



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Planning Commission

Wednesday, May 29, 2024

6:00 PM

Town Hall, 363 N. Main Street
and via Video Conference

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PLEASE TAKE NOTICE

Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

When: May 29, 2024 06:00 PM Pacific Time (US and Canada)

Topic: Planning Commission

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82315163978>

Or One tap mobile :

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Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 444 9171 US

Webinar ID: 823 1516 3978

International numbers available: <https://us06web.zoom.us/j/82315163978>

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR**ITEMS**

MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to CDD@fortbragg.com.

2. STAFF COMMENTS**3. MATTERS FROM COMMISSIONERS****4. CONSENT CALENDAR**

All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**6. PUBLIC HEARINGS**

- 6A. [24-663](#) Receive Report, Conduct a Public Hearing and Consider Approval of Coastal Development Permit 6-24 (CDP 6-24), Design Review 6-24 (DR 6-24), and Sign Permit 8-24 (SP 8-24) of the Fort Bragg Fire Station at 141 N. Main St; Categorical Exemption 15302

Attachments: [Staff Report - Fire Station 5-29-2024](#)

[Att 1 - PC Resolution Fire Station 5-29-2024](#)

[Att 2 - Fort Bragg Fire Station Site Plan](#)

[Att 3 - Fire Station Floor Plan](#)

[Att 4 - Fire Station Elevations](#)

[Att 5 - Fire Station Paint Colors & Signage](#)

[Att 6 - Fire Station Lighting Plan](#)

[Att 7 - Public Hearing Notice - Fire Station](#)

[Public Comment 24-663](#)

- 6B. [24-744](#) Receive Report, Conduct a Public Hearing and Consider Approval of Coastal Development Permit 5-24 (CDP 5-24) to Install Three License Plate reading Cameras on Highway 1 and One License Plate Reading Camera on Highway 20; Categorical Exemption 15301

Attachments: [Staff Report - License Readers 5-29-2024](#)

[Att 1 - PC Resolution License Readers 5-29-2024](#)

[Att 2 - Project Plans](#)

[Att 3 - Public Hearing Notice CDP 5-24](#)

7. CONDUCT OF BUSINESS

- 7A. [24-743](#) Receive Report and Consider Adoption of a Resolution Determining that the Proposed 2024/25 Multi-Year Capital Improvement Program and FY 2024/25 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Attachments: [CIP Consistency Agenda Item Summary Report](#)

[ATT 1 - CIP Consistency Analysis FY 2024-25](#)

[ATT 2 - CIP Summary FY 2024-25](#)

[ATT 3 - Resolution - 2024-25 CIP Consistency with General Plan](#)

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.



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Phone: (707) 961-2823
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Text File

File Number: 24-663

Agenda Date: 5/29/2024

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 6A.

Receive Report, Conduct a Public Hearing and Consider Approval of Coastal Development Permit 6-24 (CDP 6-24), Design Review 6-24 (DR 6-24), and Sign Permit 8-24 (SP 8-24) of the Fort Bragg Fire Station at 141 N. Main St; Categorical Exemption 15302

AGENCY: Planning Commission

MEETING DATE: May 29, 2024

PREPARED BY: MJC

PRESENTED BY: Marie Jones

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Design Review-24 (DR 6-24); Coastal Development Permit (CDP 6-24); Sign Permit (SP 8-24)

APPLICANT/AGENT: Fort Bragg Fire District

OWNER: Fort Bragg Fire District

REQUEST: The Fort Bragg Fire Station Located at 141 N. Main St. is comprised of three buildings that were constructed between 1947 and 1997. The North Wing, constructed in 1947, houses the north apparatus room and adjoining rooms to the west. The project would replace this with a new building that will match the size and location of the existing building.

LOCATION: 141 N. Main St. This property is in the Coastal Zone.

ASSESSOR'S PARCEL NO.: 008-161-12 and 04

ENVIRONMENTAL DETERMINATION: **CEQA Categorical Exemption 15302.** Replacement or Reconstruction. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

SURROUNDING LAND USES:

NORTH:	Insurance Company and Plumber
EAST:	Chase Bank and Highway 1
SOUTH:	Fire Department and Auto Repair
WEST:	Parking Lot and Vacant Mill Site

APPEALABLE PROJECT: Can be appealed to City Council

Can be appealed to Coastal Commission

RECOMMENDED ACTION

Receive Report, Hold a Public Hearing, Deliberate and Adopt a Resolution of the Fort Bragg Planning Commission Approving Design Review 6-24 (DR 6-24), Coastal Development Permit 6-24 (CDP 6-24), and Sign Permit 8-24 (SP 8-24) to replace an existing 4,715 SF Fire Station with a new 4,631 SF building.

ALTERNATIVE ACTIONS

1. Receive report, hold a public hearing, deliberate and provide direction to prepare a resolution for denial.
2. Receive report, hold a public hearing, continue the public hearing and request additional information.

PROJECT BACKGROUND

The Fort Bragg Fire Station located at 141 N. Main St. in Fort Bragg is comprised of three buildings constructed between 1947 and 1997. The North Wing, constructed in 1947 of unreinforced masonry, houses the North Apparatus Room and adjoining rooms to the west. The City's Public Facilities Master Plan indicated that there is a "considerable risk of major structure damage" to this wing in the event of a major earthquake. In 2023, a structural and architectural analysis was conducted which determined that the cost of rehabilitation was similar to the cost of new construction. The City Council decided that a new building would be a better use of funds and the building was redesigned. The City is now seeking permits for the construction project.



Figure 1: Photo Illustrating Fire Station Parcels.

PROJECT HISTORY

1. The applicant submitted a complete application on May 1, 2024.
2. MJC prepared and finalized this permit analysis and resolution on May 10, 2024.

LAND USE ANALYSIS

The project site is in the Central Business District and, while this use is not spelled out in the use tables, it is most similar to “Ambulance, Taxi or Limousine Dispatch Facility”, which is not permitted within the Central Business District. However, the proposed project is a replacement of an existing Fire Station that existed prior to the adoption of the Zoning Ordinance. Therefore, it is a pre-existing non-conforming use and may be continued without Use Permit approval. If, in the future, the Fire Department wishes to expand its facilities, the property should be rezoned as a Public Facilities zoning district.

DEVELOPMENT STANDARDS

The project includes the replacement of the existing building with a new building in the same footprint. The replaced building would comply with all development standards (see below).

	Standard	Existing Building	Proposed Reconstruction
Front Setback	0 feet	0 feet	58 feet
Side: Street Side (North)	0 feet	0 feet	67 feet
Side: Interior (South)	0 feet	0 feet	10 feet
Rear	15 feet	48 feet	64 feet
Height	35 feet	22 feet	22 feet, 2 inches
Lot Coverage	No Limitation	100 percent	100 percent
Floor Area Raio	2.0	0.63	0.62

Parking. Table 3-7 of the CLUDC stipulates the quantity of parking spaces required for each land use. However, there is no parking standard listed for a fire station. The facility has functioned for more than 70 years with the existing parking spaces provided on the back of this parcel and on the adjoining parcel which is also owned by the Fire Station. So as a practical matter there is sufficient parking currently provided for the facility. The CLUDC also requires that one of the spaces be an ADA space and one is already designated in the current lot.

LANDSCAPING STANDARDS. Landscaping is not required in front of buildings that are built up to the lot line in the Central Business District (CDB) and no landscaping is proposed for the project.

Fencing. The proposed project does not include fencing.

Lighting. The applicant is proposing to add light fixtures on the exterior of the building, using full cutoff wall pack lighting which complies with the requirement for night-sky compliant lighting.

COASTAL DEVELOPMENT PERMIT

This project is in the Coastal Zone, and it is not exempt from requiring a Coastal Development Permit (CDP) because it “is located between the sea and the first public road paralleling the sea” (see CLUDC Section 17.71.040(B)(4)).

This project has the potential to impact archaeological resources, which is analyzed below:

- The project does not have the potential to impact visual resources because views to the ocean are currently blocked by the existing building, which will be replaced.
- The project site is fully developed/paved and so it cannot have an impact on biological or botanical resources as there are none located on the site.
- Coastal access is provided to the Fort Bragg Coastal Trail, which can be accessed by existing sidewalks in the front of the building, and by Chief Celeri Drive, which is located behind the building. Therefore, the project will not impact coastal access.

Archaeological Resources. The project site is fully developed with the existing building footprint and paving on the back portion of the parcel for parking, so a pre-construction archaeological survey is not possible. There is a chance that the ground disturbance associated with constructing the replacement buildings will result in the disturbance of the ground and could impact cultural resources. Standard condition 6 will minimize potential impacts to cultural resources.

Stormwater Analysis. The Department of Public Works reviewed the project and recommends the following Special Condition be included to ensure conformance with Section 17.64 Stormwater Runoff Pollution Control:

Special Condition 1: All construction, including but not limited to installation of concrete, overlay, site improvements and drainage, shall be performed in conformance with Municipal Code Section 17.64 Stormwater Runoff Pollution Control. Applicant shall complete “Construction Site Storm Water Runoff Control Applicant Checklist” and “Small Construction Site Storm Water Erosion and Sediment Control Plan Template” forms prior to issuance of the building permit. The applicant shall abide by all “during-construction” site measures as delineated on the forms, and no sediment will be allowed to drain or blow offsite.

Hazards Analysis. The project site is relatively flat with no risk of landslide or flooding, or . tsunami risk as outlined below. The project is designed to reduce earthquake risk, which is the major impetus for the replacement building.

Tsunami. In 2010 a tsunami analysis was completed by ESA as part of the Mill Site rezoning process. That study found that a tsunami wave is likely into Soldiers Bay in the event of an offshore earthquake. However as illustrated in the image below, that Tsunami wave would not reach the Central Business District of Fort Bragg or the Fire Station.

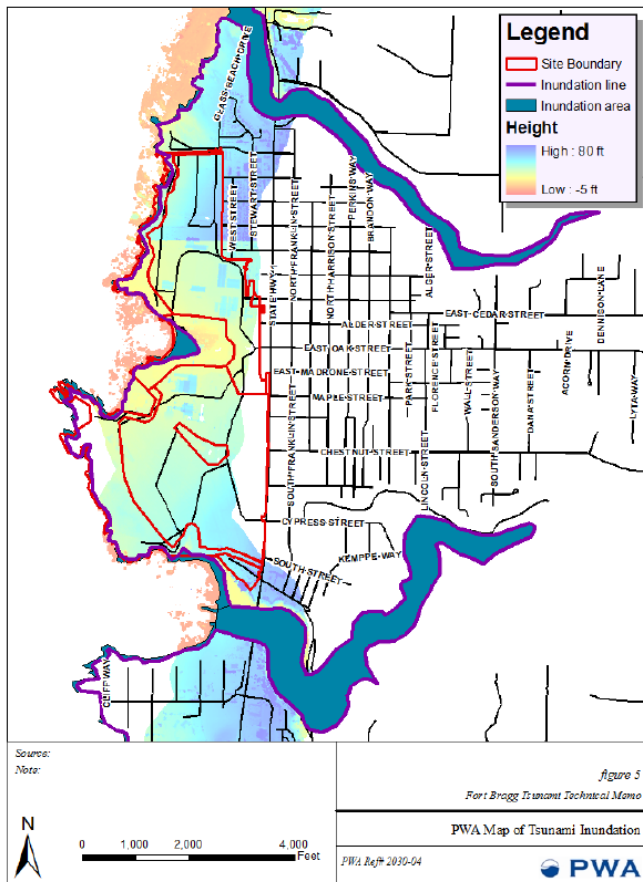


Figure 2: Tsunami Inundation Map

Earthquakes. Fort Bragg and all of California’s coast are subject to periodic significant earthquakes. Indeed, the purpose of this project is to significantly reduce the potential structural damage to the Fire Station that could result from a significant seismic event. As a critical services facility the building is subject to the Essential Services Building Seismic Safety Act (Health and Safety Code §16000). In 1986, the state passed the Essential Services Building Seismic Safety Act to require enhanced regulatory oversight by local governments during the design and construction of new essential service facilities, such as fire and police stations and emergency communications and operations facilities. The Division of the State Architect enforces this Act. Pursuant to the Act, the Division of the State Architect within DGS adopted regulations that apply to the construction of all new essential services buildings (California Code of Regulations, Title 24, Part 1, §4-201 to §4-249). The building will have to comply with the regulations that apply specifically to essential services buildings such as this Fire Station.

DESIGN REVIEW

The project requires a Design Review Permit per Section 17.71.050 of the CLUDC. As conditioned below, the proposed project would meet the Design Review criteria. 17.71.050(E). Project Review Criteria. The review authority shall evaluate each application to ensure that the project:

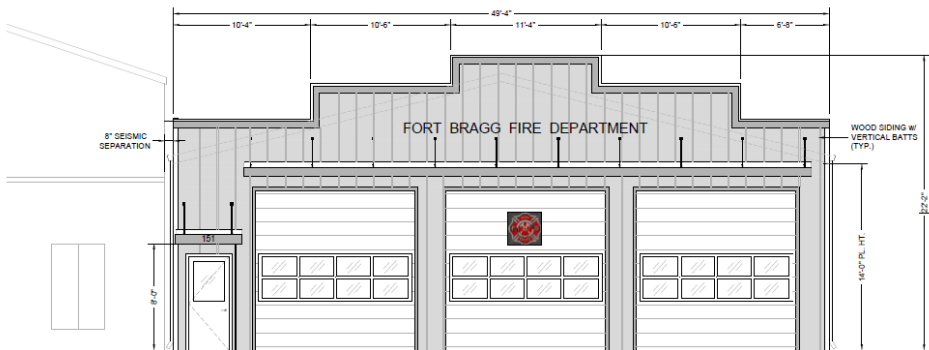
1. Complies with the purpose and requirements of this Section.

The proposed design, as conditioned below, is consistent with the purpose and requirements of Design Review.

2. Provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.

This finding can be made. The proposed reconstruction would consist of an architectural look that combines false fronts and awnings, and historic board and batten exterior cladding. The overall look is historic. The new structure would have better design quality than the existing building and would provide an upgrade to the architectural character of the buildings in the immediate site surroundings.

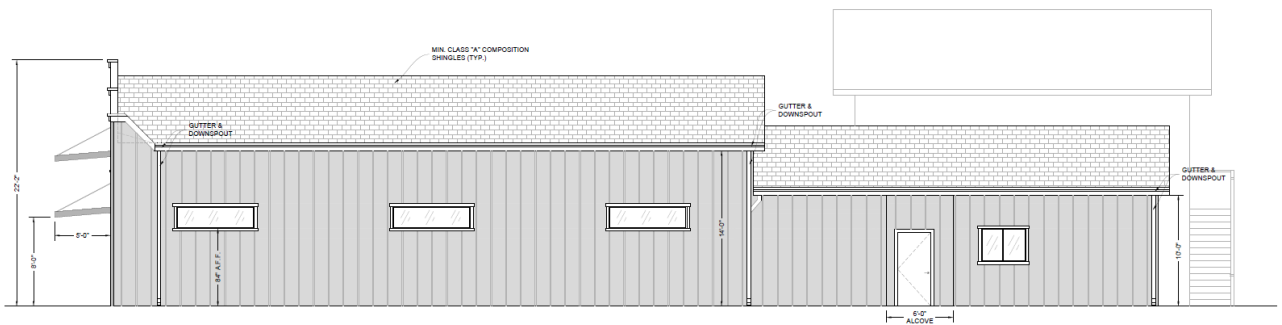
Figure 3 East Elevation – Facing Highway 1



EAST ELEVATION

SCALE: 3/16"=1'-0"

Figure 4 North Elevation.



NORTH ELEVATION

SCALE: 3/16"=1'-0"

Figure 5: West Elevation

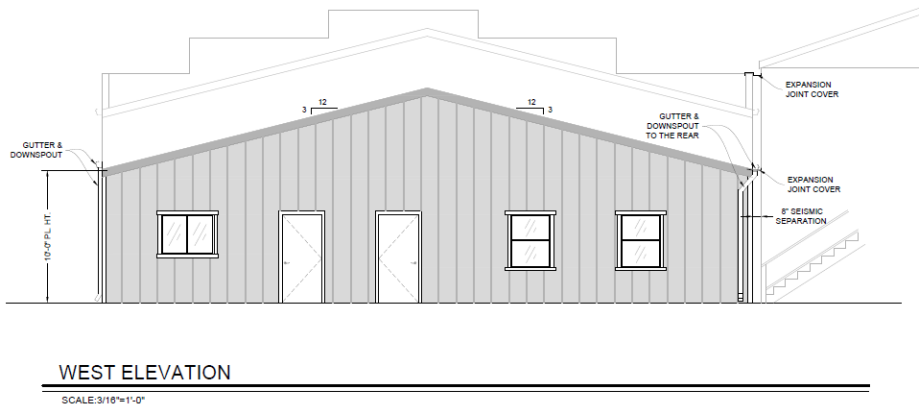
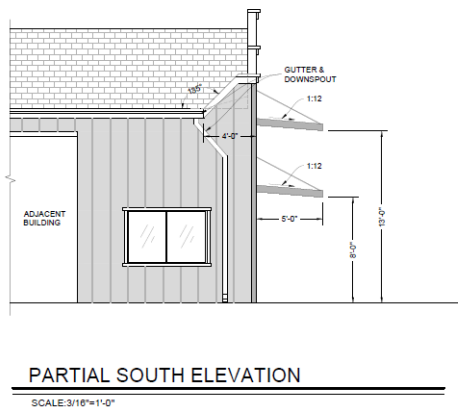


Figure 6: Partial South Elevation



The surrounding commercial land uses have an eclectic mix of designs, as follows:

Figure 7: North Insurance Company and Construction Business



Figure 8 South - The Shop



Figure 9 East – Chase Bank, Residence and Vacant Lot



Figure 10 Parking Lot, Alley, Fort Bragg Coastal Trail, and the Pacific Ocean



- 3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.**

This finding can be made as described in detail below:

- **Site Layout and Design.** The proposed project provides a desirable layout for a fire station.
- **Exterior Appearance.** The exterior appearance will be a slight improvement on the appearance of the existing structure as stucco would be replaced with board and batten, which is a preferred building material.
- **Setbacks.** The project complies with all setbacks.
- **Drainage.** The project site is currently covered completely with impervious surfaces which is permissible in the Central Business District.
- **Fences, walls, lighting, or landscaping.** No fences, walls or landscaping are

proposed for the project, as the site is constrained and the replacement building will occupy the entire building frontage on Main Street.

4. Provides efficient and safe public access, circulation, and parking.

No changes to circulation or access are proposed. The building would facilitate rapid response by emergency vehicles.

5. Provides appropriate open space and landscaping, including the use of water efficient landscaping.

The existing facility has no landscaping and no landscaping is proposed for this building replacement project.

6. Is consistent with the General Plan, any applicable specific plan, and the certified Local Coastal Program if located in the Coastal Zone.

This finding can be made. The project is consistent with the CLUDC, and the Coastal General Plan, which includes many policies related to fire safety, seismic safety and tsunami safety, which are specifically implemented by this project, including the following:

Policy SF-2.1 Seismic Hazards: Reduce the risk of loss of life, personal injury, and damage to property resulting from seismic hazards.

Program SF-2.1.3: Monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.

Program SF-2.1.7: Continue to comply with State law regarding reinforcement of unreinforced masonry structures.

Policy SF-2.5: Review development proposals to ensure that new development is not in an area subject to tsunami damage and if such development is otherwise allowable that it is designed to withstand tsunami damage.

Policy SF-2.6: Avoid siting new critical facilities, including fire and police stations and hospitals in tsunami inundation zones to the maximum extent feasible.

Policy SF-5.2 Maintain a High Level of Fire Protection: Work with the Fire Protection Authority to ensure a continued high level of fire protection.

Policy SF-5.4 Fire Protection Authority Needs: Anticipate the needs of the Fort Bragg Fire Protection Authority.

Policy SF-7.1 Emergency Medical Response: Ensure that the Fire Protection Authority and the Mendocino Coast District Hospital continue to maintain a high level of emergency medical response.

Additionally, The General Plan notes that the purpose of the Central Business District is as follows:

This designation applies to the core of the downtown, which is the civic, cultural, and commercial center of the community. Uses and site development patterns in the Central Business District are typically pedestrian-oriented. This designation is intended to accommodate government and professional offices, retail stores, theaters, and other similar uses. Residential uses on upper floors or on the ground floor at the rear of buildings are encouraged at a density of up to 40 units per net acre.

Certainly, the Fire Station is part of the civic heart of the City. And the downtown location for the Fire Station also helps to implement the following General Plan policies related to the Central Business District:

Policy CD-3.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.

Policy CD-3.5 Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business District.

7. Complies with, and is consistent with, the City's Design Guidelines.

Table 2	
Citywide Design Guideline (2022)	Compliance Analysis
<p>Central Business District (page 6)</p> <ul style="list-style-type: none"> • Maximize transparent storefronts, especially along the ground floor. • Orient buildings to face the street. Architecture should complement and respect the historic Central Business District vernacular. • Keep the downtown a lively mixed-use, 24-hour core. 	<p>Yes, as described below: The applicant's project is not located within the retail-oriented area of the CBD where transparent storefronts are appropriate. Indeed, this project is not a storefront, however the fire doors do include transparent windows. The new building would be oriented to the street as required.</p>
<p>Colors (page 17) Colors used on exterior facades should be <i>harmonious</i> and <i>contrasting compatible colors</i> are encouraged to accentuate details.</p> <p>CBD Architecture (page 27) Mandatory Standards To divide the building mass of larger buildings into smaller scale components, buildings over 50 feet of frontage, visible from a public right of way, shall reduce the perceived mass and bulk by using one or more of the following:</p> <ol style="list-style-type: none"> a. change in roof heights or wall plane; b. projecting or recessed elements; c. varying cornice or rooflines; or d. other similar means. 	<p>The applicant has proposed a two-color scheme for the building (Gentle Cream and Heritage Red) (see Attachment 4 for exact colors). The colors are appropriate for a fire station.</p> <p>Likewise, the project complies with this mandatory standard to divide the mass of larger buildings through changes in roof heights, wall plane and projecting elements. It also includes varying cornice and roof lines.</p>

<p>Architecture (page 31) - Mandatory Standards</p> <p>All roof-mounted equipment should be completely screened from views above. Special consideration should be given to the location and screening of noise-generating equipment such as refrigeration units, air conditioning, and exhaust fans so that they don't disturb residences.</p>	<p>The project includes roof-mounted equipment, but there are no nearby residences or second-story uses that would view the roof-mounted equipment, so this standard does not apply to this project.</p>
<p>Site Amenities (page 31) - Mandatory Standards</p> <p>1. Outdoor Space. Include publicly accessible, designed outdoor space for resident and public use that is proportionate to the size of the proposed buildings. Public spaces can include plazas, parks, courtyards, corridors, sidewalk cafes, trails, outdoor seating areas and/or similar active and passive areas. Public spaces should be located in visually prominent, accessible and safe locations that promote year-round activity.</p> <p>2. Usable open space or public gathering places accessible to the community (e.g., a roof garden, expanded waiting area adjacent to a bus stop, etc.) shall be provided when feasible.</p> <p>3. Landscaping, shade trees and benches shall be incorporated into the site design as well as outdoor dining areas to encourage pedestrian activity on the ground floor level of a building.</p>	<p>1. The primary entrance to the Fire Station is located on the adjoining parcel and includes a mini-plaza and highly visible entryway. These are pre-existing and no changes are proposed to them.</p>  <p>2. Outdoor open space areas for public gathering are not appropriate for the Fire Station. The Fire Station's main bay is used from time to time for public events.</p> <p>3. The parcel has no opportunities for landscaping since the Fire Station will occupy the entire building frontage.</p>

SIGN PERMIT & SIGN DESIGN REVIEW

The applicant has proposed a simple raised letter sign made from wooden letters that would be painted red and placed on the front of the building, above the Fire Station doors.

