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From: Annemarie <aweibel@mcn.org> Planning & Building Services
Sent: Thursday, April 4, 2024 9:20 AM
To: pbscommissions; James Feenan; Julia Krog
Subject: public comment U_2023-0002 & B_2023-0001 Albion Little River Fire Protection District

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U 2023-0002 & B 2023-0001 (Albion Little River Fire Protection District)

To the Mendocino County Planning Commission,

I am one of the many elderly people who live in Albion and am supportive of a well functioning firehouse. I am also in favor of possibly paying a lower homeowner's insurance premium do to shorter response time. I did attend one community meeting where the ALRFPD introduced the project. In addition to keeping our community safe, many people have dedicated their time and efforts to purchase the newest state of the art equipment and to plan this project for this location. I value my volunteer fire department.

That being said I have some questions and concerns with certain aspects of this project. As far as the Draft Mitigated Negative Declaration is concerned I am surprised that neither the aesthetics, cultural resources, nor the mandatory findings of significance mentioned the historic Albion River Bridge. It was placed In 2017 in the California Register of Historical Resources as well as the National Register of Historic Places. A reference was made to the Mendocino County Coastal Element Policy 3.5-1 whereby "new development in highly scenic areas should be subordinate to the character of its setting."

Will the solar panels create glare?

I question why the new firehouse needs to have two meeting rooms thereby creating a 35 foot tall building (taller than the current building and all the other buildings next to it). The current building is 17ft.-6 and a half feet. I wonder how long it will take to gather enough money to pay for this grandiose building, how it will be generated and how long the construction period will be. The Mendocino County Coastal Element Section 2.2 within the Rural Village land use zoning lists the need "To preserve and maintain the character of the rural atmosphere and visual quality of the village of Albion" and others nearby. Also the Mendocino County Coastal Element Policy 3.5-4 (4) expresses the need for "design development to be in scale with rural character of the area." The current building has a square footage of 1,366 sq. ft, the planned one will be 10,082 sq. ft.

As this project will happen in two phases it will be necessary to coordinate the work with Caltrans. Caltrans is planning work on the bridges South and North of the firehouse (Albion River Bridge and Salmon Creek Bridge and Lead Abatement at Salmon Creek Bridge).

It is unfortunate that the area includes wetlands. I realize that the mitigations will try to buffer the close proximity to them normally required to be 100 ft., sometimes 50 ft., and in this case 20 ft.

I also want to point out that the Coastal Act Section 30001.5 declares the basic goals for the coastal zone to:

- (a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- (b) Ensure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Ensure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.
- (f) Anticipate, assess, plan for, and, to the extent feasible, avoid, minimize, and mitigate the adverse environmental and economic effects of sea level rise within the coastal zone.

Sincerely, Annemarie Weibel