

April 11, 2018

To Planning Commission and City Staff,

The staff report requests that the Planning Commission provides City Council with a preference for either Alternative 1 (Road Diet) or Alternative 2 (Road Dessert).

We feel that there is a very important third Alternative not yet on the table, and ask the Planning Commission requests staff to add that Alternative. If the Planning Commission does not make this request, then we ask staff to add this Alternative.

Going with the metaphor, we'll call this alternative the "Have a drink at the bar while we look at the Road Menu Options", or simply Alternative 3 (Road Options).

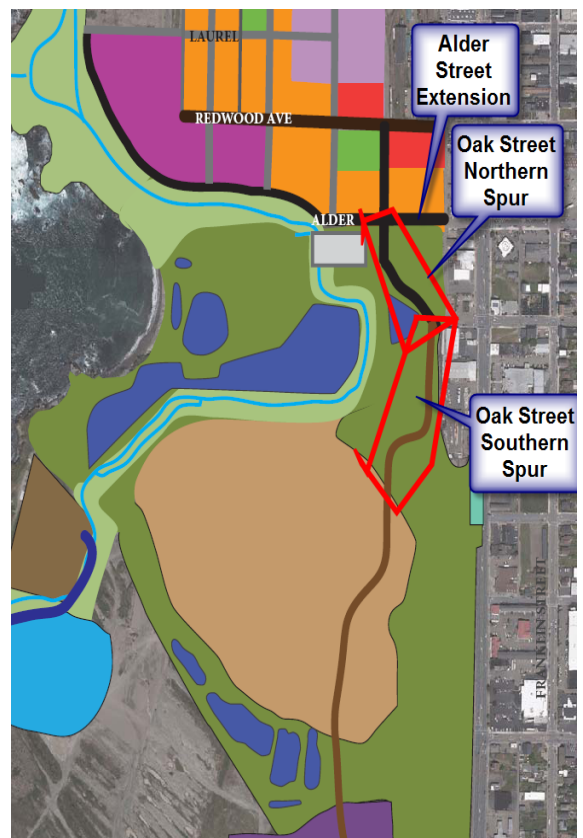
It is increasingly clear that Tourism will be the primary industry supporting our economy in the foreseeable future. This will be complemented by a high quality of life for local residents, in a positive feedback loop. To be most competitive with all the other tourist destinations, many of which are much easier to get to, our city itself should complement the scenic beauty of the Coast if it has the opportunity. With the rezoning of the old mill site, we now have that opportunity. This logic is especially true with the evolution of globalization, high-speed internet, artificial intelligence, and the growth of the San Francisco Bay Area Mega-region. A California coastal city with amazing beauty, reachable from the "one stop" downtown experience, would be a one of a kind and unforgettable experience. It will keep people coming back no matter how bad the next Recession.

It is not clear yet if and how the Central Parkland area will be restored (i.e. the parkland from Highway 1 to Soldier Bay Beach, including the Mill Pond Area and Alder and Maple Creeks). It has the potential of being one of the best places in the city.

If the Millsite gets developed as currently envisioned by the draft LCP maps, then it may indeed be necessary to connect the North to the South with a road. But this road will greatly detract from the Central Parkland area, so it should be built only if necessary, not up front or along the way.

Finally, building the road before all the cleanup and restoration occurs on the millsite will make all this important work much harder.

To summarize, Alternative 3 is to build the three sections of Roads that adjoin or intersect the Central Parkland AFTER there is a demonstrated need, not in anticipation of that need. Further, that need will need to outweigh costs of greatly detracting from the prime beachside parkland of the city. Additionally, we propose that a new Zoning District is created called something like "Road Reserve" and the three areas (Alder street Extension, the Oak Street Spur North, and the Oak Street Spur South) are added to this District.



There are other ways of implementing this Alternative besides the zoning suggestion, but the point is that the trigger to build the roads in the parkland should not be able to be pulled on a whim.

Thank you for your attention to these matters.

Sincerely,

John Gallo
George Reinhardt
Bill Lemos
Leslie Kashiwada

From: Annemarie
To: [Jones, Marie](#); [Miller, Tabatha](#); [CDD User](#); [Peters, Lindy](#); [Turner, Dave](#); [Lee, Will](#); [Norvell, Bernie](#); mcimolino@fb.city.gov
Subject: The below mentioned document still lists Angela Liebenberg
Date: Wednesday, April 11, 2018 5:29:44 PM

To Tabatha Miller, Marie Jones, city council members, and planning commissioners,

As I will not be able to attend the hearing on 4-11-18 I want to share with you my comments by e-mail.

I am sending this late, but basically I oppose # 3A, 4A and 4B. I did not have time to substantiate all these in detail, but will send what I have so far.

3A: The below mentioned document still lists Angela Liebenberg. The city is aware that Angela Liebenberg is no longer in charge of this department. The current CA Dept. of Fish and Wildlife staff person in charge of this department needs to have a chance to comment before a LCP amendment gets adopted.