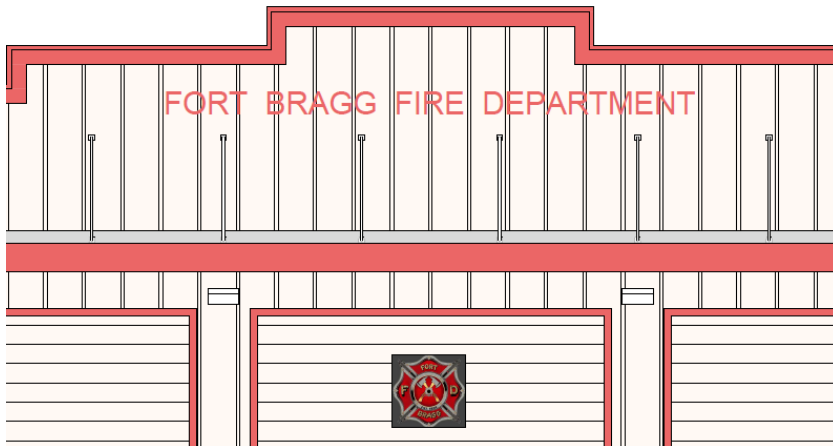


Figure 11: Fire Station Sign

The sign would be 9 inches high and 21 feet long for a total of 15 SF of signage, which is under the minimum sign limit of 25 SF per building.

The proposed sign complies with the sign design guidelines as follows:

Sign Guidelines	Compliance analysis
<p>Sign Placement</p> <ol style="list-style-type: none"> 1. The project’s canopy signs do “not project above the edge of the rooflines” or “obstruct windows and/or doorways.” 2. The location and extent of the signs will “not obstruct scenic views.” 	<p>The sign would not obscure views.</p>
<p>Wall Signs</p> <p>Mandatory Standards</p> <ol style="list-style-type: none"> 1. Wall signs shall not project from the surface upon which they are attached more than that required for construction purposes and in no case more than 6 inches. <p>Preferred Standards</p> <ol style="list-style-type: none"> 1. A wall sign should be located where the architectural features or details of the building suggest a location, size, or shape for the sign. The best location for a wall sign is generally a blank area between the first and second floors of a building. 2. Wall signs and “ghost” signs painted directly on a structure may be appropriate in some cases. On historic structures, ghost signs often lend an air of age and authenticity. 	<p>The proposed letter would not project from the wall.</p> <p>The sign is located below the parapet in a good location which compliments the architecture.</p>
<p>Location: Signs should be sized and placed consistent with the proportions of the building’s façade.</p>	<p>It is so placed.</p>

<p>Colors: Three or fewer colors are encouraged on a single sign. Contrast is an important influence on the legibility of signs.</p>	<p>The sign is one color, red, which contrasts with the underlying white of the building.</p>
<p>Preferred Materials: Metal (formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against erosion)</p>	<p>The sign is made of aluminum 9-foot high offset letters.</p>

RECOMMENDED ACTION

Receive Report, Hold a Public Hearing, Deliberate and Adopt a Resolution of the Fort Bragg Planning Commission Approving Design Review 6-24 (DR 6-24), Coastal Development Permit 6-24 (CDP 6-24), Sign Permit 8-24 (SP 8-24) to 1) replace an existing 4,715 SF Fire Station with a New 4,631 SF Building.

ATTACHMENTS

1. Resolution of the Fort Bragg Planning Commission Approving Design Review 6-24 (DR 6-24), Coastal Development Permit 6-24 (CDP 6-24), Sign Permit 8-24 (SP 8-24) to replace an existing 4,715 SF Fire Station with a New 4,631 SF Building.
2. Proposed Site Plan
3. Proposed Floor Plan
4. Proposed Building Elevations
5. Colors & Signage
6. Lighting Plan
7. Public Hearing Notice

RESOLUTION NO. PC -2024

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING DESIGN REVIEW 6-24 (DR 6-24), COASTAL DEVELOPMENT PERMIT 6-24 (CDP 6-24), SIGN PERMIT 8-24 (SP 8-24) TO REPLACE AN EXISTING 4,715 SF FIRE STATION WITH A NEW 4,631 SF FIRE STATION BUILDING

WHEREAS, Fort Bragg Fire District (“Applicant”) submitted an applicant for: Design Review (DR 6-24); Coastal Development Permit (CDP 6-24); and Sign Permit (SP 8-24) to replace an existing 4,715 SF Fire Station with a new 4,631 SF building at 141 N. Main Street; and

WHEREAS, 141 N. Main Street, Fort Bragg, California (Assessor Parcel Number: 008-161-12) is in the Central Business District (CBD) zone, Coastal Zone and no changes to the site’s current zoning designation are proposed under the Project; and

WHEREAS, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

WHEREAS, the Planning Commission held a properly noticed public meeting on May 29, 2024 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 15302 (class 2) of the CEQA Guidelines the project is exempt from CEQA as a “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced”; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission meeting of May 29, 2024 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg hereby finds as follows, *per the analysis incorporated herein by reference to the project staff report, dated May 29, 2024*:

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (ILUDC), and the Fort Bragg Municipal Code in general.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg Planning Commission makes the following required findings and determinations for Coastal Development Permit 6-24 to allow for the replacement of the Fire Station building located at 141 N. Main Street *per analysis incorporated herein by reference to the project staff report, dated May 29, 2024.*

1. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment.
2. The proposed use is consistent with the purposes of the zone in which the site is located.
3. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan.
4. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
5. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission makes the following required findings and determinations for the Design Review Permit 6-24, *per the project analysis incorporated herein by reference to the project staff report, dated May 29, 2024:*

1. Complies with the purpose and requirements of this Section (Design Review in the CLUDC)
2. Provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community.
3. Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.
4. Provides efficient and safe public access, circulation and parking.
5. Provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. Is consistent with the Coastal General Plan, and applicable specific plan, and the certified Local Coastal Program.
7. Complies and is consistent with the City's Design Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission makes the following findings and determinations regarding the Sign Review Permit 8-24 for this project *per the analysis incorporated herein by reference to the project staff report, dated May 29, 2024:*

1. The proposed signs do not exceed the standards of Sections 17.38.070 (Zoning District Sign Standards) and 17.38.080 (Standards for Specific Sign Types), and are of the minimum size and height necessary to enable pedestrians and

- motorists to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. That the placement of the sign on the site is appropriate for the height and area of a freestanding or projecting sign;
 3. That a flush or projecting sign relates to the architectural design of the structure. Signs that cover windows, or that spill over natural boundaries, and/or cover architectural features shall be discouraged;
 4. The proposed signs do not unreasonably block the sight lines of existing signs on adjacent properties;
 5. The placement and size of the sign will not impair pedestrian or vehicular safety;
 6. The design, height, location, and size of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
 7. The proposed signs are in substantial conformance with the design criteria in Subsection 17.38.060.F (Design criteria for signs).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Design Review 6-24 (DR 6-24); Coastal Development Permit (CDP 6-24); and Sign Permit (SP 8-24) to allow the replacement of the Fire Station with a new structure subject to the following standard and special conditions:

SPECIAL CONDITIONS

1. All construction, including but not limited to installation of concrete, overlay, site improvements and drainage, shall be performed in conformance with Municipal Code Section 17.64 Stormwater Runoff Pollution Control. Applicant shall complete "Construction Site Storm Water Runoff Control Applicant Checklist and "Small Construction Site Storm Water Erosion and Sediment Control Plan Template" forms prior to issuance of the building permit. The applicant shall abide by all "during-construction" site measures as delineated on the forms, and no sediment will be allowed to drain or blow offsite.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the City Council decision.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.

6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 29th day of May 2024 by the following vote:

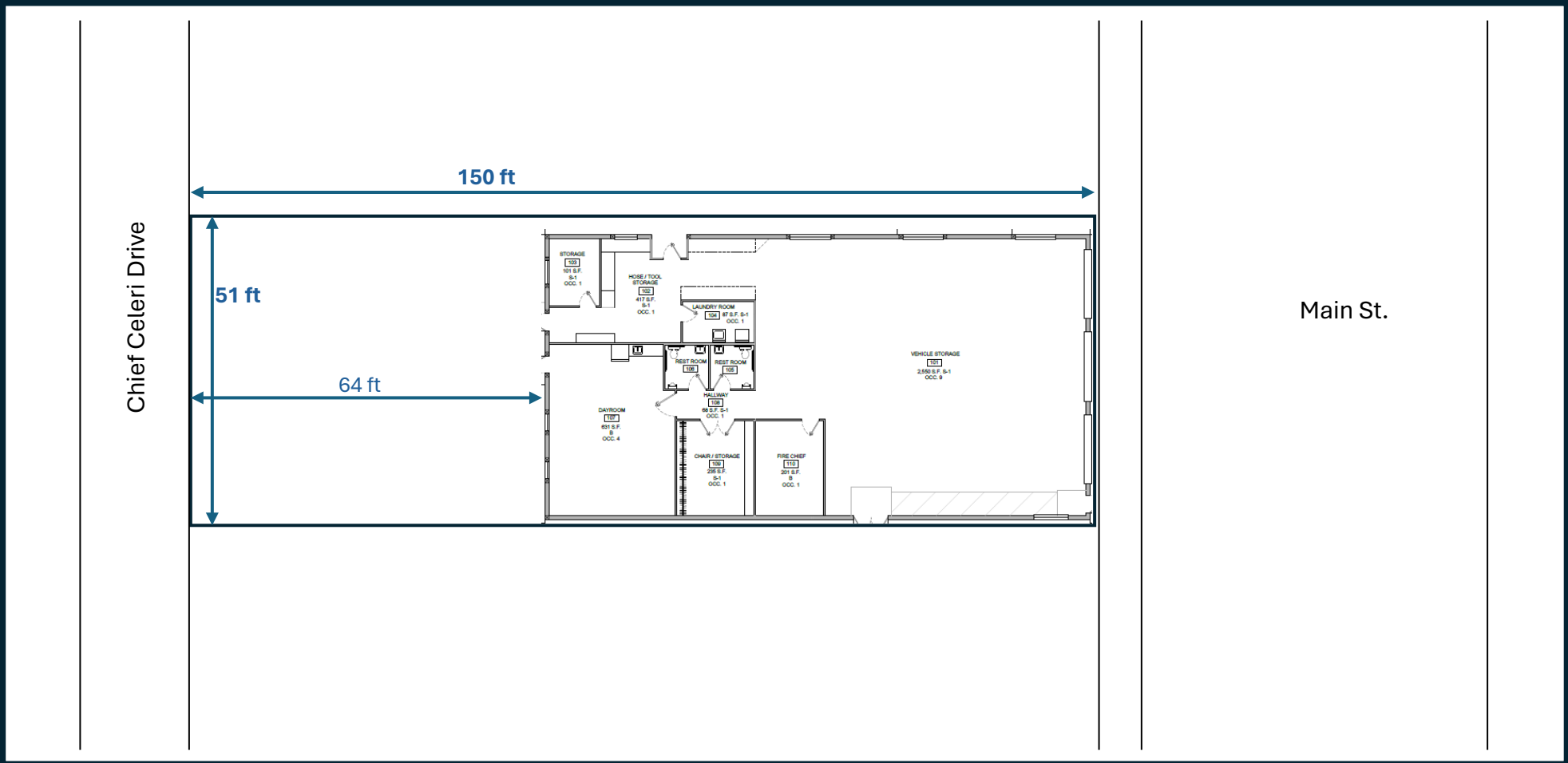
AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

Scott Deitz, Chair

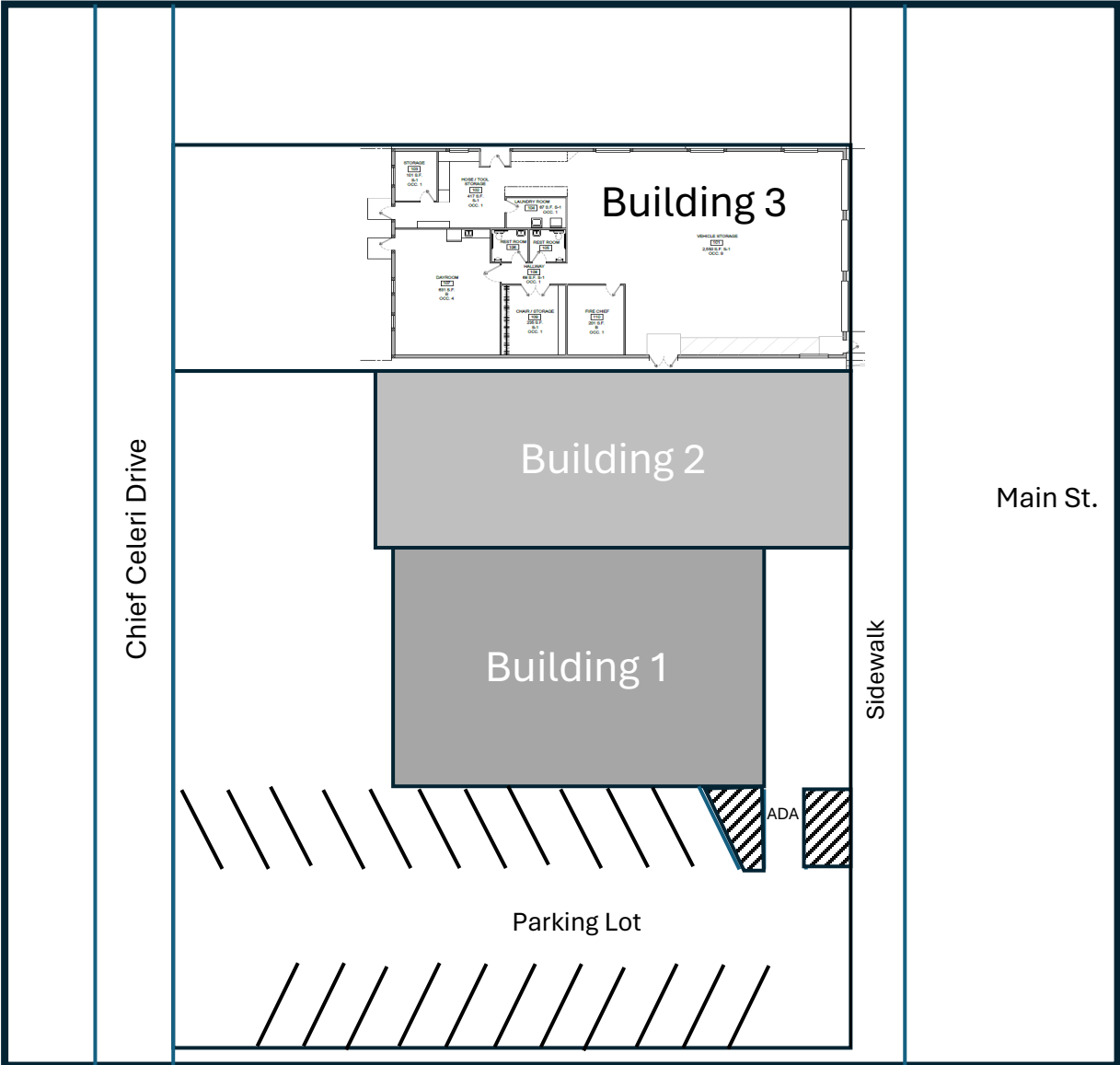
ATTEST:

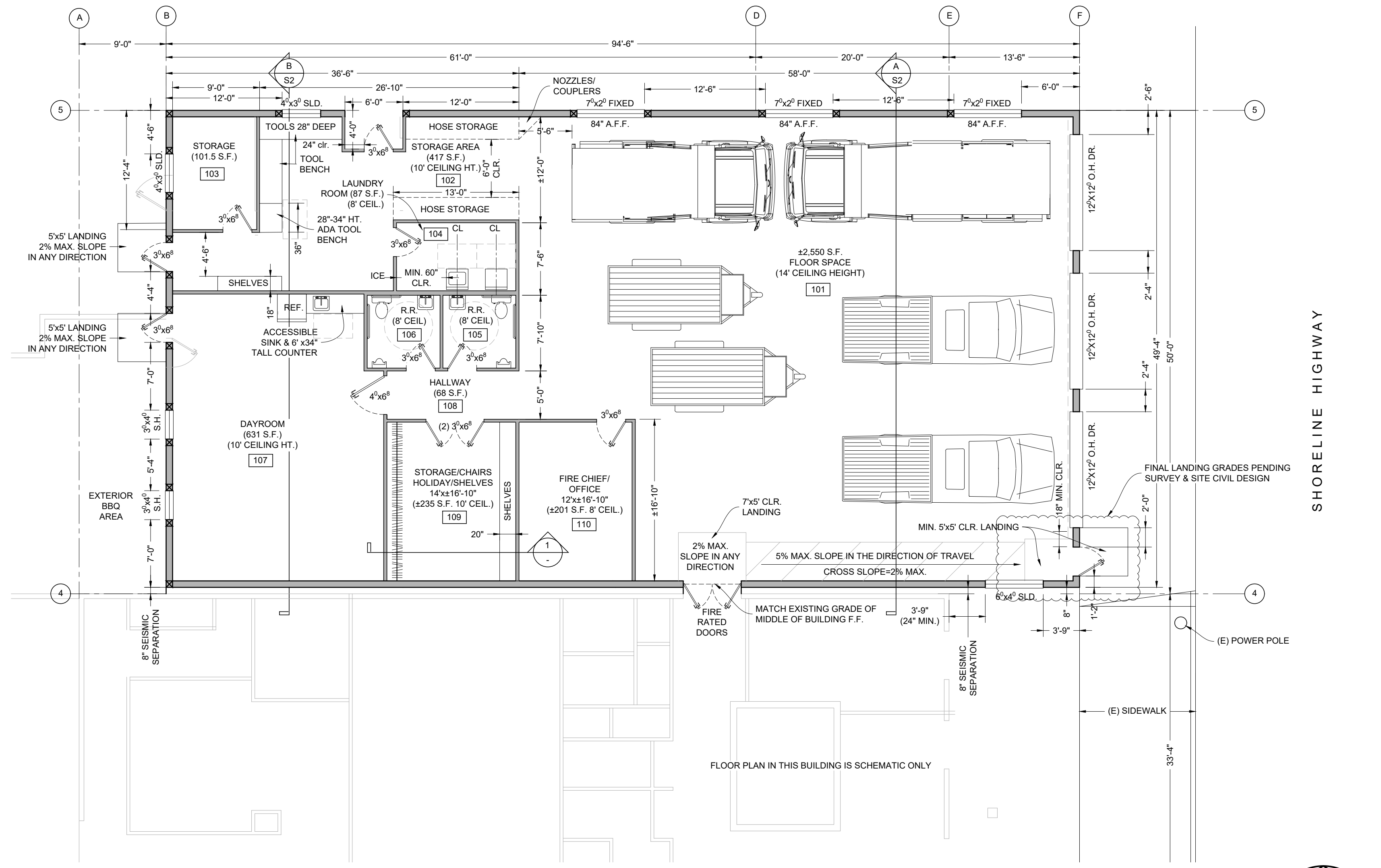
**Maria Flynn, Administrative Assistant
 Community Development Department**

Fort Bragg Fire Station Site Plan – Building 3



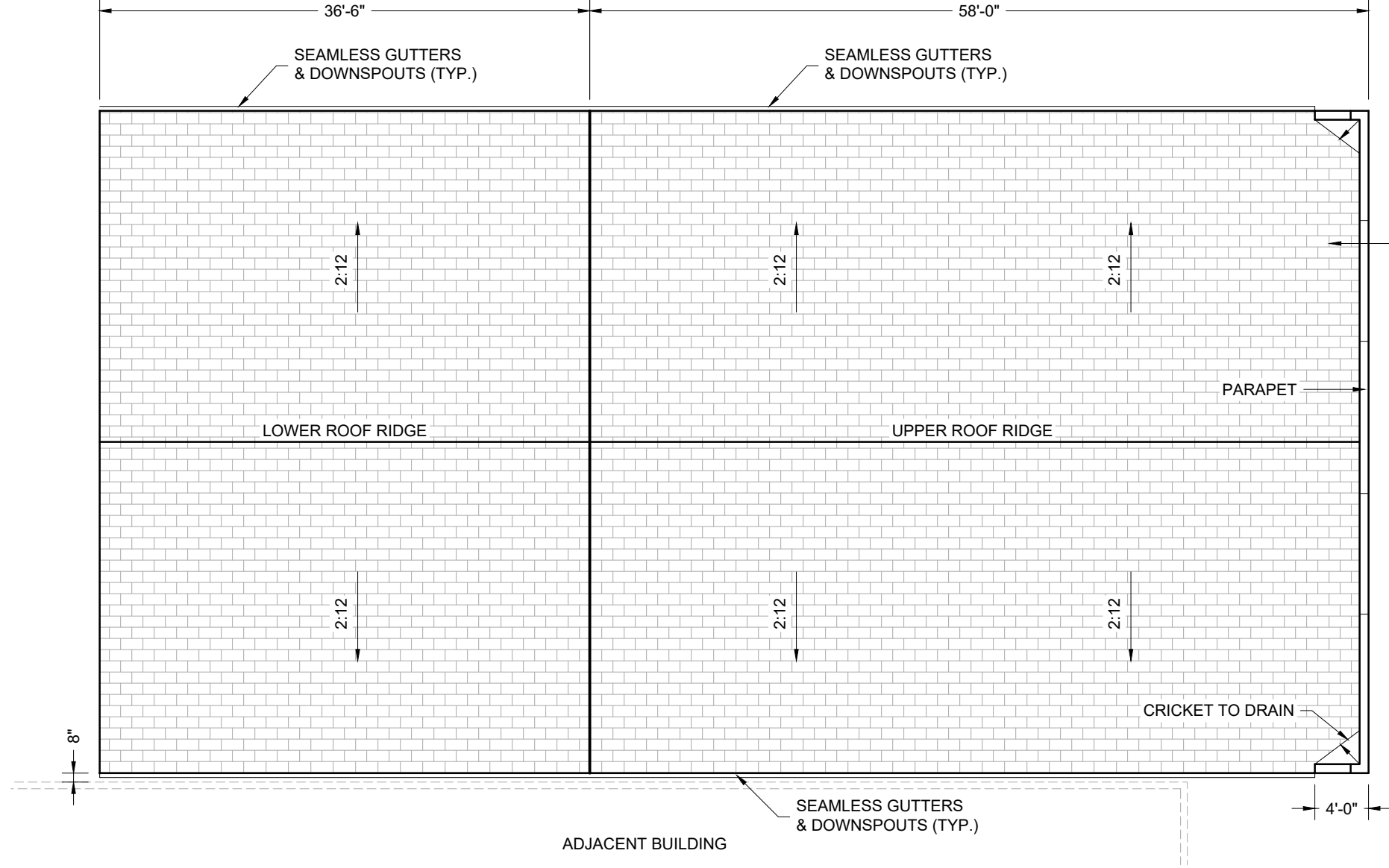
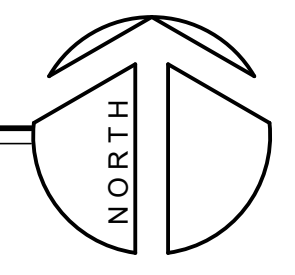
Fort Bragg Fire Station – Site Plan





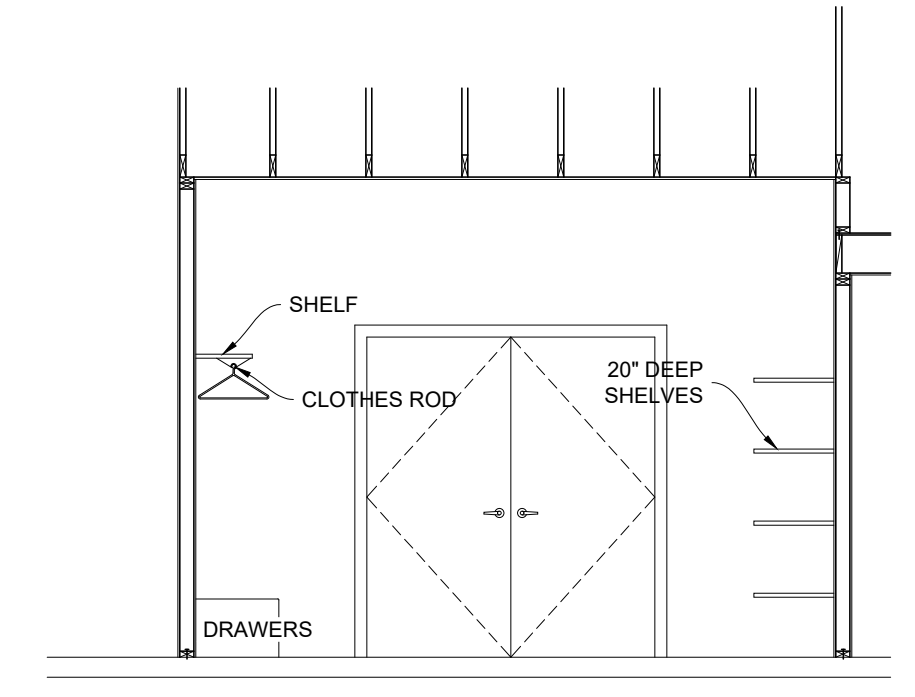
FLOOR PLAN

SCALE: 1/8"=1'-0"



ROOF PLAN

SCALE: 1/8"=1'-0"

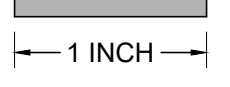


STORAGE ROOM DETAIL

SCALE: 1/4"=1'-0"

90% SUBMITTAL

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.



