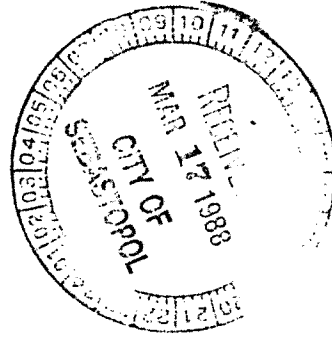


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March 15, 1988

Sebastopol Planning Commission
c/o Bruce Aspinall
7425 Bodega Avenue
Sebastopol, CA 95472

RE: Laguna Advisory Committee Report

Dear Commissioners:

Unfortunately, I will be unable to attend your public hearing on March 22, due to business out of town. (I can hear the sighs of relief as you realize you will be spared my usual long-winded commentary) Although I will not be there to participate in the discussion, it is imperative that I at least express my concerns in writing.


I believe the bulk of the report is a well-researched document which will finally give impetus to the effort to salvage what is left of the laguna, and hopefully will also generate a program to replant oak trees on both sides of the waterway. My primary concern is one shared by many others, and that is the impact of the restrictions of no fill/no development below 76' elevation. Much of the area affected by this restriction is already developed or surrounded by development, and cannot be reasonably returned to its natural state. The area constitutes the bulk of Sebastopol's commercial/industrial core, and the economic impact of prohibiting construction in this zone would be severe.

I feel more reasonable language can be drafted to replace paragraphs two and three of the Fill Subcommittees recommendations on page seven of the report. Hopefully, your public hearing will be opened, input received, and the hearing continued while your staff prepares alternative language on this very controversial subject. If that turns out to be the case, people like myself who cannot attend on March 22 will be able to comment at the continued hearing date.

This is a very serious decision with far-reaching consequences. It deserves input by experts in the area of hydrology and civil engineering, particularly with respect to the impact of fill on the subsequent levels of inundation

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in downstream communities. As well intended as this report is, it is not a thorough investigation of all aspects of filling and development. Please provide for such professional input before taking action on a document which will affect so much of Sebastopol's future.

Respectfully,

Robert E. Anderson
Robert E. Anderson, Architects AIA

REA/lh