<https://cityfortbragg.legistar.com/View.ashx?M=F&ID=6173344&GUID=3494446A-0229-449D-A5C9-F916918E648B>

6. CA Dept. of Fish and Wildlife staff- Angela Liebenberg

City of Fort Bragg LCP Amendment 3-17

<https://cityfortbragg.legistar.com/View.ashx?M=F&ID=6173341&GUID=F69CC763-D2D0-4614-B32A-44D7F7879BDB>

2.2. Agency Comments

The City sent out a “request for comments” letter for LCP Amendment 3-17 to the following agencies:

- California Coastal Commission
- Sherwood Valley Band of Pomo
- Fort Bragg Fire Department
- County Building Department
- Mendocino County Solid Waste Authority
- Caltrans
- California Department of Fish and Wildlife
- California State Parks

The City received comments back from Caltrans and Coastal Commission Staff.

As the CA Dept. of Fish and Wildlife staff Angela Liebenberg did not respond it may be also be as she is no longer in charge of that department. The current CA Dept. of Fish and Wildlife staff person in charge of this department needs to have a chance to comment.

3A Policy C-2.10 Continue Grid System onto Mill Site: Ensure that the grid street system and a north/south arterial on the Mill Site be designed. The Mill Site shall include the extension of the City’s street grid and a north/south arterial, as feasible, to ensure the maximum benefit to Mill Site transportation facilities shall serve local traffic, pedestrian, and bicycle circulation. The Mill Site shall

include at least three public street connections to the coastal trail and a trail systems that shall and to provide maximum public access to the coast, including new vertical public access ways through the Mill Site to the coastal trail.

This decision can be made later. First cleanup needed. See letter from F.B. Headlands Consortium.

3A C1 Conformity for the Requirements of the Coastal Act
Compliance with Chapter 3 of the Coastal Act
Sect. 30213

You write: "The City currently provides a significant amount of low cost visitor serving facilities. The area proposed for new visitor serving facilities is envisioned as a higher end facility by the City Council and the community. Lower cost facilities, such as a hostel or camping areas may be allowed in other locations at the site."

You write: "that this concept has not yet been reviewed through the community planning process." Is it the concept about "proposed for new visitor serving facilities is envisioned as a higher end facility" or "lower cost facilities, such as a hostel or camping areas may be allowed in other locations at the site." (which one?)

I disagree that we should have higher end visitor facilities on that site even if supposedly the City Council and the community indicated this desire. We need to also look at it knowing about the implications of AB 250 that maybe not many people are aware of and also at the huge need for affordable accommodation for lower income folks.

Section 30220

You write: "The Mill Site only provides suitable access for water oriented recreational activities which do not require water going vehicles. Thus the site is suitable for diving, shoreline fishing, and abalone diving. The City has identified and developed areas suitable for this access on the new Coastal Trail park."

When will GP be forced to clean up the mess they created by throwing huge concrete boulders and rip-rap overboard below the dam? This needs to happen before areas get rezoned and LCP amendments ratified. As with the dry shed #4 if planning commissioners and city council members are not allowed to see the site you don't know what destruction is at that site. Marie Jones knows.

Section 30222.5 You write: "CPP will also allow aquaculture facilities on this parcel as a permitted use."

Would that include a desalination plant?

Also, I am curious why the announced water workshop originally advertised last October on the City Council's pending agenda was removed from the agenda. Marie Jones explained to me that "the water workshop was postponed in order to focus on other priority activities including the Mill Site LCP amendment project".

I believe that it is important to know the information before voting on

the LCP amendment as several speakers pointed out in their comments.

The May 8, 2017 Council meeting addressed the Local Coastal Plan for the G/P Millsite land. I realize this is a long process, but already there were murky elements, such as:

- 1) What parcels has G/P real estate already put into escrow to an unknown buyer?
- 2) Why are the owners of the Millsite selling parcels before DTSC has fully remediated the property?
- 3) Linda Ruffing, the former City Manager, did not release the identity of these unknown buyers and the purpose of the unknown parcels? Is it commercial, residential, near the Ocean or near the future town? Locals deserve to be informed.
- 4) As the Mill site is not yet zoned, what is a "parcel" and what size is it? Which OU is it contained in? At a previous meeting the Council said that the land would not be sold and developed "piecemeal" with buyers picking off the best areas first.
- 5) Is the City committed to making the Contractors for G/P and DTSC completely remediate the remaining areas of OUE before signing off. We do not want any more "land use covenants" or "deed restrictions" that allow toxins to remain in place, such as the plume of atrazine in streams and the gasses under areas where buildings cannot exist.
- 6) The document the City sent out for the May 8, 2017 meeting addressed climate change and sea level rise, but did not say whether the Millpond would be cleaned thoroughly or the wooden Dam removed. These things must be done!

Section 30231 You write: "The draft Land Use Plan also includes a wildlife corridor that would connect "ponds 1-4" and "pond 8" to improve habitat connections and values in this area".

Pond 8 can not be connected with pond 1-4 until completely cleaned up.

Section 30262 It says that "The LCP amendment would not specifically designate a zoning district for coastal dependent industrial uses such as onshore facilities that support of-shore oil and gas development, however such uses would be permitted in the heavy industrial zone per the requirements of the Coastal Act.

Why would this be permitted if the city passed a resolution prohibiting it?

I would like to ask you to update the information on the city's web page so the public knows who is the chair and vice chair of the Planning Commission. This information is missing at least since 7-17. It is mentioned on the web page for the Planning Commission that "this page will be updated when the new Chair and Vice Chair of the Planning Commission have been elected".

<https://city.fortbragg.com/133/Planning-Commission>

Annemarie Weibel

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<https://www.avast.com/antivirus>