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REVISIONS	BY

PLAN REVIEW
NOT FOR
CONSTRUCTION

WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
 Phone: (707) 725-6926

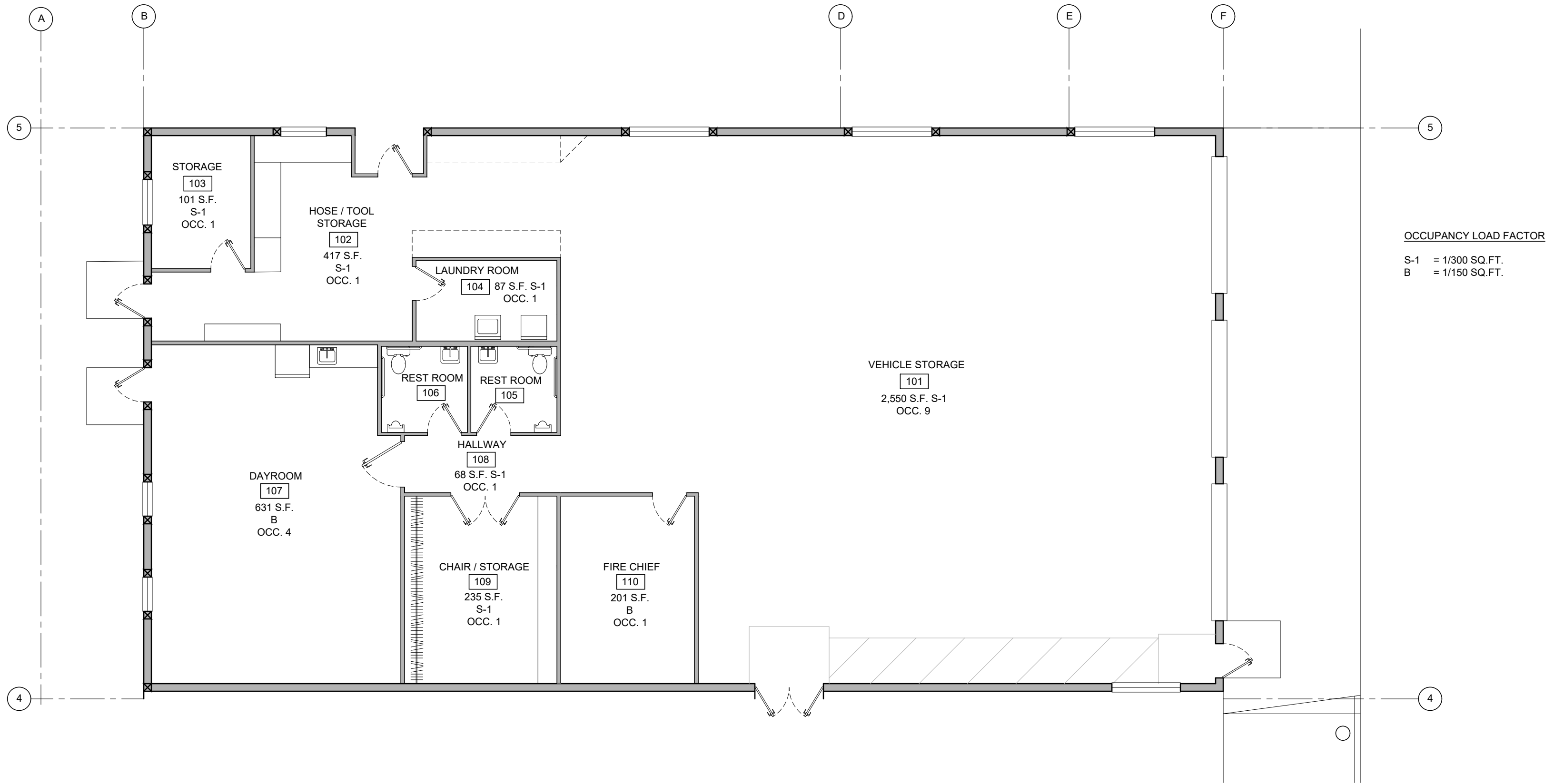
**FORT BRAGG VOLUNTEER FIRE DEPARTMENT
 NEW FIRE STATION RECONSTRUCTION**
 APN: 008-161-13-00
 Site Address: 141 Main Street Fort Bragg, CA 95437

FLOOR PLAN / ROOF PLAN

For: Fort Bragg Volunteer Fire Department 141 Main Street Fort Bragg, CA 95437
 File: 177703.dwg
 Date: 05/01/2024 10:58:23 AM
 User: GKK

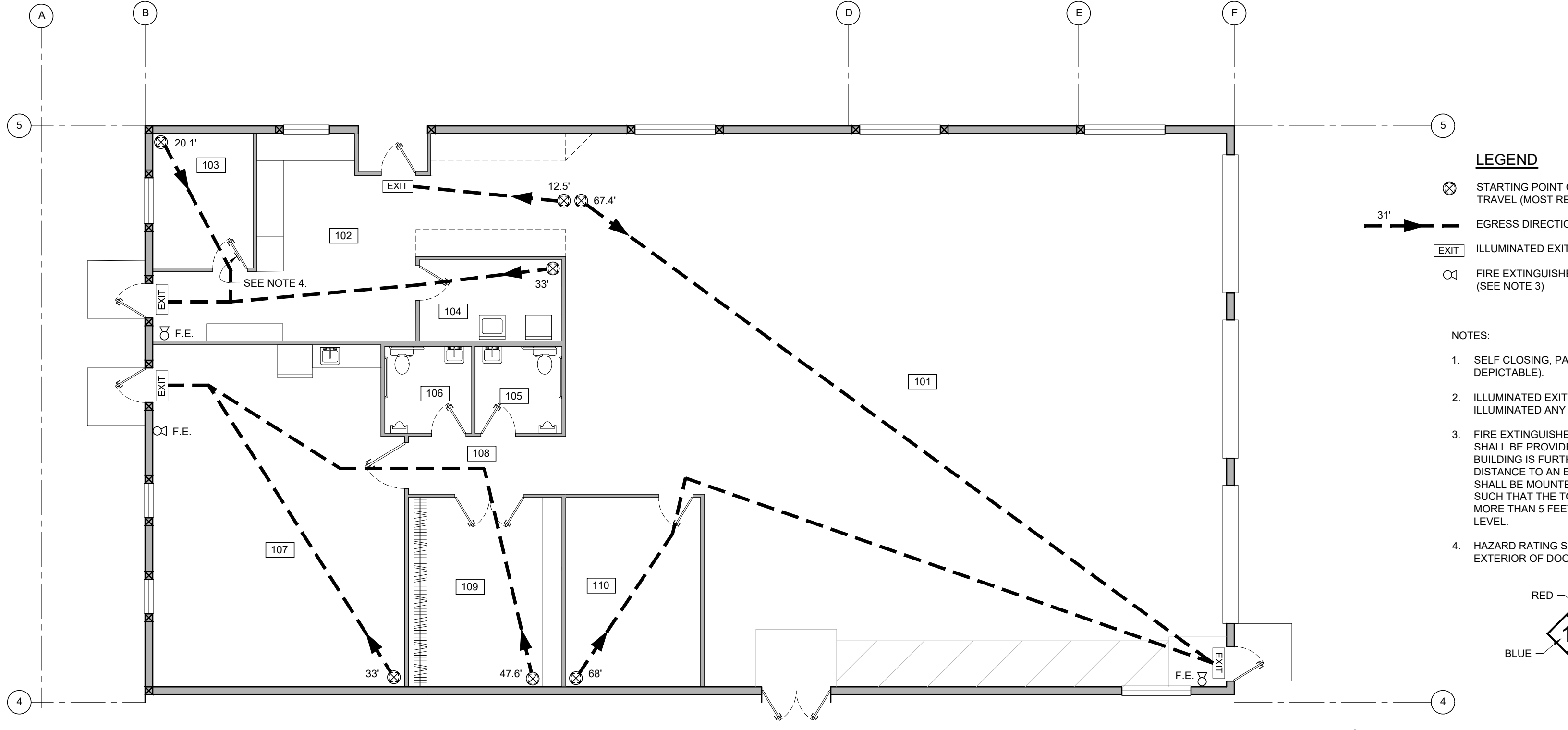
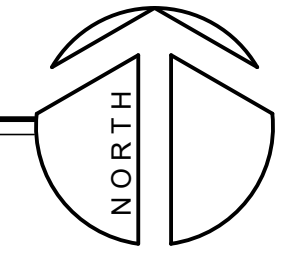
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Drawn	GKK
Job	CFB2301
Sheet	

A1



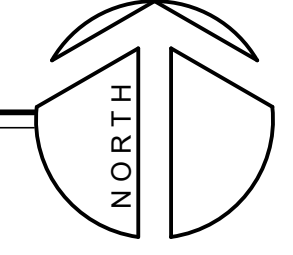
OCCUPANCY PLAN

SCALE: 1/8"=1'-0"



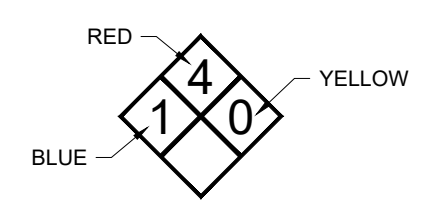
EXITING PLAN

SCALE: 1/8"=1'-0"



- LEGEND**
- ⊗ STARTING POINT OF EGRESS PATH OF TRAVEL (MOST REMOTE OF AREA)
 - EGRESS DIRECTION/PATH OF TRAVEL
 - EXIT ILLUMINATED EXIT SIGN
 - ⊕ FIRE EXTINGUISHER AT EXITS (SEE NOTE 3)

- NOTES:**
1. SELF CLOSING, PANIC/FIRE EXIT HARDWARE (NOT DEPICTABLE).
 2. ILLUMINATED EXIT SIGN (GREEN LED), MUST BE ILLUMINATED ANY TIME THE BUILDING IS OCCUPIED.
 3. FIRE EXTINGUISHERS WITH A MINIMUM OF 2-A-10-B-C SHALL BE PROVIDED SUCH THAT NO POINT IN THE BUILDING IS FURTHER THAN 75-FOOT TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 5 FEET ABOVE THE FINISHED FLOOR LEVEL.
 4. HAZARD RATING SIGNS, NO SMOKING SIGNS (ON EXTERIOR OF DOOR). SEE DETAILS BELOW.



2022 CALIFORNIA FIRE CODE

TABLE 5003.1.1(1) MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{1,2,3,4,5,6,7}

MATERIAL	CLASS	GROUP WHEN THE MAXIMUM ALLOWABLE QUANTITY IS EXCEEDED	STORAGE ⁸		USE-CLOSED SYSTEMS ⁹			USE-OPEN SYSTEMS ⁹		
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)
Combustible dust	NA	H-2	See Note q	NA	NA	See Note q	NA	NA	See Note q	NA
	Loose Balcd ¹⁰	H-3	(100)	NA	NA	(100)	NA	NA	(20)	NA
Combustible liquid ¹¹	II	H-2 or H-3	NA	120 ^{a,c}	NA	120 ^a	NA	NA	30 ^a	NA
	IIIA	H-2 or H-3	NA	330 ^{a,c}	NA	330 ^a	NA	NA	80 ^a	NA
	IIIB	NA	NA	13,200 ^{a,c}	NA	13,200 ^a	NA	NA	3,300 ^a	NA
Cryogenic Flammable	NA	H-2	NA	45 ^a	NA	45 ^a	NA	NA	10 ^a	NA
Cryogenic Inert	NA	NA	NA	NA	NL	NA	NA	NL	NA	NA
Cryogenic Oxidizing	NA	H-3	NA	45 ^a	NA	45 ^a	NA	NA	10 ^a	NA
Explosives	Division 1.1	H-1	1 ^{a,e}	(1) ^{a,e}	NA	0.25 ^a	(0.25) ^a	NA	0.25 ^a	(0.25) ^a
	Division 1.2	H-1	1 ^{a,e}	(1) ^{a,e}	NA	0.25 ^a	(0.25) ^a	NA	0.25 ^a	(0.25) ^a
	Division 1.3	H-1 or H-2	1 ^{a,e}	(1) ^{a,e}	NA	1 ^a	(1) ^a	NA	1 ^a	(1) ^a
	Division 1.4	H-3	50 ^{a,e}	(50) ^{a,e}	NA	50 ^a	(50) ^a	NA	NA	NA
	Division 1.4G	H-3	125 ^{a,e}	(125) ^{a,e}	NA	NA	NA	NA	NA	NA
	Division 1.5	H-1	1 ^{a,e}	(1) ^{a,e}	NA	0.25 ^a	(0.25) ^a	NA	0.25 ^a	(0.25) ^a
Flammable gas	Gaseous	H-2	NA	1,000 ^{a,c}	NA	NA	1,000 ^{a,c}	NA	NA	NA
	Liquefied	H-2	NA	(150) ^{a,c}	NA	(150) ^{a,c}	NA	NA	NA	NA
Flammable liquid ¹²	IA or IB and IC	H-2 or H-3	NA	30 ^{a,c}	NA	30 ^a	NA	NA	10 ^d	NA
	IB and IC	H-3	NA	120 ^{a,c}	NA	120 ^a	NA	NA	30 ^d	NA
Flammable liquid, combination (IA, IB, IC)	NA	H-2 or H-3	NA	120 ^{a,c}	NA	120 ^{a,c}	NA	NA	30 ^{a,b}	NA
Flammable solid	NA	H-3	125 ^{a,c}	NA	NA	125 ^a	NA	NA	25 ^a	NA

(continued)

2022 CALIFORNIA FIRE CODE

TABLE 5003.1.1(1)-continued MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{1,2,3,4,5,6,7}

MATERIAL	CLASS	GROUP WHEN THE MAXIMUM ALLOWABLE QUANTITY IS EXCEEDED	STORAGE ⁸		USE-CLOSED SYSTEMS ⁹			USE-OPEN SYSTEMS ⁹		
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas (cubic feet at NTP)	Solid pounds (cubic feet)	Liquid gallons (pounds)
Inert gas	Gaseous	NA	NA	NA	NL	NA	NL	NA	NA	NA
	Liquefied	NA	NA	NA	NL	NA	NL	NA	NA	NA
Organic peroxide	I	H-2	5 ^{a,e}	(5) ^{a,e}	NA	1 ^a	(1) ^a	NA	1 ^a	(1) ^a
	II	H-3	50 ^{a,e}	(50) ^{a,e}	NA	50 ^a	(50) ^a	NA	10 ^a	(10) ^a
	III	H-3	125 ^{a,e}	(125) ^{a,e}	NA	125 ^a	(125) ^a	NA	25 ^a	(25) ^a
	IV	NA	NL	NL	NA	NL	NL	NA	NL	NL
	V	NA	NL	NL	NA	NL	NL	NA	NL	NL
Oxidizer	1	H-1	1 ^{a,e}	(1) ^{a,e}	NA	0.25 ^a	(0.25) ^a	NA	0.25 ^a	(0.25) ^a
	2	H-2 or H-3	10 ^{a,e}	(10) ^{a,e}	NA	2 ^a	(2) ^a	NA	2 ^a	(2) ^a
	3	H-3	250 ^{a,e}	(250) ^{a,e}	NA	250 ^a	(250) ^a	NA	50 ^a	(50) ^a
Oxidizing gas	Gaseous	H-3	NA	NA	1,500 ^{a,c}	NA	1,500 ^{a,c}	NA	NA	NA
	Liquefied	H-3	NA	(150) ^{a,c}	NA	(150) ^{a,c}	NA	NA	NA	NA
Pyrophoric	1	H-1	1 ^{a,e}	(1) ^{a,e}	NA	0.25 ^a	(0.25) ^a	NA	0.25 ^a	(0.25) ^a
	2	H-2	5 ^{a,e}	(5) ^{a,e}	NA	1 ^a	(1) ^a	NA	1 ^a	(1) ^a
Unstable (reactive)	1	H-3	50 ^{a,e}	(50) ^{a,e}	750 ^{a,e}	50 ^a	(50) ^a	750 ^{a,e}	10 ^a	(10) ^a
	2	H-2	5 ^{a,e}	(5) ^{a,e}	NA	1 ^a	(1) ^a	NA	1 ^a	(1) ^a
	3	H-3	50 ^{a,e}	(50) ^{a,e}	NA	50 ^a	(50) ^a	NA	10 ^a	(10) ^a
Water reactive	1	H-1	1 ^{a,e}	(1) ^{a,e}	NA	0.25 ^a	(0.25) ^a	NA	0.25 ^a	(0.25) ^a
	2	H-2	5 ^{a,e}	(5) ^{a,e}	NA	1 ^a	(1) ^a	NA	1 ^a	(1) ^a

For SF: 1 cubic foot = 0.02832 m³, 1 pound = 0.454 kg, 1 gallon = 3.785 L.
 NA = Not Applicable, NL = Not Limited, UD = Unclassified Detonable.
 a. For use of control areas, see Section 5003.8.3.
 b. The aggregate quantity in use and storage shall not exceed the quantity listed for storage.
 c. The quantities of alcoholic beverages in retail and wholesale sales occupancies shall not be limited providing the liquids are packaged in individual containers not exceeding 1.3 gallons. In retail and wholesale sales occupancies, the quantities of medicines, foodstuff or consumer products and cosmetics containing not more than 50 percent by volume of water-miscible liquids with the remainder of the solutions not being flammable shall not be limited, provided that such materials are packaged in individual containers not exceeding 1.3 gallons.
 d. **BSFM** In other than Group I occupancies, maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an automatic sprinkler system in accordance with Section 503.3.1.1. Where Note e also applies, the increase for both notes shall be applied cumulatively. For Group I occupancies, refer to California Building Code Table 413.7.2.1 for approved cabinets.
 e. Maximum allowable quantities shall be increased 100 percent where stored in approved storage cabinets, day boxes, gas cabinets, gas rooms, exhausted enclosures or in listed safety cans in accordance with Section 5003.9.10. Where Note d applies, the increase for both notes shall be applied cumulatively.
 (footnotes continued)

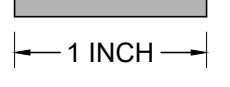
TABLE 5003.1.1(1)-continued MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{1,2,3,4,5,6,7}

f. Quantities shall not be limited in a building equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
 g. Allowed only in buildings equipped throughout with an approved automatic sprinkler system.
 h. Containing not more than the maximum allowable quantity per control area of Class IA, Class IB or Class IC flammable liquids.
 i. The maximum allowable quantity shall not apply to fuel oil storage complying with Section 605.4.2.
 j. Quantities in parenthesis indicate quantity units in parenthesis at the head of each column.
 k. A maximum quantity of 220 pounds of solid or 22 gallons of liquid Class 3 oxidizers is allowed where such materials are necessary for maintenance purposes, operation or sanitation of equipment where the storage containers and the manner of storage are approved.
 l. Net weight of pyrotechnic composition of the fireworks. Where the net weight of the pyrotechnic composition of the fireworks is not known, 25 percent of the gross weight of the fireworks including packaging shall be used.
 m. For gallons of liquids, divide the amount in pounds by 10 in accordance with Section 5003.1.2.
 n. For storage and display quantities in Group M and storage quantities in Group S occupancies complying with Section 5003.11, see Table 5003.11.1.
 o. Density-packed baled cotton that complies with the packing requirements of ISO 8115 shall not be included in this material class.
 p. The following shall not be included in determining the maximum allowable quantities:
 1. Liquid or gaseous fuel in fuel tanks on vehicles.
 2. Liquid or gaseous fuel in fuel tanks on motorized equipment operated in accordance with this code.
 3. Gaseous fuels in piping systems and fixed appliances regulated by the *International Fuel Gas Code*.
 4. Liquid fuels in piping systems and fixed appliances regulated by the *California Mechanical Code*.
 5. Alcohol-based hand rubs classified as Class I or II liquids in dispensers that are installed in accordance with Sections 5705.5 and 5705.5.1. The location of the alcohol-based hand rub (ABHR) dispensers shall be provided in the construction documents.
 q. Where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 104.8.2.

