



Georgia-Pacific

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August 7, 2017

Marie Jones
Community Development Director
City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA 95437

**Subject: Dry Shed #4 Demolition – Coastal Development Permit Application
Georgia-Pacific LLC
90 West Redwood Avenue, Fort Bragg, CA**

Dear Marie:

Georgia-Pacific LLC (GP) has prepared this letter in response to the City of Fort Bragg (City) Planning Commission's recent denial of GP's application to raze and remove the building referred to as Dry Shed #4. We appreciate the diligence and effort that went into the staff report that you and your office prepared, which concurred with GP's application and provided detailed findings for approval of the project. However, we understand that a few individuals spoke in favor of delaying the permit application during the public comment period. While we understand and appreciate the sentiments behind those comments, as the property owner whom is ultimately responsible for management, costs, safety and security, our position remains firm that the building needs to be removed.

We understand that this matter is being heard once again at the next Planning Commission meeting scheduled for August 9, 2017 at 6:00 p.m. Respectfully, we offer the following information for your consideration and ask that this information be communicated to the Planning Commission, as you deem appropriate.

- In a letter dated July 13, 2017 (attached), the State of California Office of Historic Preservation deemed that Dry Shed #4 is not eligible for listing on the National Register of Historic Places.
- Based on the findings and conclusions in the attached memo prepared by an architectural historian from ESA, Dry Shed #4 is also not eligible for listing as an individual resource, nor a contributor to a historic district, to the California Register of Historic Places.
- As stated in the staff report prepared by the City, the City previously expressed interest in acquiring Dry Shed #4 for reuse as an industrial arts center. Based on the City's engineering analysis, it was determined that \$4MM would be necessary to rehab the building for such purpose. GP has previously offered to divest Dry Shed #4 to the City on different occasions over the past several years, but neither the City nor any other

non-profit entity has been able to produce the requisite plans and funding to acquire and redevelop the structure. The staff report goes on further to state that Dry Shed #4 has deteriorated significantly since the City completed its engineering studies. Portions of the siding are missing and the building lost a sizable portion of the roof this past winter. At this time it appears that the building does not have sufficient structural integrity, physical condition or economic value for successful reuse.

- There is no purchase and sale agreement with Mendocino Railway for Dry Shed #4 and surrounding property.
- GP commissioned a licensed structural engineer to assess Dry Shed #4 after it sustained further damage after a series of storms in January 2017 (see attached). The findings concluded: "The recent storm related roof damage in the southeast corner of the building has seriously weakened the roof framing in the southeast corner of the building and support for the gable end at the southeast corner of the building. The loss of roof framing in the southeast corner and the potential for future loss of roof and wall framing in the southeast corner of the building pose an unsafe and potential hazardous condition to operations, personnel, equipment, and vehicles inside and outside the building in the general vicinity. The loss of additional roof framing or damage to wall framing could cause the south wall of the building to become unstable..."
- Based on the findings from the structural report, GP elected to restrict occupancy of Dry Shed #4 and requested that the then tenant, Holmes Lumber, vacate the premises.
- Just as recently as July 20, 2017 there was a report of trespassing, theft, and vandalism in Dry Shed #4. The condition of Dry Shed #4 not only puts GP staff at risk but also poses a danger to those individuals whom illegally entered the building and those that may in the future. The potential for illegal trespassing will only increase after the coastal trail is connected.
- In reference to the previous demolition work in 2013, an individual at the public hearing inferred that no effort was made to recycle timbers and that the means for demolishing the buildings were careless. It should be clarified that the demolition work completed in 2013 met all of the conditions in the Coastal Development Permit and City Building Demolition Permit, including the City's waste diversion and recycling requirements. A total of 182,584 board feet of redwood beams were sized and planed on site, and ultimately salvaged by a local subcontractor. This is equivalent to 350 tons of recycled timbers. See attached recycling documentation. Similar efforts to recycle redwood beams/timbers will be employed with Dry Shed #4.

We appreciate your consideration of the facts and findings summarized above, and trust that the Planning Commission will recognize the real need for the project and make the responsible determination.

Sincerely,



Michael Hassett

cc: Traylor Champion, Georgia-Pacific LLC
Dave Massengill, Georgia-Pacific LLC