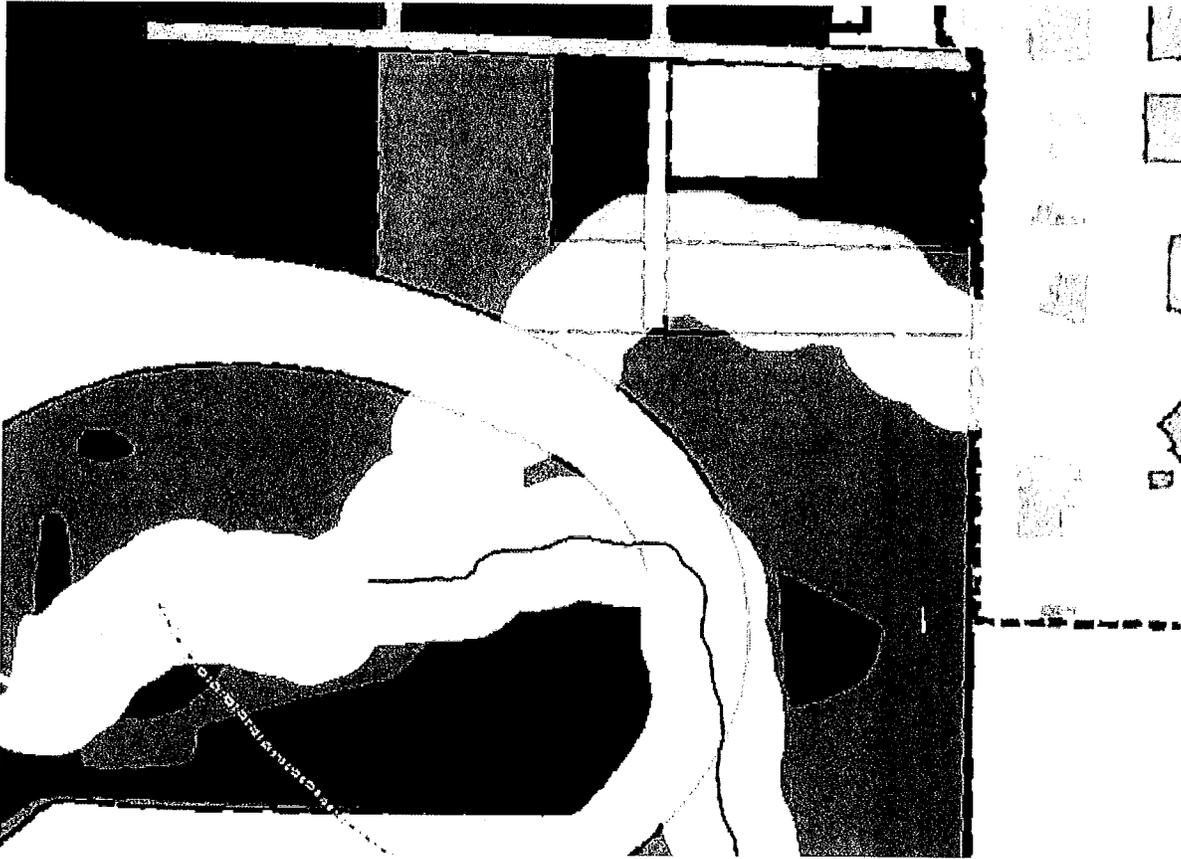
amphitheatre at the park? Imagine a summer day with your favorite band playing, or a great play, with the view behind of the Maple Creek Park and Soldier Bay? I'd come back again and again....

Figure 1:

Land Use Map: Alternative 1B



I had all these opinions even before overlaying the new plan 1B on a GIS map. Then I saw that the area we are talking about overlays the historic route of Alder creek, and the 100 foot buffer. See Figure 2



I did not realize that a dirt ramp has been built on the northwestern part of this historical route, so it is unlikely that is where it will go, but the eastern block is probably still at or near the original elevation. To me this means we need to take a much closer look at this issue.

Regardless of the creek issue, I think all the above comments stand and I recommend that we either go back to Alternative 1 for this, or make that area in Alternative 1 that is Urban Reserve into Park or Open Space.

And, for the record, I know this is not popular, but I admit that what Eric said makes sense: to have CBD extend out to the hotel. As I alluded to before, I can see some of the best aspects of Mendocino in that scenario (leaving some of the worst). But that does pose a problem to the business and property owners in Historic Downtown. Planning always has individual winners and individual losers, but the key is to make sure that the community as a whole wins. Imagine any one of 100 bad scenarios in the future if trends of the past 10 years continue. In most of those, life gets tighter for most Americans, and when they do go on vacation, it is only the best spots. We need to be one of those best spots, not just a good spot. I propose we put on our thinking hats to figure out a way to make this a win for Historic businesses too. I agree that the key is in the policies. As Marie reminds us, we can write whatever we want into each zoning district, as long as it is legal. And, we can have a set of policies for the CBD that is not adjacent to open space/urban reserve, and one that is for the CBD that does. But we need to not go hog wild on that, as more zoning districts means more work and costs...

I have more thoughts about fine tuning north of the Hotel, and of the policies and amounts of the different residential zoning districts, but I'm getting cold and that is more than enough for now. Time to head home.

Thank you all for all your passion and dedication to our beloved town,

John

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Land Use Map: Alternative 1B

S = sending site
R = receiving site