*BUILDING IS SPRINKLERED
 *(2) EXISTING FIRE RATED CABINETS ASSUMED TO BE RE-INSTALLED IN NEW BUILDING

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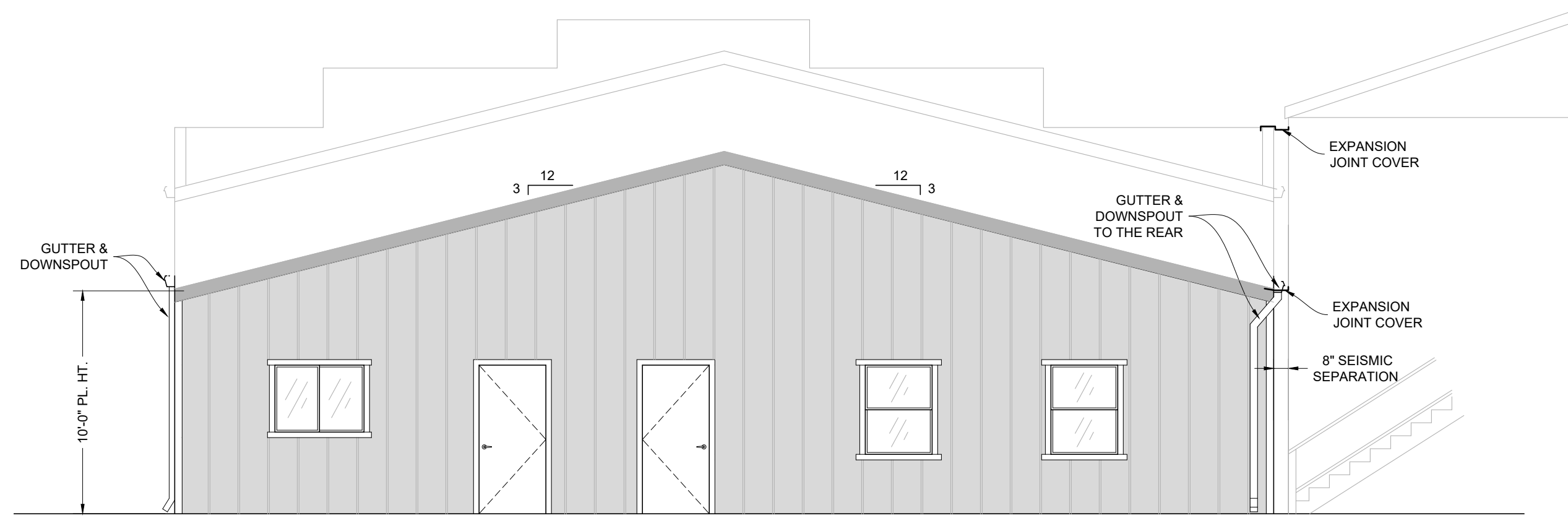
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PLAN REVIEW NOT FOR CONSTRUCTION

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 Phone (707) 725-6926

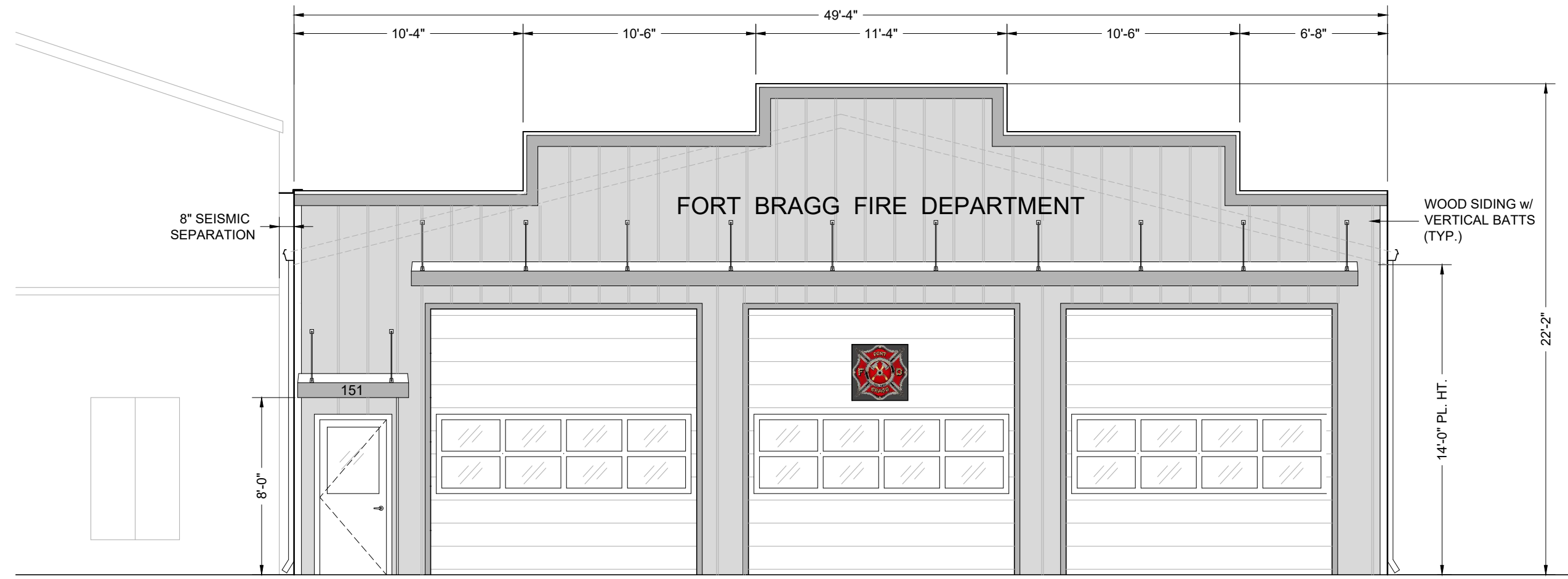
FORT BRAGG VOLUNTEER FIRE DEPARTMENT
 NEW FIRE STATION RECONSTRUCTION
 OCCUPANCY / EXITING PLAN
 APN: 008-181-13-00
 Site Address: 141 Main Street Fort Bragg, CA, 95437
 Fort Bragg Volunteer Fire Department 141 Main Street Fort Bragg, CA, 95437

Date	MAY 1 '24
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	CFB2301
Sheet	A4



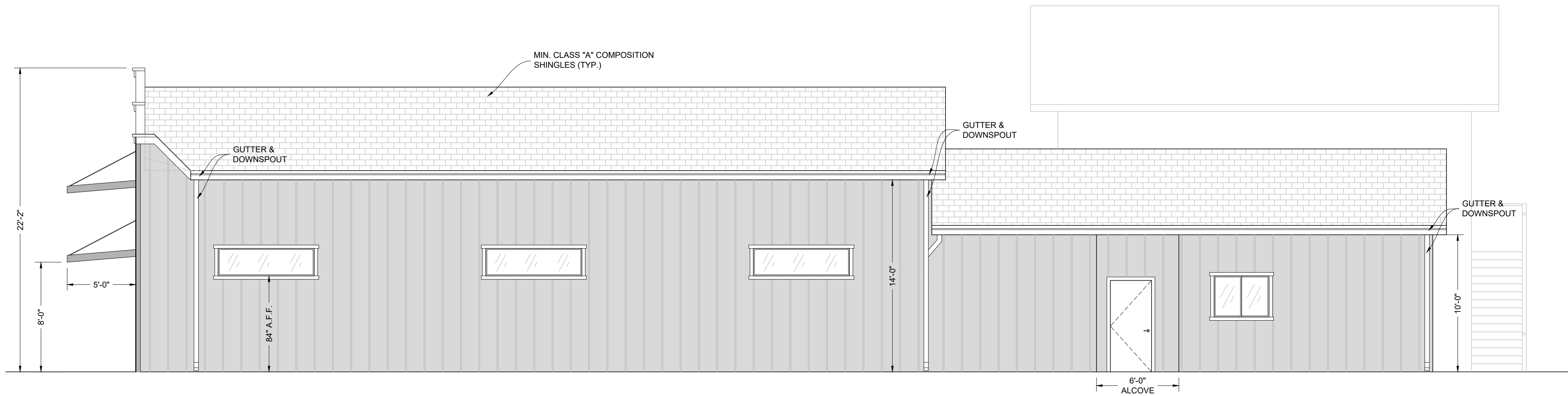
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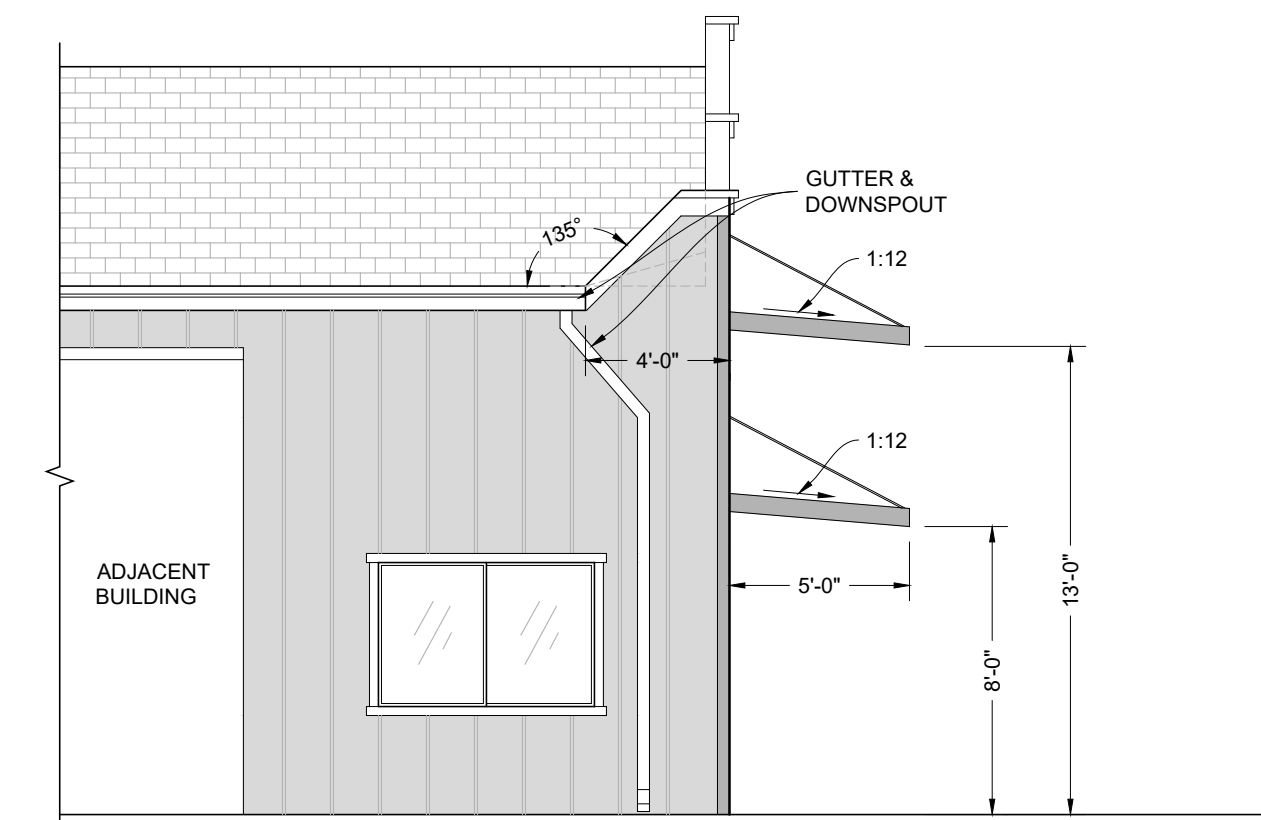
EAST ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"



PARTIAL SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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CONSTRUCTION

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610 9th Street Fortuna, California 95540
Phone: (707) 725-6926

FORT BRAGG VOLUNTEER FIRE DEPARTMENT
NEW FIRE STATION RECONSTRUCTION
Site Address: 141 Main Street Fort Bragg, CA 95437
APN: 008-161-13-00

ELEVATIONS

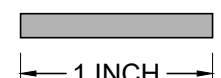
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Drawing No: 20190501-01.dwg
Date: 5/1/2024

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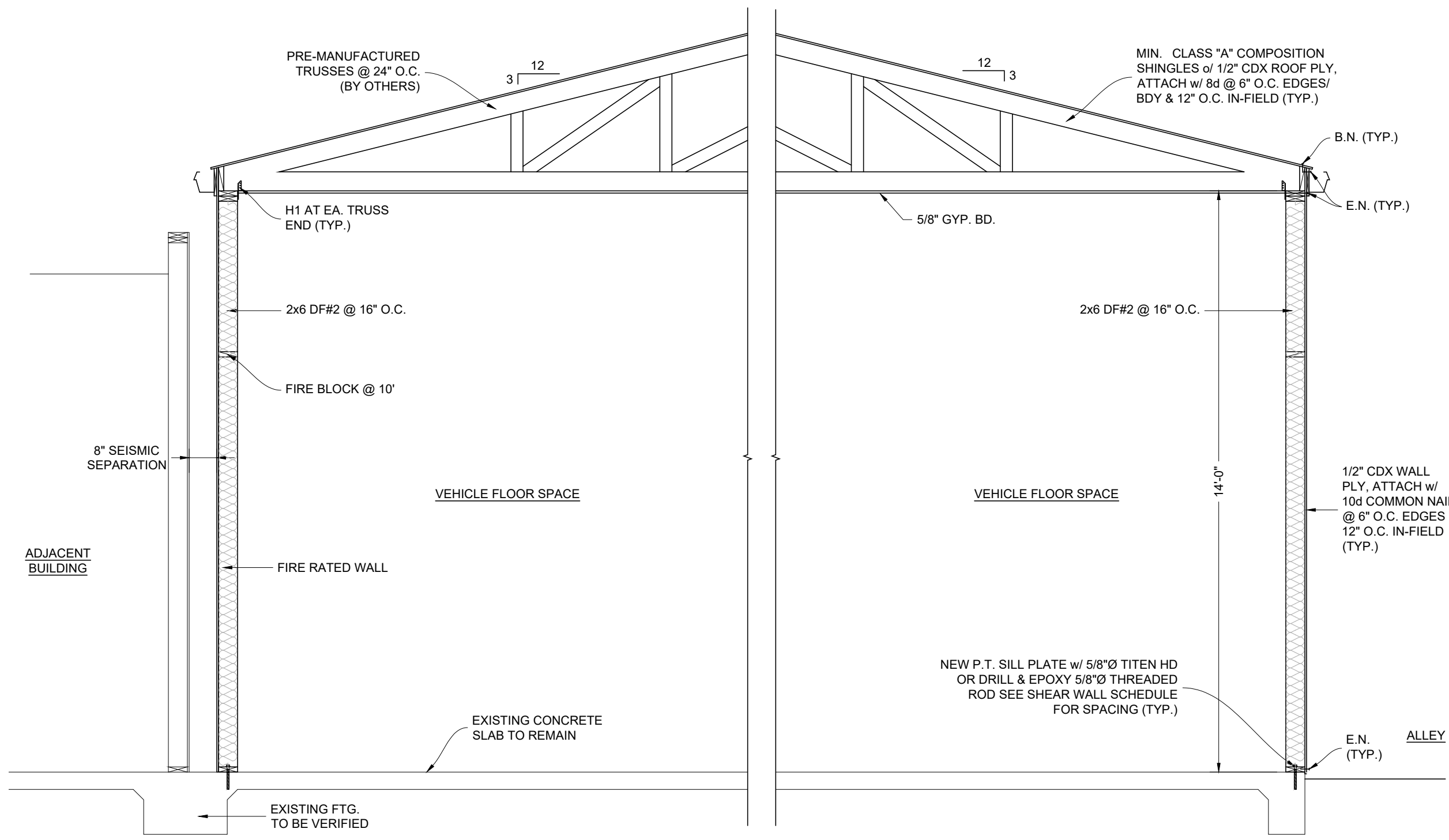
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90% SUBMITTAL

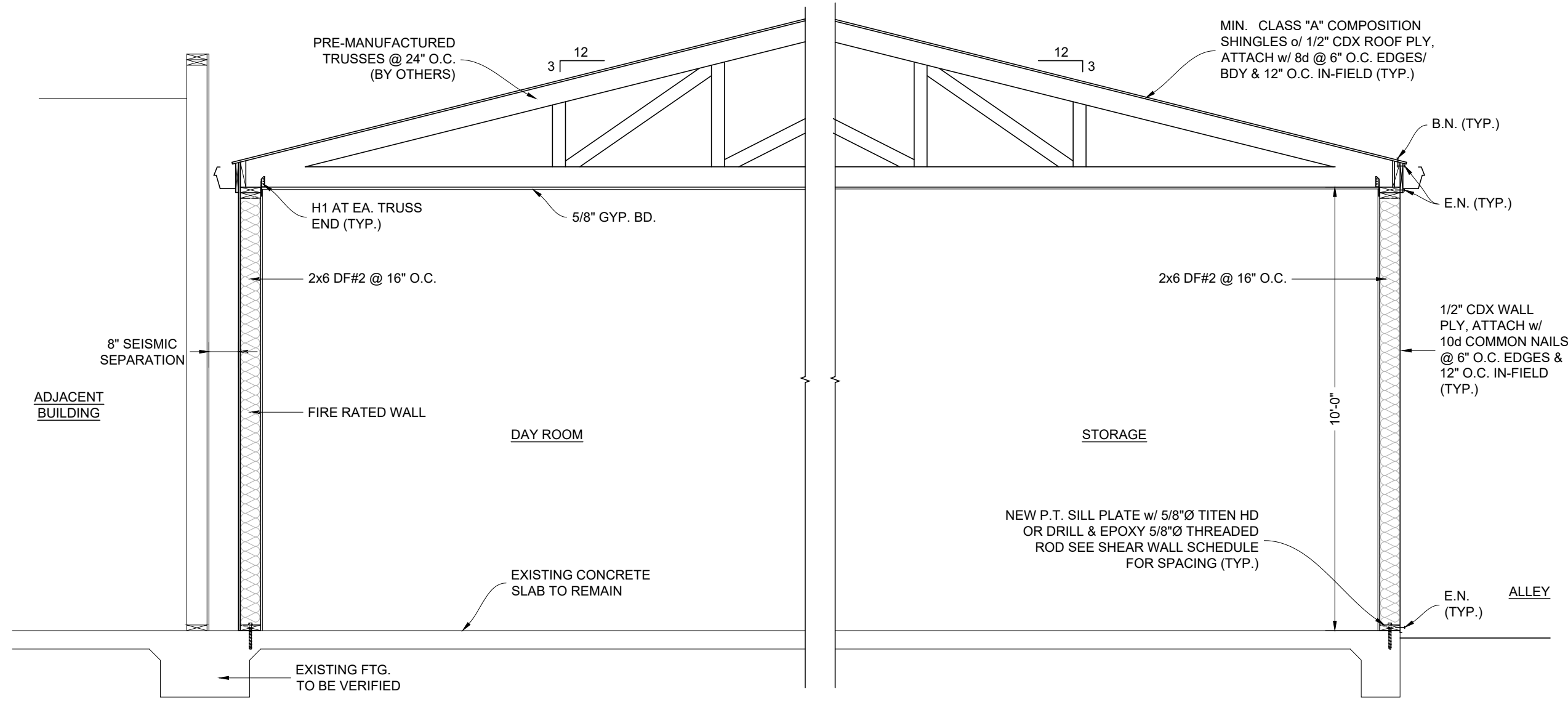
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A BUILDING SECTION
SCALE: 3/8"=1'-0"



B BUILDING SECTION
SCALE: 3/8"=1'-0"

REVISIONS	BY

PLAN REVIEW
NOT FOR
CONSTRUCTION

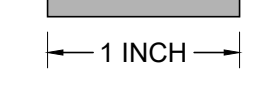
WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone: (707) 725-6926

**FORT BRAGG VOLUNTEER FIRE DEPARTMENT
NEW FIRE STATION RECONSTRUCTION**
APN: 008-161-13-00
Site Address: 141 Main Street Fort Bragg, CA, 95437
BUILDING SECTIONS / DETAILS
For: Fort Bragg Volunteer Fire Department 151 Main Street Fort Bragg, CA, 95437

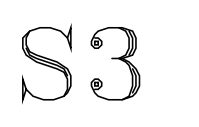
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Job: CFB2301
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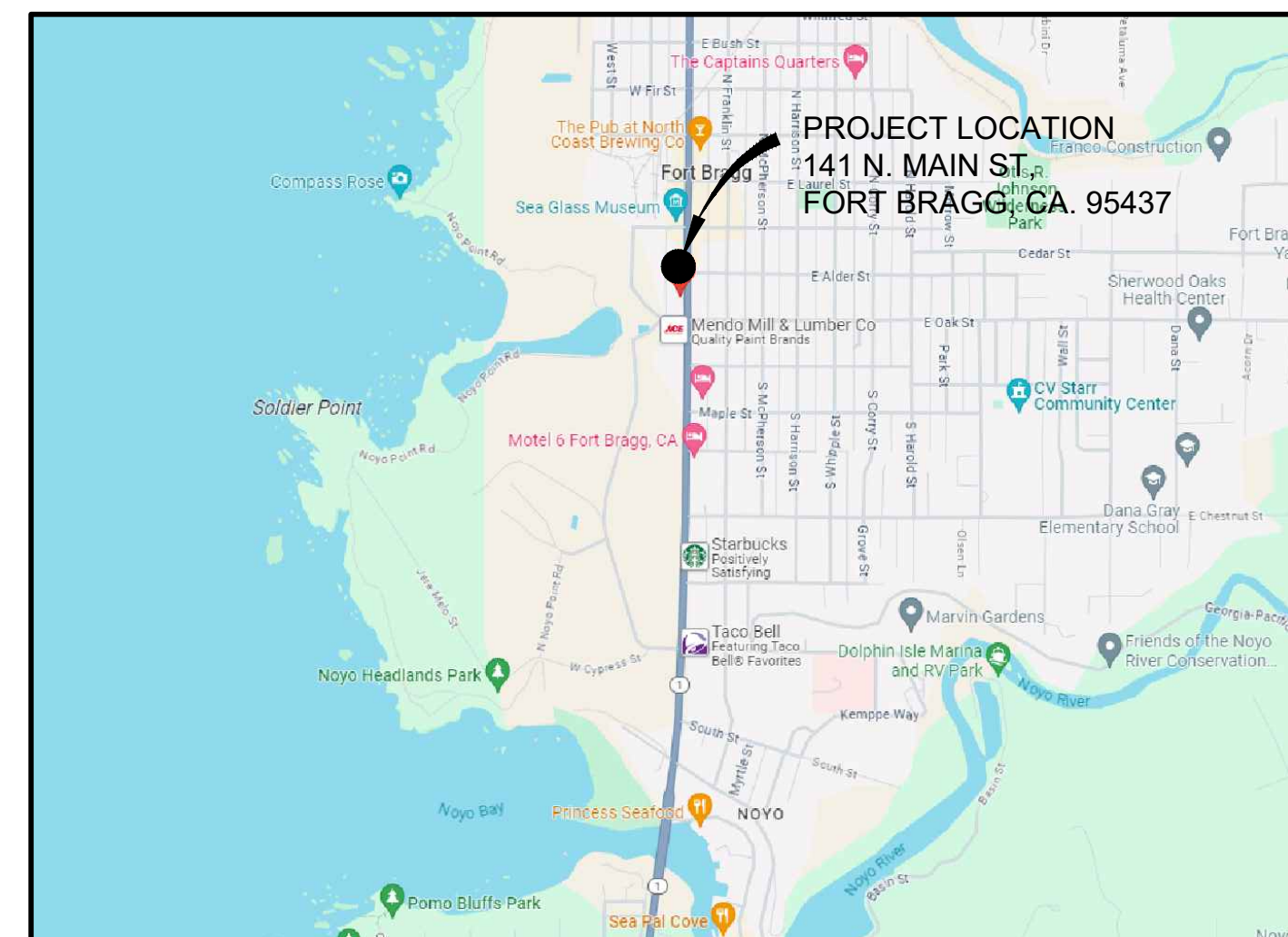
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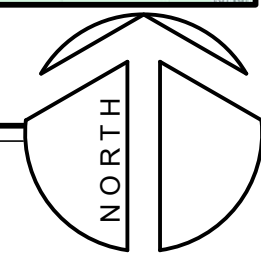
This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.





VICINITY MAP

NO SCALE



PROJECT SCOPE

THE FORT BRAGG FIRE STATION LOCATED AT 141 NORTH MAIN ST IN FORT BRAGG IS COMPRISED OF THREE BUILDINGS THAT WERE CONSTRUCTED BETWEEN 1947 AND 1997. THE NORTH WING, CONSTRUCTED IN 1947, HOUSES THE NORTH APPARATUS ROOM AND ADJOINING ROOMS TO THE WEST. IT IS CONSTRUCTED ON UN-REINFORCED MASONRY AND PER THE PUBLIC FACILITIES MASTER PLAN, THERE IS A "CONSIDERABLE RISK OF MAJOR STRUCTURE DAMAGE" TO THIS WING IN THE EVENT OF A MAJOR EARTHQUAKE. IN 2023, A STRUCTURAL AND ARCHITECTURAL ANALYSIS WAS CONDUCTED AND DETERMINED THAT THE COST OF REHABILITATION WAS SIMILAR TO THE COST OF NEW CONSTRUCTION, THUS IT WAS DECIDED NEW CONSTRUCTION WOULD BE A BETTER USE OF FUNDS. WHITCHURCH ENGINEERING IS PROVIDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN FOR THE NEW BUILDING. THE NEW BUILDING WILL MATCH SIZE AND LOCATION, AS MUCH AS POSSIBLE, AND BE ARCHITECTURALLY DESIGNED TO BE FUNCTIONAL FOR FORT BRAGG FIRE DEPARTMENT'S OPERATIONS.

PROJECT DATA

PROJECT ADDRESS: 151 MAIN ST. FORT BRAGG, CA. 95437
 APN: 008-161-13-00
 ZONING: COMMERCIAL
 JURISDICTION: MENDOCINO COUNTY
 BUILDING CODES: 2022 CBC, CEC, CPC, CFC, AND ENERGY CODE
 BUILDING OCCUPANCY: B, S-1
 BUILDING ALLOWABLE HEIGHT: 60' (SPRINKLERED)
 ALLOWABLE STORIES: (2)
 BUILDING AREA VS ALLOWABLE AREA: 27,000 S.F. FOR BOTH S-1 & B.
 OCCUPANT LOAD: (14) S-1 OCCUPANCY, (5) B OCCUPANCY
 SPRINKLERED: YES
 CONSTRUCTION TYPE: VB
 REQUIRED EXITS: (1) REQUIRED, (3) PROVIDED
 BUILDING SQUARE FOOTAGE: 2,861 S.F. @ 14' PLATE HT., 1,770 S.F. @ 10' PLATE HT., 4,631 S.F.
 TOTAL:

DESIGN CRITERIA:

- CODES & STANDARDS
2022 CALIFORNIA BUILDING CODE
- VERTICAL LOADS:
ROOF DEAD=18 psf (15 +3 SOLAR)
ROOF LIVE=20 psf

WALLS:
INTERIOR=10 psf
EXTERIOR=18 psf
- LATERAL LOADS:
SEISMIC EQUIVALENT LATERAL FORCE PROCEDURE FOR BEARING WALL SYSTEMS
 $V=C_e \cdot W$ $C_e=S_{pg}/(R/I_e)$
DESIGN SPECTRAL RESPONSE ACCELERATION: $S_{pg}=1.205$
RISK CATEGORY: IV
SEISMIC DESIGN CATEGORY: D
SITE CLASS= D
R=6.5 - LIGHT FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.

WIND: BASIC WIND SPEED=105 MPH
EXPOSURE CATEGORY= C

SHEET INDEX

- T1 VICINITY MAP / EAST ELEVATION
- A1 FLOOR PLAN / ROOF PLAN
- A2 ELEVATIONS
- A3 ACCESSIBLE RESTROOM / ROOM ELEVATIONS
- A4 OCCUPANCY PLAN / EXITING PLAN
- S0 STRUCTURAL NOTES / TYPICAL DETAILS
- S1 FOUNDATION PLAN / CEILING FRAMING PLAN
- S2 ROOF FRAMING PLAN / DETAILS
- S3 BUILDING SECTIONS / DETAILS
- M1 MECHANICAL PLAN
- E1 ELECTRICAL PLAN
- E2 SCHEDULES & 1 - LINE DIAGRAM
- EP ELECTRICAL VAULT
- LP LIGHTING PLAN
- P1 PLUMBING PLAN
- P2 SEWER PLAN / PROPANE GAS PLAN

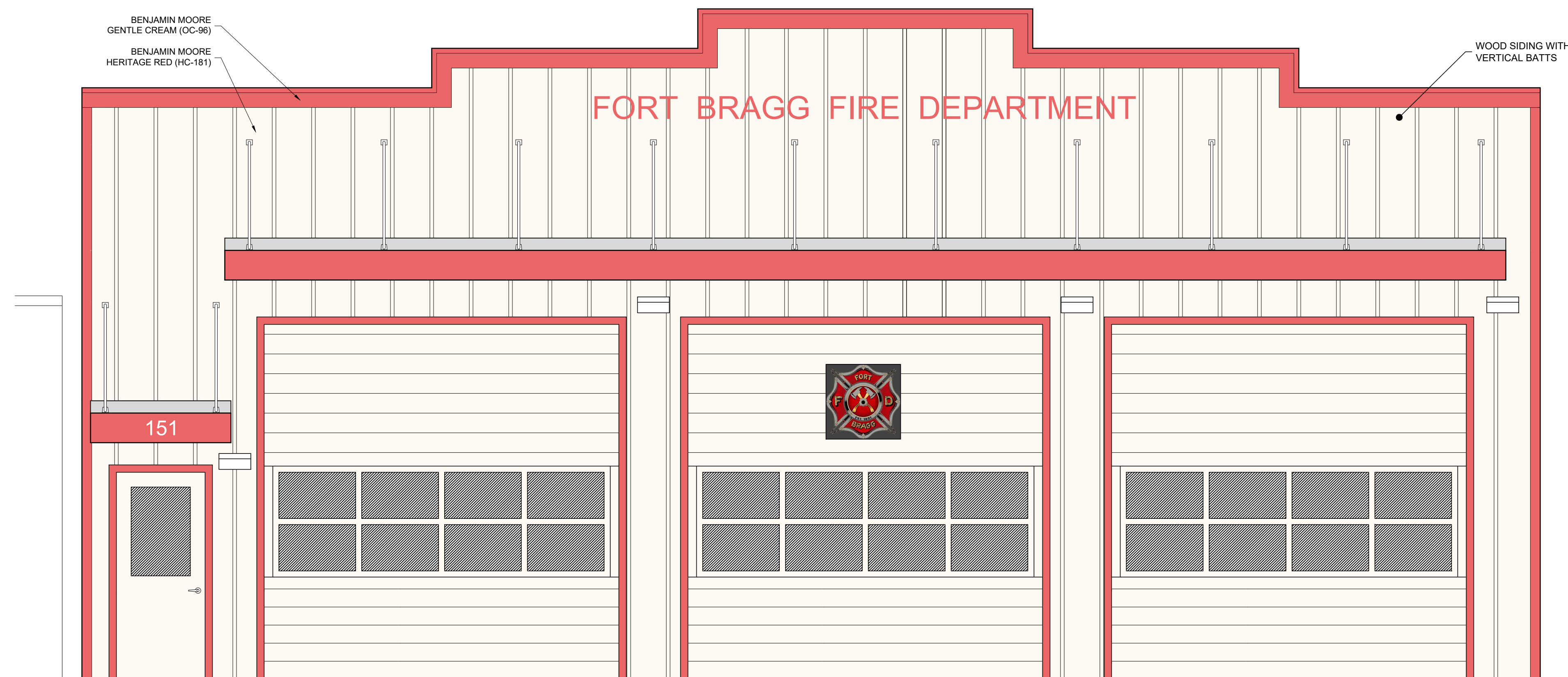
PROJECT ENGINEER: DEREK C. LONG, P.E., PMP
WHITCHURCH ENGINEERING, INC.
610 9th STREET
FORTUNA, CA. 95540
(707) 725-6926
dcl@whitchurchengineering.com

STRUCTURAL ENGINEER: BRETT WHITCHURCH, M.S., P.E.
WHITCHURCH ENGINEERING, INC.
610 9th STREET
FORTUNA, CA. 95540
(707) 725-6926
blw@whitchurchengineering.com

MEP ENGINEER: ERIC T. ALLEN, P.E., M.E.
WHITCHURCH ENGINEERING, INC.
610 9th STREET
FORTUNA, CA. 95540
(707) 725-6926
eta@whitchurchengineering.com

CLIENT: FORT BRAGG VOLUNTEER FIRE DEPARTMENT
141 MAIN ST
FORT BRAGG, CA. 95434

FORT BRAGG VOLUNTEER FIRE DEPARTMENT FIRE STATION RECONSTRUCTION



EAST ELEVATION

SCALE: 3/8"=1'-0"

DEFERRED SUBMITTALS

- FIRE SPRINKLER DESIGN BY LICENSED C-16 CONTRACTOR TO BE PROVIDED BY PRIME.
- TRUSS CALCULATIONS & DRAWING TO BE PROVIDED W/100% SUBMITTAL.
- PLANNING AND COASTAL PERMITTING BEING PERFORMED BY CITY OF FORT BRAGG CONCURRENTLY WITH DEVELOPMENT OF BUILDING PLANS.

ABBREVIATIONS

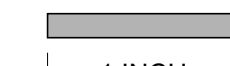
AC	ASPHALT CONCRETE	<P>	PROPOSED
AGG.	AGGREGATE	P.S.I.	POUNDS PER SQUARE INCH PUBLIC
APPROV.	APPROVED	PUE	UTILITY EASEMENT
BW	BACK OF WALK	RCP	REINFORCE CONCRETE PIPE
BO	BLOW-OFF	RD.	ROAD
CATV	CABLE TELEVISION	R/W	RIGHT OF WAY
CC	CONCRETE	SD	STORM DRAIN
CL	CENTERLINE	S.F.	SQUARE FOOT
CO	CLEANOUT	SHT.	SHEET
CONC.	CONCRETE	SS	SANITARY SEWER
DI	DRAINAGE INLET	SSCO	SANITARY SEWER CLEANOUT
<E>	EXISTING	SSMH	SANITARY SEWER MANHOLE
EL	ELEVATION	SD	STORMDRAIN
ELEC.	ELECTRICAL	SO.	SQUARE
EP	EDGE OF PAVEMENT	TR	TELEPHONE VAULT
EV	ELECTRICAL VAULT	STD.	STANDARD
EXIST.	EXISTING	SWK.	SIDEWALK
FF	FINISHED FLOOR	T.B.M.	TEMPORARY BENCH MARK
FH	FIRE HYDRANT	TBR	TO BE REMOVED
FL	FLOW LINE	TC	TOP OF CURB
GD	GROUND	TOG	TOP OF GRATE
GM	GAS METER	TYP.	TYPICAL
IP	IRON PIPE	THK.	THICK
JP	JOINT UTILITY POLE	UTIL.	UTILITY
JB	JUNCTION BOX	W	WATER
HP	HIGH POINT	W/	WITH
HT.	HEIGHT	WM	WATER METER
MH	MANHOLE	WV	WATER VALVE
MIN.	MINIMUM		
<N>	NEW		
P.P.	POWER POLE		
PL	PROPERTY LINE		

GENERAL NOTES

- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 EDITIONS OF THE CALIFORNIA ELECTRICAL AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.
- THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
- DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.
- ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER.
- CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
- WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE. DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER.
- VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
- ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
- THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS - STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970' AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE CITY OF FORT BRAGG BUILDING DEPARTMENT.
- CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
- WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE. DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER.
- VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND

90% SUBMITTAL

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.



REVISIONS	BY

PLAN REVIEW
NOT FOR
CONSTRUCTION

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

FORT BRAGG VOLUNTEER FIRE DEPARTMENT
NEW FIRE STATION RECONSTRUCTION
APN: 008-161-13-00
Site Address: 141 Main Street Fort Bragg, CA. 95437
VICINITY MAP / NOTES

Date	MAY 1 '24
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	CFB2301
Sheet	T1

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252.73"

FORT BRAGG FIRE DEPARTMENT

9.0"

The measurements above are accurate within plus or minus 15%.

Does your sign have a max width not to exceed?

Step 1:

Choose your letters

Letter Size:

[Help](#)

9.0 inch

Enter your letters:

FORT BRAGG FIRE DEPARTMENT

Font: Architectural

This font is only available in upper case

ARCHITECTURAL
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890.-/
(Lower Case Not Available) E

Arial

Step 2:

Choose your material and finish

Material:

[Help](#)

Aluminum

Finish: Baked Enamel Paint



Brushed



Baked Enamel Paint



Step 3:

Choose your mounting

Mounting Options:

[Help](#)

Stud and Spacer (paper install template include)

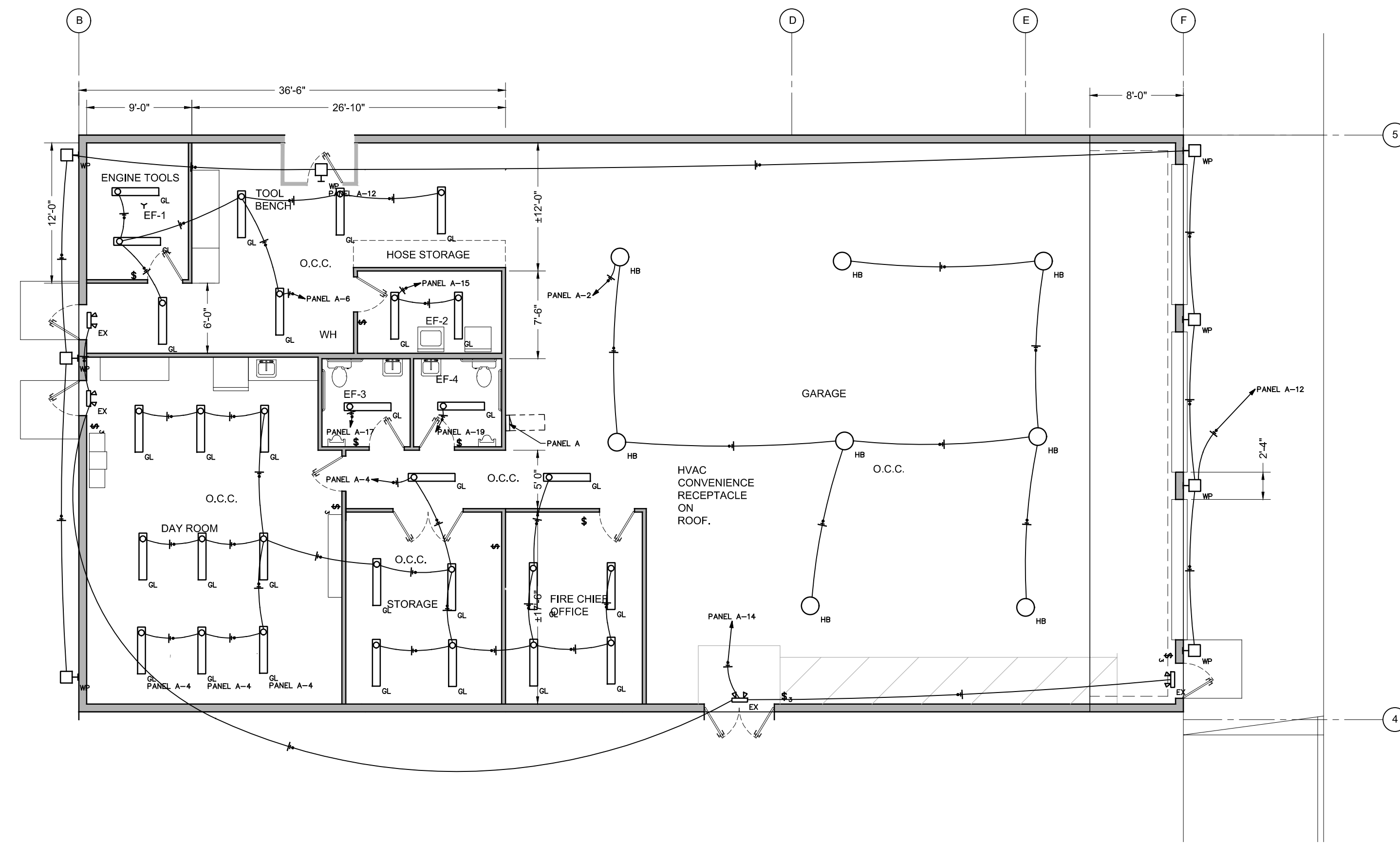
Stud Length:

2.5 inch

Spacer / Stand Off:

1/4 inch

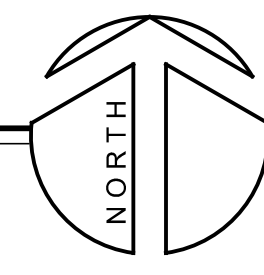
Subtotal: **\$1,309.80**



- LIGHTING CONTROL NOTES:**
1. ALL COMMON AREA OUTDOOR LIGHTING MUST BE CONTROLLED BY A SCHEDULING DEVICE THAT ALLOWS THE LIGHTS TO BE DIMMED AT LEAST 50% PER CEC 130.2(C)2. LIGHT FIXTURES INSTALLED IN THESE AREAS SHALL BE DIMMABLE FIXTURES.
 2. A MINIMUM OF 1 FT CANDLE AT THE WALKING SURFACE IS REQUIRED FOR MEANS OF EGRESS AND TO A SAFE DISPERSAL AREA PER CBC1008.2.1. OCCUPANCY SENSORS SHALL REDUCE LIGHTING LEVELS IF NO ONE IS PRESENT PER CEC130.2(C)3 OR EXCEPTION FOR FIXTURES LESS THAN 40WATTS, EXCEPTION 1, AND STAIRS, EXCEPTION 2 POINTS TO 140.7(A) EXCEPTION 6.
 3. GENERAL PARKING LIGHTING HAS TO MEET THE SAME REQUIREMENTS, BE CONTROLLED BY A CLOCK THAT CAN SCHEDULE DIMMING, AND IF MORE THAN 40 WATTS PER FIXTURE AND IF LESS THAN 24' ABOVE GRADE, OCCUPANCY SENSORS, CEC130.2(C)3.
 4. OCCUPANCY SENSORS (O.C.C.) MUST BE INSTALLED IN LIGHTING CIRCUITS CONTROLLING INDOOR COMMON AREAS WHICH ARE AUTOMATIC AND PROGRAMMED TO ADJUST LIGHTING LOADS IN ACCORDANCE WITH THE ACTIVITY OF A SPACE PER CEC 110.9.

LIGHTING PLAN

SCALE: 1/8"=1'-0"



LUMINAIRE SCHEDULE												
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
EX		(1)	EMERGENCY EXIT	ELECTRONIC	CEILING	CONTRACTOR SELECT / ECC R M6	1.4	120V 1P 2W	120 V, 1.4 W, 10 LM			4
GL		(1)	4' LINEAR FLUSH MOUNT	ELECTRONIC	CEILING	BOULDERCREST / FMLBDRLL LED	36	120V 1P 2W	120 V, 36 W, 3456 LM			28
HB		(1)	HIGH BAY LED	ELECTRONIC	CEILING	INDY / EXETER LED E3 G2	84	120V 1P 2W	120/277V, 84W, 10,134 LM			8
WP		(1)	WALL PACK EXT	ELECTRONIC	WALL	INDUSTRIAL LIGHTING PRODUCTS / WFS-3L-U-40-T3 BLK	22	120V 1P 2W	120V, 22W, 3203 LM	3000K		7

CFB 2301

REVISIONS	BY

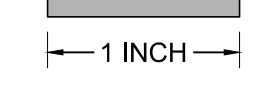
WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
 Phone (707) 725-6926

**FORT BRAGG VOLUNTEER FIRE DEPARTMENT
 NEW FIRE STATION RECONSTRUCTION**
 Site Address: 141 Main Street Fort Bragg, CA, 95437
 APN: 008-161-13-00
LIGHTING PLAN
 For: Fort Bragg Volunteer Fire Department 141 Main Street Fort Bragg, CA, 95437

Date JAN 18 '24
 Scale AS NOTED
 Design ETA
 Drawn GKK
 Job CFB2301
 Sheet

90% SUBMITTAL

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L1



CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street, Fort Bragg, CA 95437

Phone: (707) 961-2827 Fax: (707) 961-2802

www.FortBragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing on Coastal Development Permit (CDP 6-24) Design Review (DR 6-24), and Sign Permit 8-24 (SP 8-24) to reconstruct the north wing of the Fire Station at 141 N. Main St. at a special meeting on Wednesday, May 29, 2024 at 6:00 PM or as soon thereafter as the matter may be heard at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The public hearing will concern the following item

APPLICATION:	Coastal Development Permit (CDP 6-24); Design Review (DR 6-24); Sign Permit (SP 8-24)
FILING DATE:	May 1, 2024
APPLICANT:	Fort Bragg Fire District
PROJECT:	Reconstruct the north wing of the Fire Station
LOCATION:	141 N. Main St.
APN:	008-161-12 and 04
LOT SIZE:	7,642 Square Feet
ZONING:	Central Business District (CBD), Coastal Zone.
PROJECT DESCRIPTION:	Reconstruct the north wing of the Fire Station at 141 N. Main St.
ENVIRONMENTAL CEQA	Categorical Exemption 15302 Replacement or Reconstruction

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at CDD@fortbragg.com (2) Written comments delivered to City Hall, 416 N. Franklin Street before 3:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

Staff reports and other documents that will be considered by Planning Commissioners will be made available for review 72 hours prior to the Planning Commission meeting, on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, and in person by appointment. To obtain application materials or for more information, please contact Community Development Department staff via email at cdd@fortbragg.com. At the conclusion of the public hearing, the Planning Commission will consider a decision on the above matter.

Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this

notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

John Smith, Acting Director
Community Development Department

POSTING/MAILING ON OR BEFORE: May 16, 2024
PUBLICATION DATE: May 16, 2024

STATE OF CALIFORNIA)
) ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department; and that I caused this notice to be posted in the City Hall Notice case on or before May 16, 2024.

Maria Flynn, Administrative Assistant
Community Development

cc: Property owners within 300' radius
 Planning Commission
 Owner/Applicant/Agent
 'Notify Me' Subscriber Lists



CIUDAD DE FORT BRAGG

Incorporado August 5, 1889

416 N. Franklin Street, Fort Bragg, CA 95437
Teléfono: (707) 961-2827 Fax: (707) 961-2802
www.FortBragg.com

AVISO DE AUDIENCIA PÚBLICA

POR EL PRESENTE SE NOTIFICA que la Comisión de Planificación de Fort Bragg llevará a cabo una audiencia pública sobre el Permiso de desarrollo costero (CDP 6-24), la Revisión del diseño (DR 6-24) y el Permiso de señalización 8-24 (SP 8-24) para reconstruir el norte. ala de la Estación de Bomberos en 141 N. Main St. en la reunión programada regularmente el miércoles 12 de junio de 2024 a las 6:00 p. m. o tan pronto como el asunto pueda ser escuchado en el Ayuntamiento, en la esquina de Main y Laurel. Calles (363 North Main Street), Fort Bragg, California. La audiencia pública se referirá al siguiente punto:

SOLICITUD:	Permiso de desarrollo costero (CDP 6-24); Revisión de diseño (DR 6-24); Permiso para firmar (SP 8-24)
FECHA DE PRESENTACIÓN:	1 de mayo de 2024
SOLICITANTE:	Distrito de Bomberos de Fort Bragg
PROYECTO:	Reconstrucción del ala norte del Parque de Bomberos
UBICACIÓN:	141 N. Main St.
APN:	008-161-12 y 04
TAMAÑO DEL LOTE:	7,642 Pies Cuadrados
ZONIFICACIÓN:	Distrito Central de Negocios (CBD), Zona Costera.
PROYECTO DESCRIPCIÓN:	Reconstruir el ala norte de la estación de bomberos en 141 N. Main St.

Los comentarios públicos sobre esta audiencia pública se pueden hacer de cualquiera de las siguientes maneras: (1) enviados por correo electrónico al Departamento de Desarrollo Comunitario, a CDD@fortbragg.com (2) comentarios escritos entregados al Ayuntamiento, 416 N. Franklin Street antes de las 3: 00 horas del día de la reunión; o (3) Comentarios verbales realizados durante la reunión, ya sea en persona en el Ayuntamiento o virtualmente usando Zoom si se proporciona un enlace de Zoom en el momento de la publicación de la agenda.

Los informes del personal y otros documentos que serán considerados por los Comisionados de Planificación estarán disponibles para su revisión 72 horas antes de la reunión de la Comisión de Planificación, en el sitio web de la Ciudad: <https://cityfortbragg.legistar.com/Calendar.aspx>, y en persona por cita. Para obtener materiales de solicitud o para obtener más información, comuníquese con el personal del Departamento de Desarrollo Comunitario por correo electrónico a cdd@fortbragg.com. Al concluir la audiencia pública, la Comisión de Planificación considerará una decisión sobre el asunto anterior.

Public Comment -- 5/29/24 PC Mtg., Item No. 6A, Fire Station Rebuild

Jacob Patterson <jacob.patterson.esq@gmail.com>

Fri 5/24/2024 12:21 PM

To:cdd <cdd@fortbragg.com>

Planning Commission,

Although I am generally pleased with these designs, which appear to follow your direction from the preliminary review, I recommend making some minor additions to the west elevation because it is a little plain and will be visually prominent from the Coastal Trail. A little more interest in order, which is already reflected on the east elevation. For example, I recommend adding a single or two small awnings over the rear doors to mimic the style of the awning over the pedestrian door on the west of the building that faces Main Street. Alternatively, two gooseneck barn lights could be added above the doors rather than the single industrial light that is currently proposed in between the two doors. Actually, I would consider replacing most of the proposed exterior industrial style lighting with something more interesting like gooseneck barn lights (e.g., centered over the three garage bays rather than in between the bays). I installed solid copper barn lights over my garage door and they both look good and hold up to our salty marine air. Something like that over the three garage bays and the smaller doors would be an improvement over the proposal, IMO.

Basically, a couple of minor additions would make the currently very plain (and IMO thereby inconsistent with the Citywide Design Guidelines) west elevation. This is similar to the additional elements you required on the otherwise very plain industrial building at Fort Bragg Transmission.

Regards,

--Jacob



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 24-744

Agenda Date: 6/12/2024

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Planning Staff Report

Agenda Number: 6B.

Receive Report, Conduct a Public Hearing and Consider Approval of Coastal Development Permit 5-24 (CDP 5-24) to Install Three License Plate reading Cameras on Highway 1 and One License Plate Reading Camera on Highway 20; Categorical Exemption 15301

AGENCY: Planning Commission

MEETING DATE: May 29, 2024

PREPARED BY: MJC

PRESENTED BY: Marie Jones

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: Coastal Development Permit (CDP 5-24)

APPLICANT/AGENT: Fort Bragg Police Department

OWNER: Caltrans Right of Way

REQUEST: Install three license plate-reading cameras on Highway 1 and one license plate-reading camera on Highway 20.

LOCATION: Highway 1 at Pudding Creek Bridge, Highway 1 on Noyo Harbor Bridge, Highway 20 and Boatyard Drive.

ASSESSOR'S PARCEL NO.: NA

ENVIRONMENTAL DETERMINATION: **15301(c). EXISTING FACILITIES:** Consists of the operation, repair, maintenance, permitting, leasing, licensing, or *minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes).*

SURROUNDING LAND USES: NORTH: Various
EAST: Various
SOUTH: Various
WEST: Various

APPEALABLE PROJECT: Can be appealed to City Council
 Can be appealed to Coastal Commission

RECOMMENDED ACTION

Receive Report, Hold a Public Hearing, Deliberate and Adopt a Resolution of the Fort Bragg Planning Commission Approving Coastal Development Permit 5-24 (CDP 5-24) to install three license plate-reading cameras on Highway 1 and one license plate-reading camera on Highway 20.

ALTERNATIVE ACTIONS

1. Receive report, hold a public hearing, deliberate and provide direction to prepare a resolution for denial.
2. Receive report, hold a public hearing, continue the public hearing and request additional information.

PROJECT BACKGROUND

The Fort Bragg Police Station would utilize the cameras to identify vehicles that are involved in criminal activities within the City and to assist with the pursuit of criminals from other jurisdictions.

PROJECT HISTORY

The applicant submitted a complete application on April 25, 2024. In May of 2024, MJC prepared and finalized this permit analysis and resolution.

COASTAL DEVELOPMENT PERMIT

This project is in the Coastal Zone and is not exempt from requiring a Coastal Development Permit (CDP) because it “is located between the sea and the first public road paralleling the sea” (see Coastal Land Use and Development Code (CLUDC) Section 17.71.040(B)(4)).

This project has the potential to impact archaeological and visual resources, which are analyzed below:

- The project site is fully developed/paved and so it cannot have an impact on biological or botanical resources as there are none located on the site
- The project will not conflict with Coastal access.

Visual Analysis. Two of the proposed License Plate readers would be in visually sensitive areas. The locations of Camera 5 and Camera 2 will interfere with views to Pudding Creek and the Noyo River respectively.

Per the CLUDC, visual resource impacts must be analyzed for these locations with a visual simulation.

B. Applicability. The requirements of this Section apply to the review and approval of planning permits, including but not limited to, coastal development permits for proposed development located on any parcel of land that is located along, provides views to, or is visible from any scenic area, scenic road, or public viewing area including:

1. Along the west side of Highway 1;
2. Along the bluff of the Noyo River including any area within viewing distance from the bluff, and the bluffs at the mouth of Pudding Creek within the Coastal Zone (CZ)

The applicant included visual simulations of the cameras.

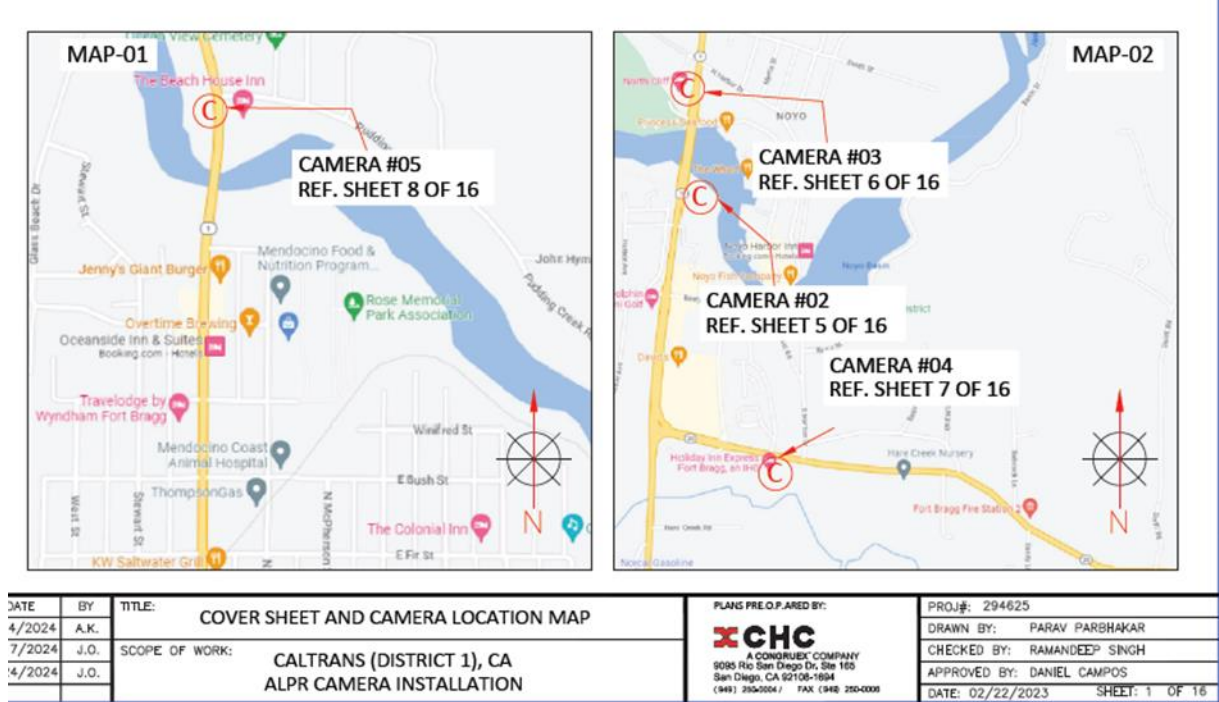


Figure 1: Camera 2 Visual Simulation

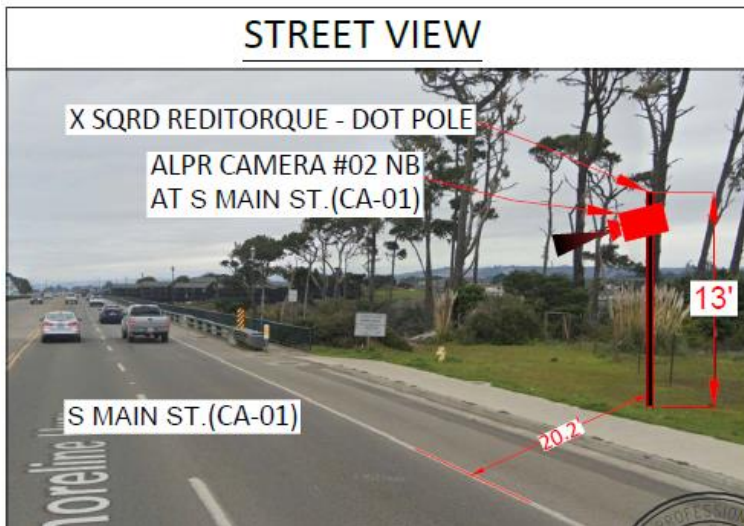
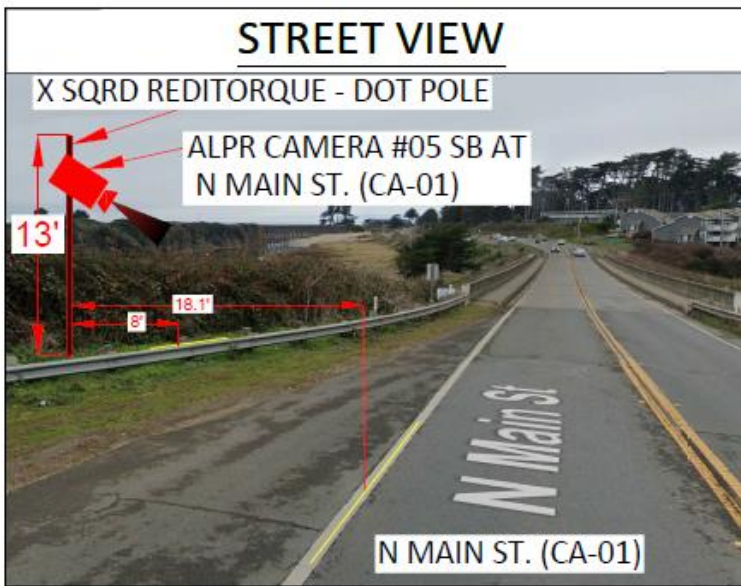


Figure 2: Camera 5 Visual Simulation



Additionally, the CLUDC provides the following standards for the Planning Commission that apply to view blocking development.

Development Standards.

1. Development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.
2. Fences, walls, and landscaping shall minimize blockage of views of scenic areas from roads, parks, beaches, and other public viewing areas.
3. Development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.
4. Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures and shielded so that no light shines beyond the boundaries of the property.

The Police Chief (Applicant) was asked if he could relocate the cameras 100 feet south of each location, so that they would not have any impact on visual resources. The Police Chief replied as follows:

“This is the second or third go-round for locations. Because of the type of cameras, they have to be in a “choke point” in the road, protected from higher speed traffic (each camera is \$3,000), good sun for solar power, etc. They also face opposite of what you would expect. For instance, Camera 5 faces south to catch SB (Southbound) cars because the number of vehicles with rear plates is many times higher than front plates. The cameras are also smaller than you would think. I attached some photos for you. Looking at Location 2, it appears the trees behind the location already block the view (photo attached) and moving 100 feet to the south would block the Fort Bragg sign. Looking at Location 5, it appears the hillside and flora blocks most of the view already (photos

attached). Moving it 100 feet to the south would allow drivers to turn early to Manzanita and we would miss them.”

Thus, it appears that relocating the cameras to a less prominent location is not feasible, so the Planning Commission can determine that the project complies with the first Development Standard above because it minimizes impacts to visual resources to the maximum extent feasible.

Archaeological Resources. The project site is fully developed with the existing building footprint and paving on the back portion of the parcel for parking, so a pre-construction archaeological survey is not possible. There is a chance that the ground disturbance associated with constructing the replacement buildings will result in the disturbance of the ground and could impact cultural resources. Standard Condition 6 will minimize potential impacts to cultural resources.

Environmentally Sensitive Habitat Areas (ESHA). The proposed locations of work are not within a mapped ESHA (see Map OS-1), therefore a biological study was not required or completed for this project. Additionally, all areas of work would be very small with less than one SF of disturbance per hole, which would be hand augured. Additionally, all proposed locations are within the Caltrans right of way, which, within City Limits, is composed of heavily disturbed ruderal vegetation and/or bare earth. Finally, the location for Camera 5, which has the highest likelihood of any ESHA because it is not located within a landscaped median was heavily disturbed in 2023 with the expansion of the Pudding Creek Bridge. See Photo 1, below.



Figure 3: Location of Camera 5 illustrating extent of ground disturbance in 2023 for Bridge Widening.

All proposed cameras would also be located more than 150 feet from the Pudding Creek and Noyo River wetland ESHAs. Therefore, the project will not have an impact on ESHAs.

Stormwater Analysis. The Department of Public Works reviewed the project and recommends the following Special Condition be included to ensure conformance with Section 17.64 Stormwater Runoff Pollution Control:

Special Condition 1: All construction, including but not limited to, installation of concrete footings for the camera poles shall be performed in conformance with Municipal Code Section 17.64 Stormwater Runoff Pollution Control. Applicant has completed the “Small Construction Site Storm Water Erosion and Sediment Control Plan Template” forms and shall abide by all “during-construction” site measures as delineated on the forms, and no sediment will be allowed to drain or blow offsite.

Hazards Analysis. Camera 5 is subject to tsunami risk; however, it is a relatively small project and destruction by a tsunami would not result in major property destruction or risk to health or safety.

RECOMMENDED ACTION

Receive Report, Hold a Public Hearing, Deliberate and Adopt a Resolution of the Fort Bragg Planning Commission Approving Coastal Development Permit 5-24 (CDP 5-24) to install three license plate-reading cameras on Highway 1 and one license plate-reading camera on Highway 20.

ATTACHMENTS

1. Resolution of the Fort Bragg Planning Commission Approving Coastal Development Permit 5-24 (CDP 5-24) to install three license plate-reading cameras on Highway 1 and one license plate-reading camera on Highway 20.
2. Project Plans
3. Public Hearing Notice

RESOLUTION NO. PC -2024

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT 5-24 (CDP 5-24) TO INSTALL THREE LICENSE PLATE READING CAMERAS ON HIGHWAY 1 AND 1 LICENSE PLATE READING CAMERA ON HIGHWAY 20.

WHEREAS, Police Department (“Applicant”) submitted an application for a Coastal Development Permit (CDP 5-24) to install three license plate-reading cameras on Highway 1 and one license plate-reading camera on Highway 20; and

WHEREAS, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

WHEREAS, the Planning Commission held a properly noticed public meeting on May 29, 2024 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”) pursuant to Section 15301c of the CEQA Guidelines, the project is exempt from CEQA as a new small commercial structure; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission meeting of April 10, 2024 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg hereby finds as follows, *per the analysis incorporated herein by reference to the project staff report, dated May 29, 2024*:

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (ILUDC), and the Fort Bragg Municipal Code in general.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg Planning Commission makes the following required findings and determinations for Coastal Development Permit 5-24 to allow for the installation of three license plate-reading cameras on Highway 1 and one license plate reading camera on Highway 20 *per analysis incorporated herein by reference to the project staff report, dated May 29, 2024*:

1. Feasible mitigation measures and/or alternatives have been incorporated to

substantially lessen any significant adverse effects of the development on the environment.

2. The proposed use is consistent with the purposes of the zone in which the site is located.
3. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan.
4. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
5. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Coastal Development Permit (CDP 5-24) to install three license plate-reading cameras on Highway 1 and one license plate reading camera on Highway 20, subject to the following standard and special conditions:

SPECIAL CONDITIONS

1. All construction, including but not limited to installation of concrete footings for the camera poles shall be performed in conformance with Municipal Code Section 17.64 Stormwater Runoff Pollution Control. Applicant has completed the "Small Construction Site Storm Water Erosion and Sediment Control Plan Template" and shall abide by all "during-construction" site measures as delineated on the forms, and no sediment will be allowed to drain or blow offsite.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the City Council decision.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders

such as Native American groups that have ties to the area.

7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - (a) That such permit was obtained or extended by fraud.
 - (b) That one or more of the conditions upon which such permit was granted have been violated.
 - (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
 - (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 29th day of May 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

Scott Deitz, Chair

ATTEST:

**Maria Flynn, Administrative Assistant
Community Development Department**

**STATE OF CALIFORNIA
CALIFORNIA DEPARTMENT OF TRANSPORTATION
SUBMITTED BY FORT BRAGG POLICE
DEPARTMENT
AUTOMATIC LICENSE PLATE READING
(ALPR) CAMERAS PERMIT**



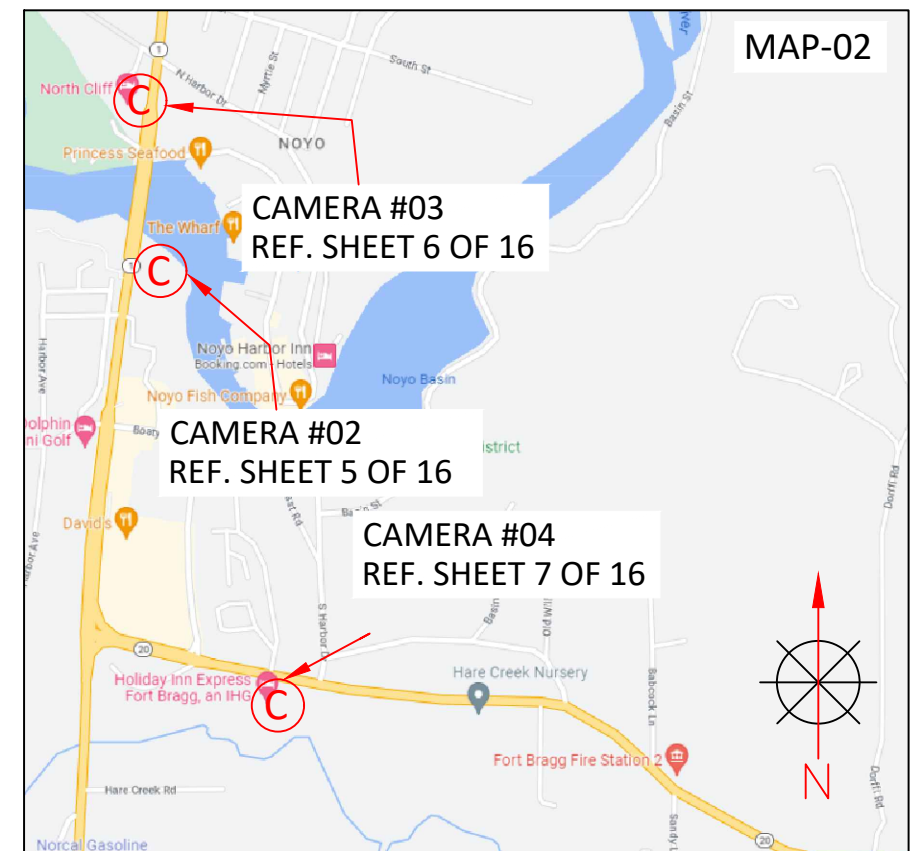
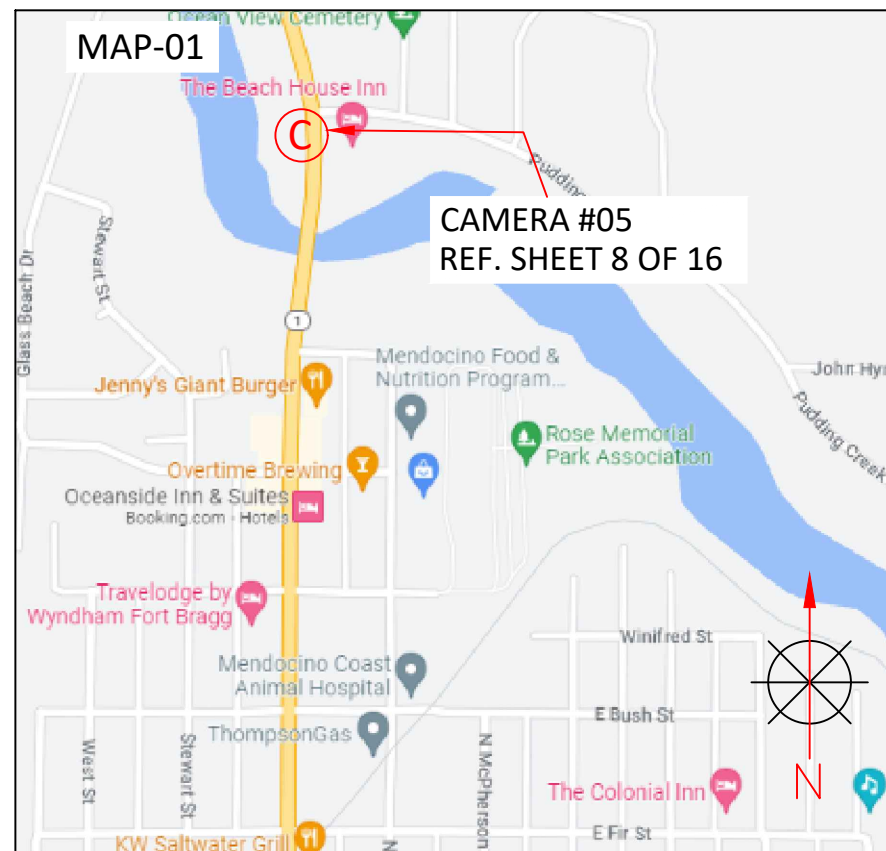
INDEX OF DRAWINGS

- SHEET 1 : COVER SHEET AND CAMERA LOCATION MAP
- SHEET 2 : GENERAL NOTES AND TRAFFIC DESIGN TABLES
- SHEET 3 : GRADING PLAN AND CONSTRUCTION BEST MANAGEMENT PRACTICES
- SHEET 4 : CAMERA LOCATION INFORMATION
- SHEET 5-8 : SITE PLAN
- SHEET 9-13 : TRAFFIC CONTROL PLAN
- SHEET 14-16 : POLE DETAILS

LOCATION / VICINITY MAP

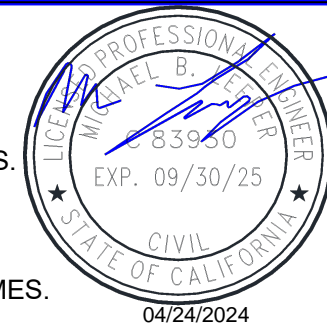


CALTRANS TCP DRAWING



	REV	DESCRIPTION	DATE	BY	TITLE:	PLANS PREPARED BY:	PROJ#: 294625
	01	UPDATED AS REQUESTED	01/24/2024	A.K.	COVER SHEET AND CAMERA LOCATION MAP	 A CONGRUEX COMPANY 9095 Rio San Diego Dr, Ste 165 San Diego, CA 92108-1694 (949) 250-0004 / FAX (949) 250-0006	DRAWN BY: PARAV PARBHAKAR
	02	UPDATED AS REQUESTED	04/17/2024	J.O.	SCOPE OF WORK:		CHECKED BY: RAMANDEEP SINGH
	03	UPDATED AS REQUESTED	04/24/2024	J.O.	CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION		APPROVED BY: DANIEL CAMPOS
					DATE: 02/22/2023 SHEET: 1 OF 16		

GENERAL NOTES AND TRAFFIC DESIGN TABLES



1. TRAFFIC CONTROL PLAN SHALL CONFORM TO THE MOST CURRENT CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND STATE STANDARD PLANS.
2. NO LANE CLOSURES PERMITTED BEFORE 9:00AM AND AFTER 3:00PM.
3. ALL AFFECTED RESIDENTS, BUSINESSES, AGENCIES, AND SCHOOLS SHALL BE GIVEN A 72 HOURS NOTICE PRIOR TO THE START OF WORK AND THEIR ACCESS SHALL BE MAINTAINED AT ALL TIMES.
4. TEMPORARY NO PARKING SIGNS SHALL BE POSTED 48 HOURS PRIOR TO START OF WORK.
5. ALL CONFLICTING SIGNS, STRIPING OR PAVEMENT MARKINGS SHALL BE COVERED OR REMOVED AND REPLACED WHEN WORK IS COMPLETED.
6. TRAFFIC DIRECTION THROUGH A SIGNALIZED INTERSECTION SHALL BE CONDUCTED BY THE CITY OF FORT BRAGG UNIFORMED POLICE OFFICER OR A COMMUNITY SERVICE OFFICER ONLY. SHOULD WORK REQUIRE A SIGNAL TO BE OVERRIDDEN, ARRANGEMENT SHALL BE MADE WITH THE CITY POLICE DEPT AND TRANSPORTATION ENGINEERING DEPT AT LEAST 14 DAYS PRIOR TO START OF WORK.

Table A - Recommended Advance Warning Sign Spacing

Posted Speed	Distance Between Signs **		
POSTED SPEED	A	B	C
Urban 25 mph or less***	100	100	100
Urban more than 25 mph to 40 mph***	250	250	250
Urban more than 40 mph***	350	350	350
Rural	500	500	500
Expressway/Freeway	1,000	1,500	2,640

Table B - Taper Length Criteria for Temporary Traffic Control Zones

Type of Taper	Taper Length (L)
Merging Taper	at least L
Shifting Taper	at least 0.5L
Shoulder Taper	at least 0.33L
One-Lane, Two-Way Traffic Taper	50 feet minimum, 100 feet maximum
Downstream taper	50 feet min., 100 feet max. per lane

Table C - Formulas for Determining Taper Lengths

Speed Limit	Taper Length (L) Feet
40 mph or less	$L = WS^2/60$
45 mph or more	$L = WS$

Where: L = taper length in feet
 W = width of offset feet
 S = posted speed limit, or off peak 85th- percentile speed prior to work starting. Or the anticipated operating speed in mph

CALTRANS TCP DRAWING

Table D – Longitudinal Buffer Space or Flagger Station Spacing on Downgrades

Speed (mph)	% Downgrade (Buffer Space)			
	Level Road 0% (ft)	-3% (ft)	-6% (ft)	-9% (ft)
20	115	116	120	126
25	155	158	165	173
30	200	205	215	227
35	250	257	271	287
40	305	315	333	354
45	360	378	400	427
50	425	446	474	507
55	495	520	553	593
60	570	598	638	686
65	645	682	728	785
70	730	771	825	891

Table E – Taper Length Criteria for Temporary Traffic Control Zones (for 12 feet Offset Width)

Speed* S (mph)	Minimum Taper Length ** For Width of Offset 12 ft (W)			
	Merging L (ft)	Shifting L/2 (ft)	Shoulder L/3 (ft)	Down Stream (ft) ***
20	80	40	27	50
25	125	63	42	50
30	180	90	60	50
35	245	123	82	50
40	320	160	107	50
45	540	270	180	50
50	600	300	200	50
55	660	330	220	50
60	720	360	240	50
65	780	390	260	50
70	840	420	280	50

Table F – Maximum Spacing of Channelizing Devices

Speed (mph)	Maximum Channelizer Spacing		
	Taper* (ft)	Tangent (ft)	Conflict** (ft)
20	20	40	10
25	25	50	12
30	30	60	15
35	35	70	17
40	40	80	20
45	45	90	22
50	50	100	25
55	55	110	27
60	60	120	30
65	65	130	32
70	70	140	35



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE:	GENERAL NOTES AND TRAFFIC DESIGN TABLES
SCOPE OF WORK:	CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:
CHC
 A CONGRUEX COMPANY
 9095 Rio San Diego Dr, Ste 165
 San Diego, CA 92108-1694
 (949) 250-0004 / FAX (949) 250-0006

PROJ#:	294625
DRAWN BY:	PARAV PARBHAKAR
CHECKED BY:	RAMANDEEP SINGH
APPROVED BY:	DANIEL CAMPOS
DATE:	02/22/2023
SHEET:	2 OF 16

GRADING PLAN AND CONSTRUCTION BEST MANAGEMENT PRACTICES

1. NO CONSTRUCTION TO OCCUR DURING RAIN. CONTRACTOR WILL CHECK NOAA TO CONFIRM THAT NO RAIN FORECAST WITHIN 72 HOURS OF CONSTRUCTION DATE.
2. MINIMIZE GROUND DISTURBANCE, ALL DIRT THAT IS DUG UP EITHER BE REMOVED OR PLACED BACK INTO HOLE.
3. MINIMIZE GROUND DISTURBANCE TO PROTECT VEGETATION AND PROMOTE RE-VEGETATION BY ADDING GRASS SEED.
4. MINIMIZE GROUND DISTURBANCE TO PREVENT RELEASE OF SEDIMENT OR EROSION.

CALTRANS TCP DRAWING



flock safety	REV	DESCRIPTION	DATE	BY	TITLE: GRADING PLAN AND CONSTRUCTION BEST MANAGEMENT PRACTICE	PLANS PREPARED BY: CHC <small>A CONGRUEX COMPANY 9095 Rio San Diego Dr, Ste 165 San Diego, CA 92108-1694 (949) 250-0004 / FAX (949) 250-0006</small>	PROJ#: 294625
	01	UPDATED AS REQUESTED	01/24/2024	A.K.	SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION		DRAWN BY: PARAV PARBHAKAR
	02	UPDATED AS REQUESTED	04/17/2024	J.O.			CHECKED BY: RAMANDEEP SINGH
	03	UPDATED AS REQUESTED	04/24/2024	J.O.			APPROVED BY: DANIEL CAMPOS
					DATE: 02/22/2023	SHEET: 3 OF 16	

CAMERA LOCATION INFORMATION

CAMERA NO.	LOCATIONS			
	STREET	DIRECTION	LATITUDE, LONGITUDE	POLE
02	S MAIN ST.(CA-01)	NORTHBOUND	39.42599558305044,-123.80692681254025	X SQRD REDITORQUE - DOT POLE
03	S MAIN ST.(CA-01)	NORTHBOUND	39.429193325252584,-123.80670278595338	X SQRD REDITORQUE - DOT POLE
04	FORT BRAGG WILLITS RD.(CA-20)	WESTBOUND	39.41948049218836,-123.80463505191125	X SQRD REDITORQUE - DOT POLE
05	N MAIN ST.(CA-01)	SOUTHBOUND	39.45346988173295,-123.8058940353017	X SQRD REDITORQUE - DOT POLE







04/24/2024

CALTRANS TCP DRAWING

	REV	DESCRIPTION	DATE	BY	TITLE: CAMERA LOCATION INFORMATION	 <small>A CONGRUEX COMPANY 9095 Rio San Diego Dr, Ste 165 San Diego, CA 92108-1694 (949) 250-0004 / FAX (949) 250-0006</small>	PROJ#: 294625
	01	UPDATED AS REQUESTED	01/24/2024	A.K.	SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION		DRAWN BY: PARAV PARBHAKAR
	02	UPDATED AS REQUESTED	04/17/2024	J.O.			CHECKED BY: RAMANDEEP SINGH
	03	UPDATED AS REQUESTED	04/24/2024	J.O.			APPROVED BY: DANIEL CAMPOS
						DATE: 02/22/2023	SHEET: 4 OF 16

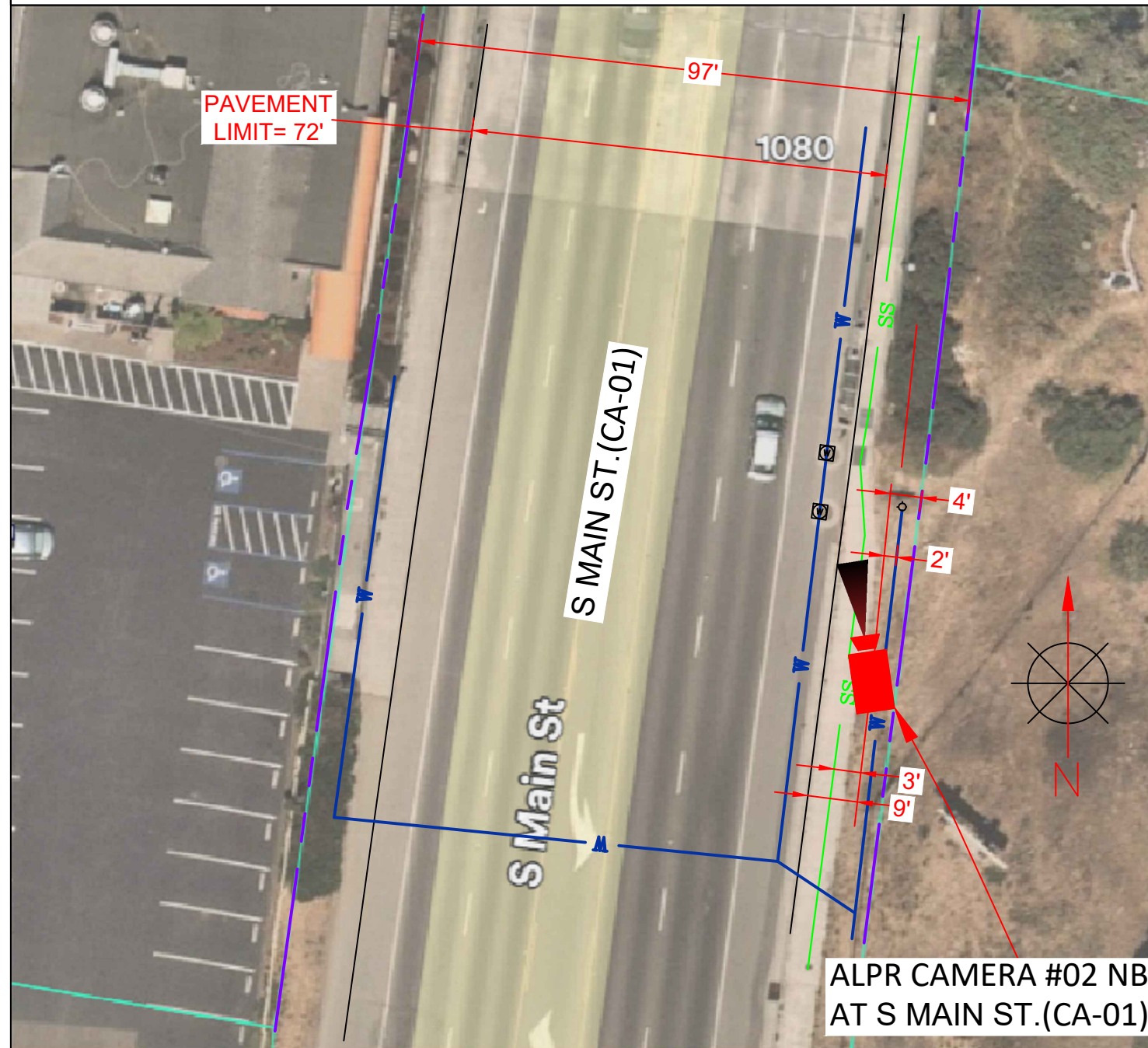
SITE PLAN

LINE LEGENDS

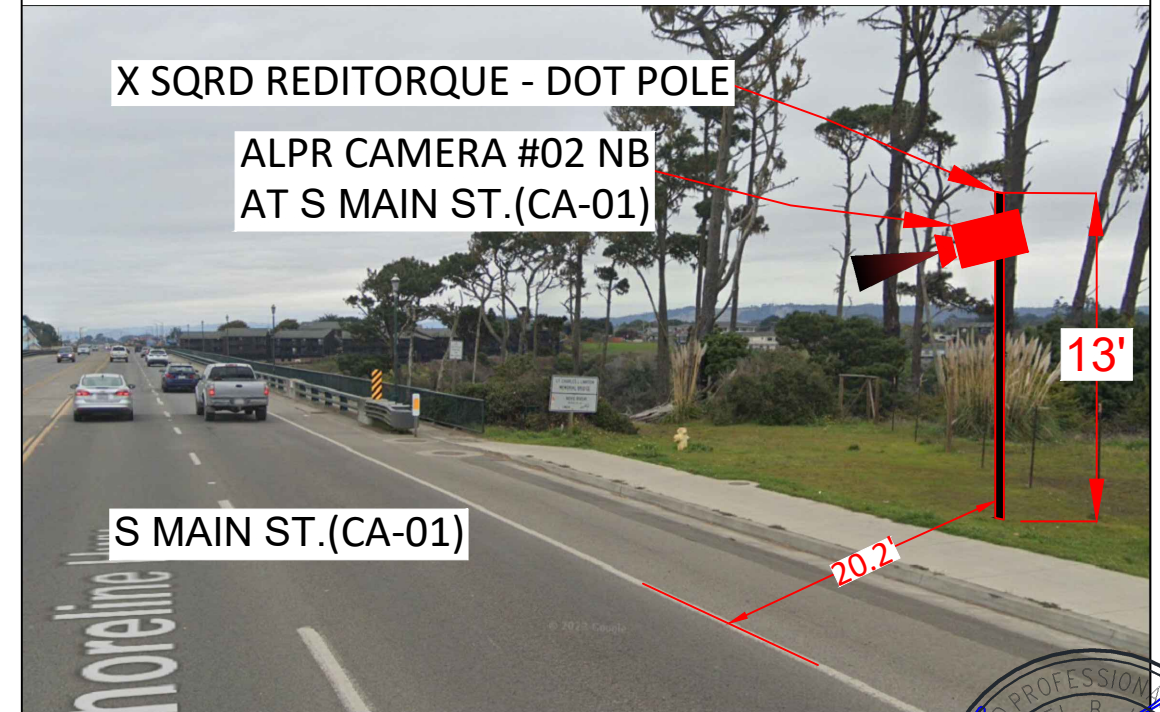
	SS	EX. SANITARY SEWER
		EX. WATER MAINS
		ROW LINE
		CURB

SITE ADDRESS : 1011 S MAIN ST., FORT BRAGG, CA 95437

AERIAL VIEW

























STREET VIEW



CALTRANS TCP DRAWING

ROUTE :1
 DISTRICT :1
 BPM :56.73
 EPM :64.16
 POSTMILE :MEN 60.425



SYMBOLS			
	TRANSFORMER		FIRE HYDRANT
	STREET LIGHT		MONUMENT
	TRAFFIC SIGNAL COMBINATION		CATCH BASIN
	EXISTING POLE		STORM DRAIN MANHOLE
	EXISTING VAULT		WATER MANHOLE
	EXISTING PEDESTAL		SANITARY SEWER MANHOLE
	EXISTING IRRIGATION VAULT		SEWER CLEAN OUT
	EXISTING UTILITY VAULT/PEDESTAL		ELECTRIC MANHOLE
	GAS/WATER VALVE		UNIDENTIFIED MANHOLE
	TREE/BUSHES		WATER METER
	STREET SIGN		GAS METER



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.









TITLE:	SITE PLAN
SCOPE OF WORK:	CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:
CHC
 A CONGRUEX COMPANY
 9095 Rio San Diego Dr, Ste 165
 San Diego, CA 92108-1694
 (949) 250-0004 / FAX (949) 250-0006

PROJ#:	294625
DRAWN BY:	PARAV PARBHAKAR
CHECKED BY:	RAMANDEEP SINGH
APPROVED BY:	DANIEL CAMPOS
DATE:	02/22/2023
SHEET:	5 OF 16

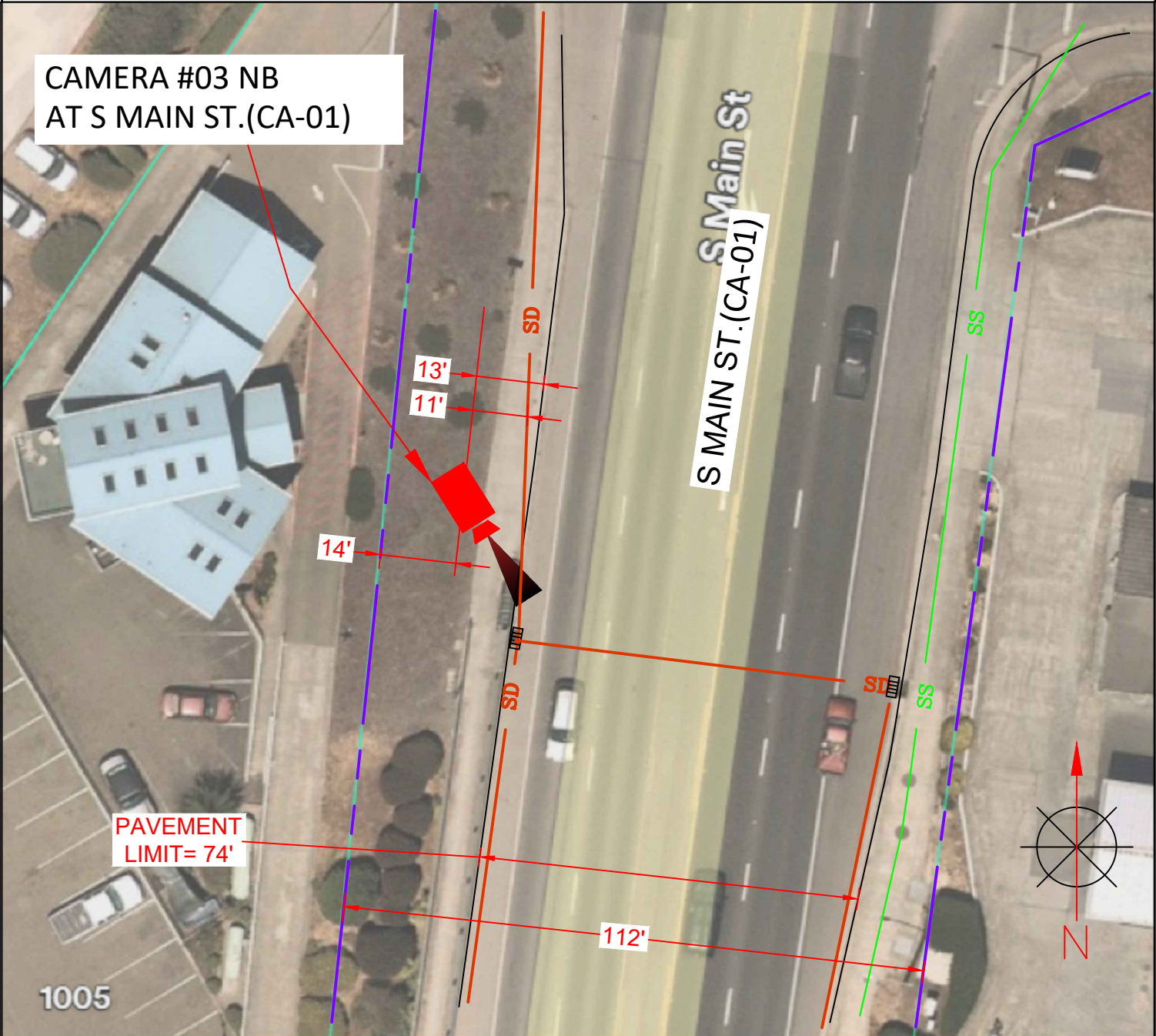
SITE PLAN

LINE LEGENDS

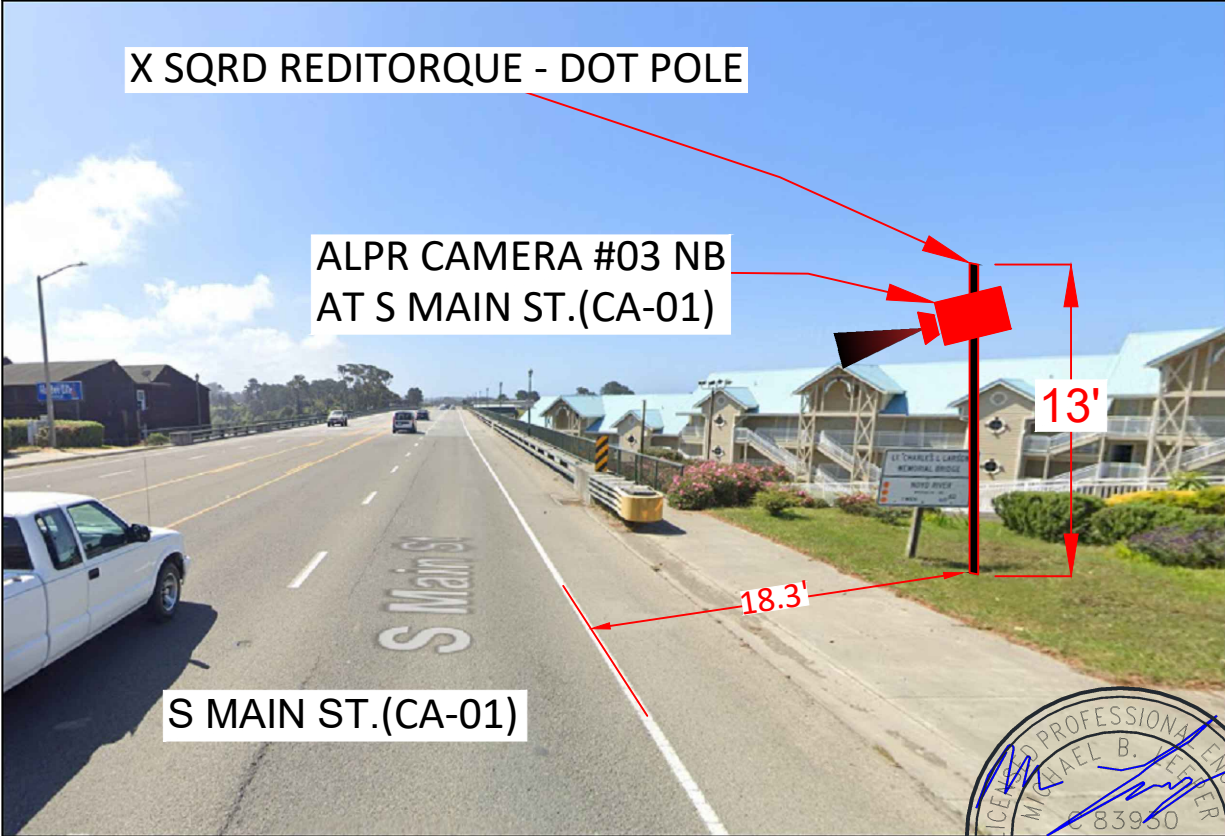
	SS		EX. SANITARY SEWER
	SD		EXISTING STORM DRAIN
			ROW LINE
			CURB

SITE ADDRESS : 1005 S MAIN ST., FORT BRAGG, CA 95437

AERIAL VIEW

























STREET VIEW



CALTRANS TCP DRAWING

ROUTE :1
 DISTRICT :1
 BPM :56.73
 EPM :64.16
 POSTMILE :MEN 60.38

SYMBOLS	
	TRANSFORMER
	STREET LIGHT
	TRAFFIC SIGNAL COMBINATION
	EXISTING POLE
	EXISTING VAULT
	EXISTING PEDESTAL
	EXISTING IRRIGATION VAULT
	EXISTING UTILITY VAULT/PEDESTAL
	GAS/WATER VALVE
	TREE/BUSHES
	STREET SIGN
	FIRE HYDRANT
	MONUMENT
	CATCH BASIN
	STORM DRAIN MANHOLE
	WATER MANHOLE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	ELECTRIC MANHOLE
	UNIDENTIFIED MANHOLE
	WATER METER
	GAS METER



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE:	SITE PLAN
SCOPE OF WORK:	CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:
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 A CONGRUEX COMPANY
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PROJ#:	294625
DRAWN BY:	PARAV PARBHAKAR
CHECKED BY:	RAMANDEEP SINGH
APPROVED BY:	DANIEL CAMPOS
DATE:	02/22/2023
SHEET:	6 OF 16

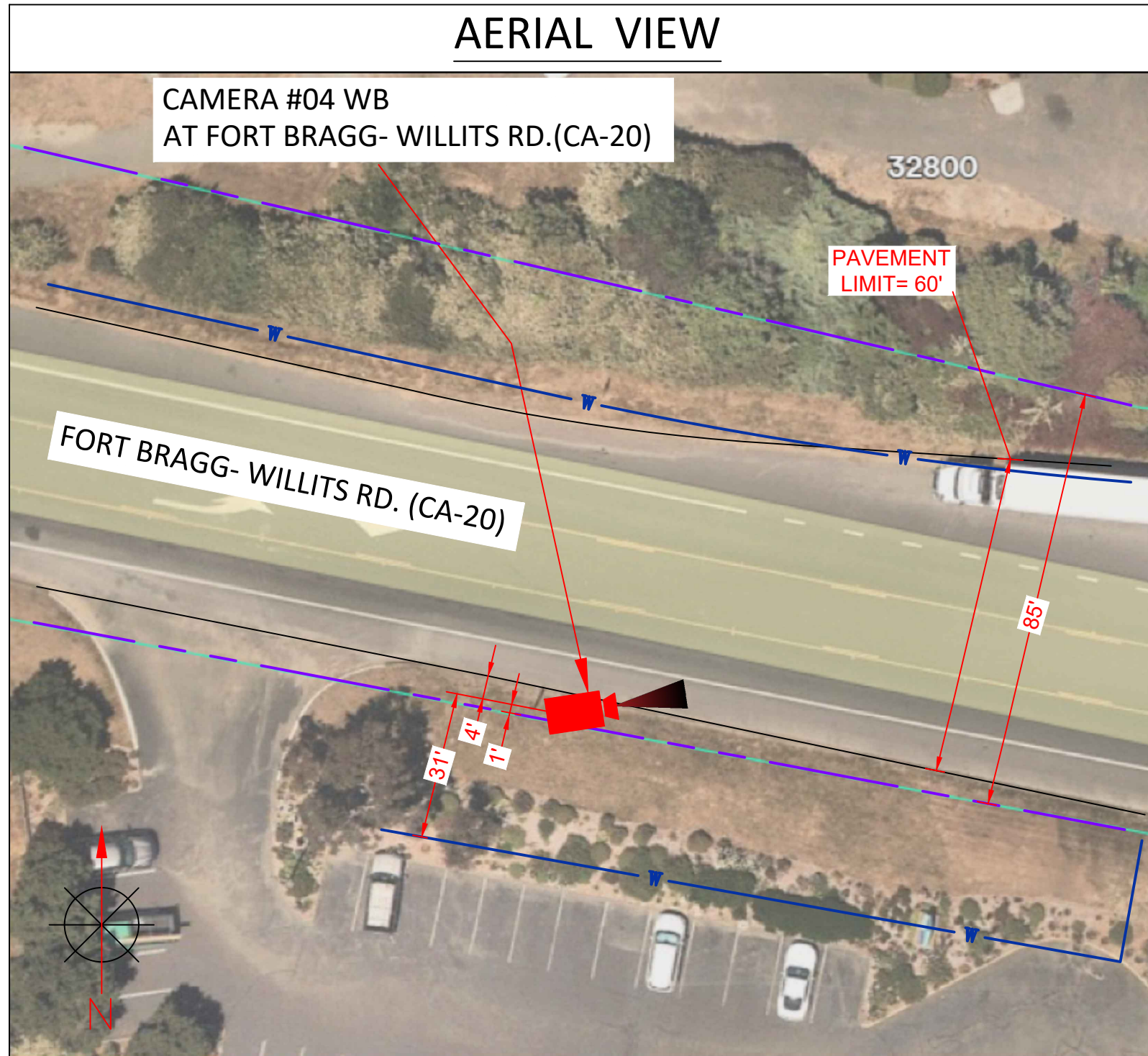
SITE PLAN

LINE LEGENDS

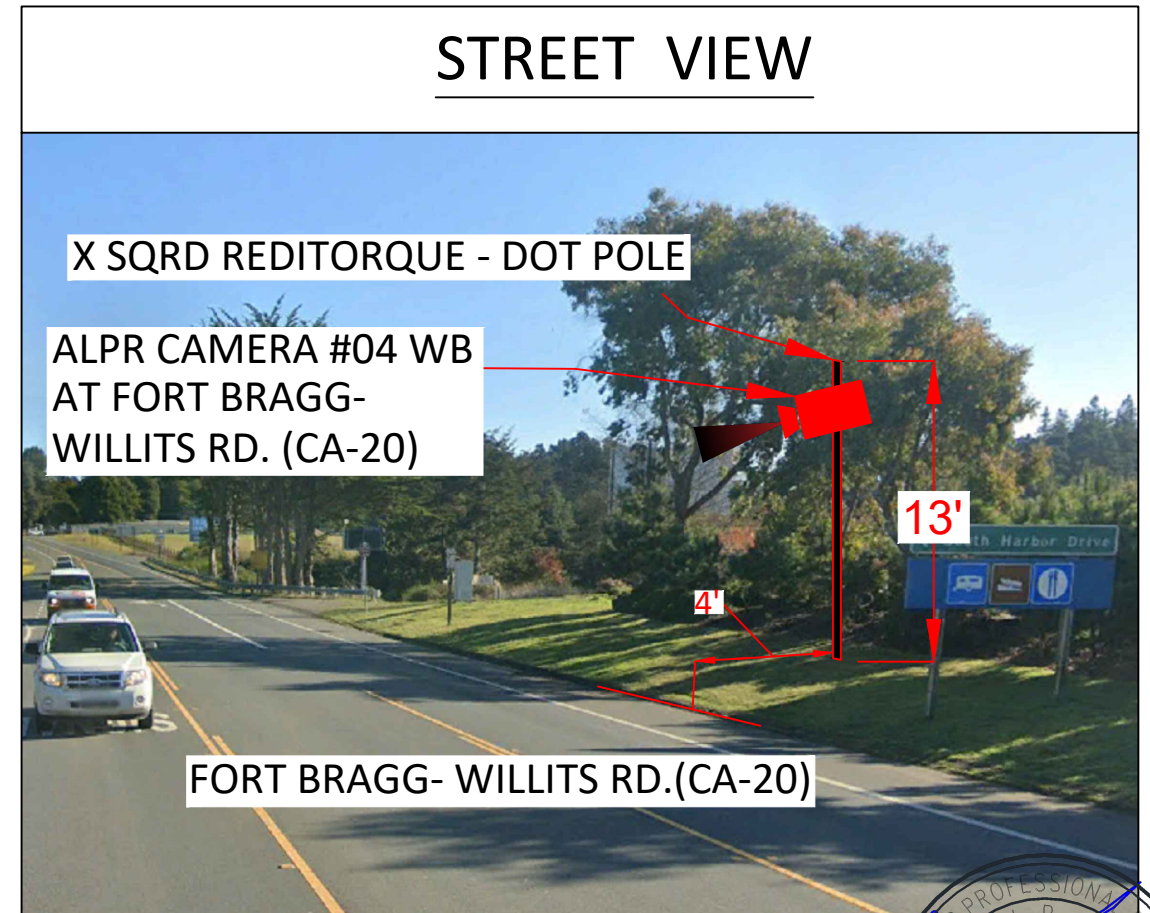


SITE ADDRESS : 32700 STATE HWY. 20, FORT BRAGG, CA 95437

AERIAL VIEW



STREET VIEW



CALTRANS TCP DRAWING

ROUTE :20
DISTRICT :1
BPM :0.00
EPM :0.45
POSTMILE :MEN 0.735



SYMBOLS	
	TRANSFORMER
	STREET LIGHT
	TRAFFIC SIGNAL COMBINATION
	EXISTING POLE
	EXISTING VAULT
	EXISTING PEDESTAL
	EXISTING IRRIGATION VAULT
	EXISTING UTILITY VAULT/PEDESTAL
	GAS/WATER VALVE
	TREE/BUSHES
	STREET SIGN
	FIRE HYDRANT
	MONUMENT
	CATCH BASIN
	STORM DRAIN MANHOLE
	WATER MANHOLE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	ELECTRIC MANHOLE
	UNIDENTIFIED MANHOLE
	WATER METER
	GAS METER



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: SITE PLAN
SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:



PROJ#: 294625

DRAWN BY: PARAV PARBHAKAR

CHECKED BY: RAMANDEEP SINGH

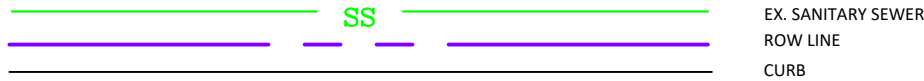
APPROVED BY: DANIEL CAMPOS

DATE: 02/22/2023 SHEET: 7 OF 16

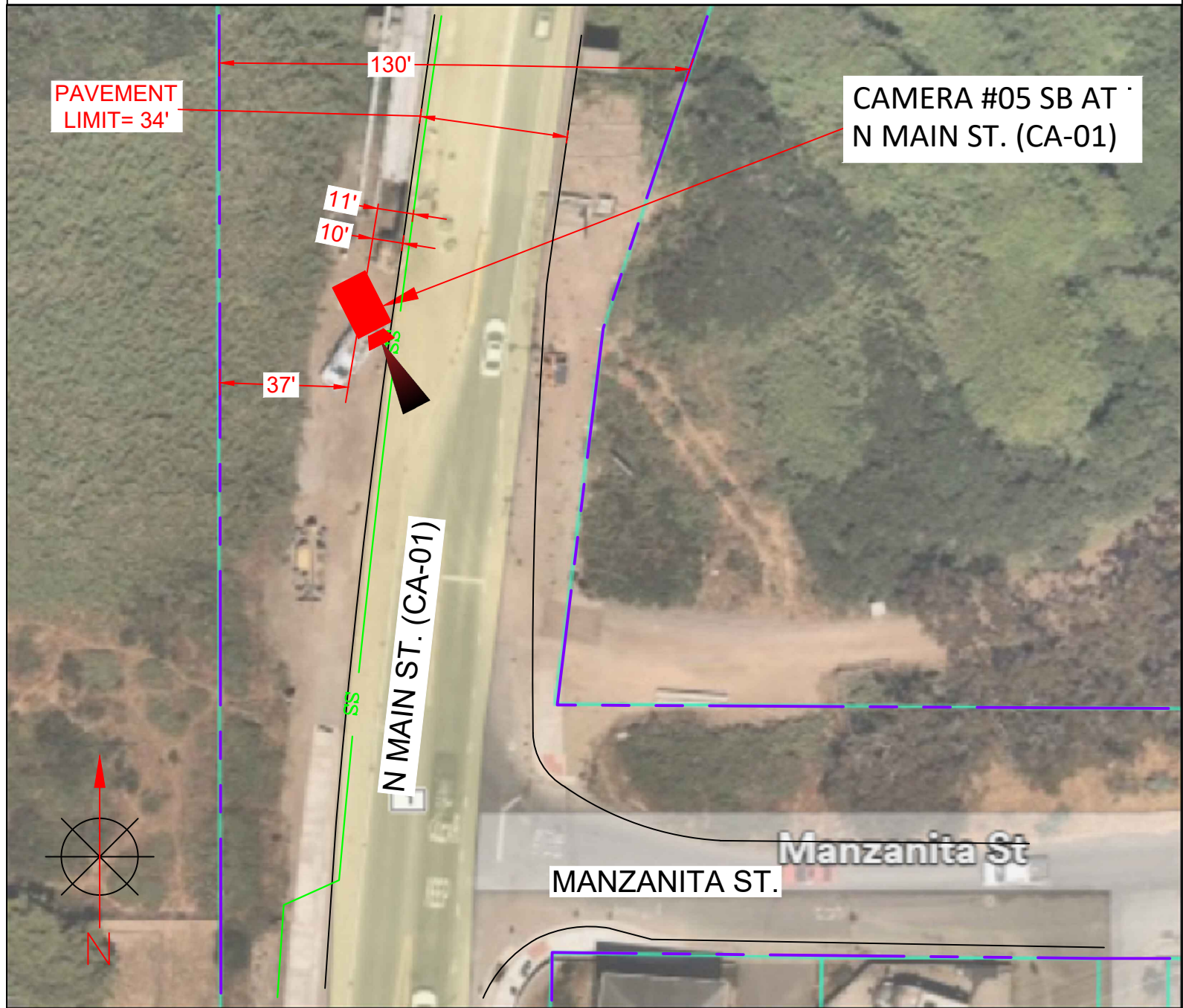
SITE PLAN

LINE LEGENDS

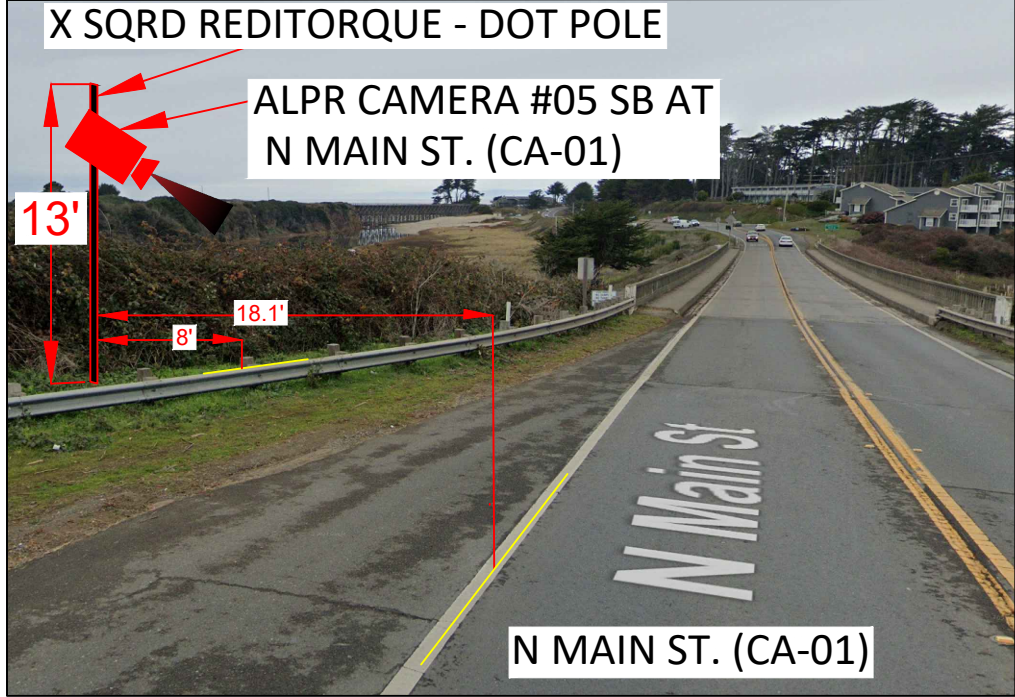
SITE ADDRESS : 1011 N MAIN ST., FORT BRAGG, CA 95437



AERIAL VIEW

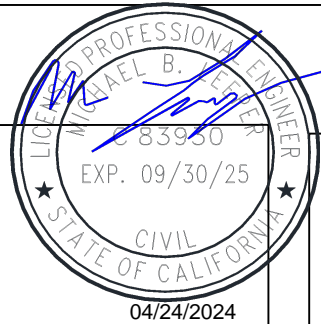


STREET VIEW



CALTRANS TCP DRAWING

ROUTE :1
 DISTRICT :1
 BPM :56.73
 EPM :64.16
 POSTMILE :MEN 62.109



SYMBOLS	
	TRANSFORMER
	STREET LIGHT
	TRAFFIC SIGNAL COMBINATION
	EXISTING POLE
	EXISTING VAULT
	EXISTING PEDESTAL
	EXISTING IRRIGATION VAULT
	EXISTING UTILITY VAULT/PEDESTAL
	GAS/WATER VALVE
	TREE/BUSHES
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	FIRE HYDRANT
	MONUMENT
	CATCH BASIN
	STORM DRAIN MANHOLE
	WATER MANHOLE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
	ELECTRIC MANHOLE
	UNIDENTIFIED MANHOLE
	WATER METER
	GAS METER



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: SITE PLAN
 SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:



PROJ#: 294625

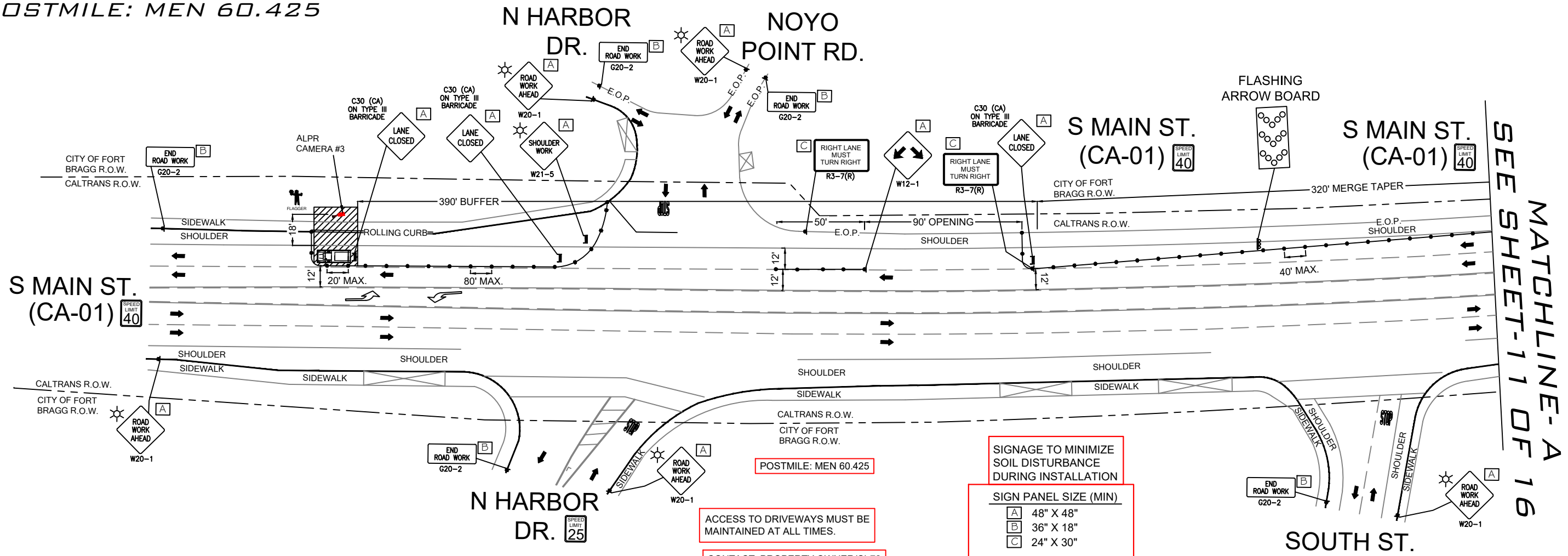
DRAWN BY: PARAV PARBHAKAR

CHECKED BY: RAMANDEEP SINGH

APPROVED BY: DANIEL CAMPOS

DATE: 02/22/2023 SHEET: 8 OF 16

**2005 S MAIN ST.(CA-01)
S MAIN ST.(CA-01) AND N HARBOR DR.**
-ALPR CAMERA #03 PLACEMENT
WORK AREA 2 OF 4
POSTMILE: MEN 60.425



MATCHLINE-A
SEE SHEET-11 OF 16

LEGEND

- ☆ UNIFORMED POLICE OFFICER
- ☼ PORTABLE FLASHING BEACON (P.F.B.)
- ▬ TYPE III BARRICADE W/SIGN
- ▬ TYPE II BARRICADE W/SIGN
- CHANNELIZING DEVICE
- TRAFFIC CONE WITH CLIP ON SIGN
- ▬ TYPE I W/ SIGN
- ▬ EXISTING SIGN
- Ⓢ SIGNALIZED INTERSECTION
- ⚡ FLASHING ARROW BOARD
- ⚡ HIGH LEVEL WARNING DEVICE (FLAGTREE)
- ⚡ FLAGGER
- ⚡ TANSAT TOW AWAY NO STOPPING ANY TIME
- ▬ EXISTING DRIVEWAY
- ▬ WORK ZONE (ACTIVITY AREA) LIMITS
- DIRECTION OF TRAFFIC (NOT PAVEMENT MARKING)

PEDESTRIAN CONTROL NOTES:
A DEDICATED INDIVIDUAL WILL BE ASSIGNED THE RESPONSIBILITY OF ESCORTING PEDESTRIANS THROUGH THE WORK AREA IN ACCORDANCE WITH THREE MAJOR CONSIDERATIONS:

1. PEDESTRIANS SHOULD NOT BE LED INTO DIRECT CONFLICT WITH WORK SITE VEHICLES, EQUIPMENT OR OPERATIONS
2. PEDESTRIANS SHOULD NOT BE LED INTO DIRECT CONFLICT WITH MAINLINE TRAFFIC MOVING THROUGH OR AROUND THE WORK SITE.
3. PEDESTRIANS SHOULD BE PROVIDED WITH A REASONABLY SAFE, CONVENIENT AND ACCESSIBLE PATH THAT RE.O.P.LICATES AS NEARLY AS PRACTICAL THE MOST DESIRABLE CHARACTERISTICS OF THE EXISTING SIDEWALK OR FOOTPATH

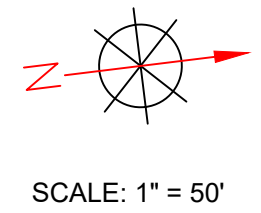
- ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.
- CONTACT PROPERTY OWNER(S) 72 HOURS PRIOR TO START OF WORK.
- FLAGGER TO ASSIST PEDESTRIANS THROUGH WORK AREA (SEE PED NOTES)
- SIGNAGE TO MINIMIZE SOIL DISTURBANCE DURING INSTALLATION

SIGN PANEL SIZE (MIN)

A	48" X 48"
B	36" X 18"
C	24" X 30"



CALTRANS TCP DRAWING



POSTMILE MAP



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: TRAFFIC CONTROL PLAN
SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:
CHC
A CONGRUEX COMPANY
9095 Rio San Diego Dr. Ste 165
San Diego, CA 92108-1694
(949) 250-0004 / FAX (949) 250-0006

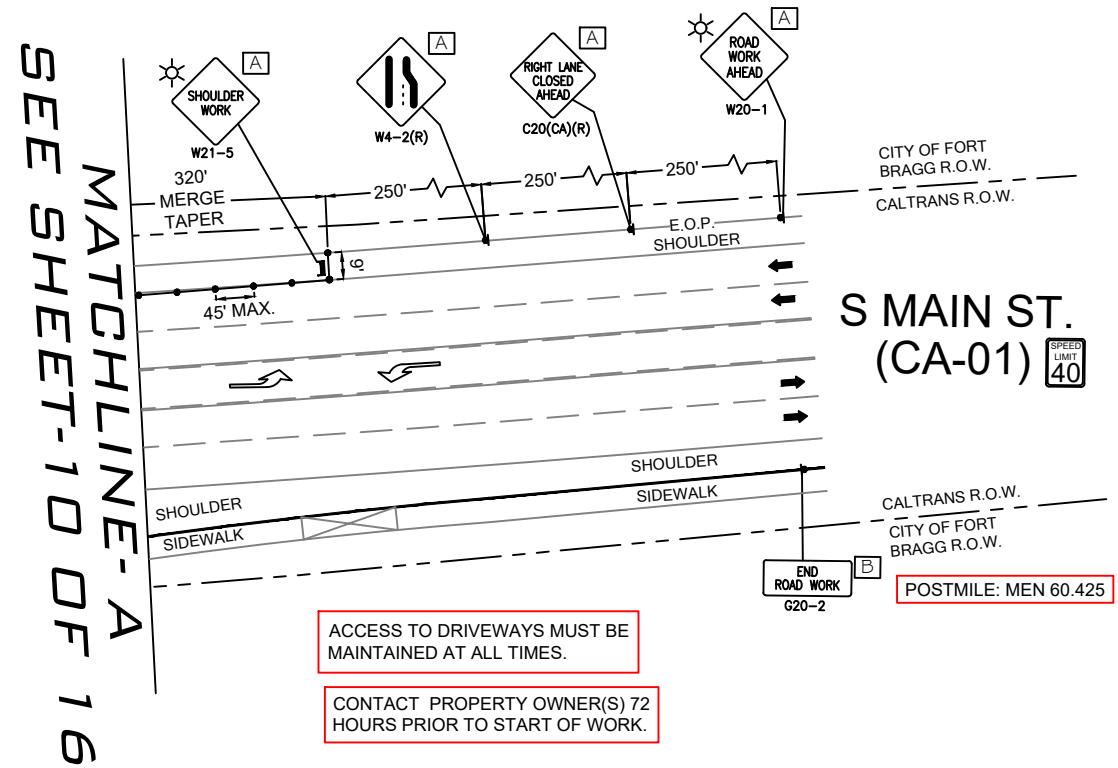
PROJ#: 294625
DRAWN BY: PARAV PARBHAKAR
CHECKED BY: RAMANDEEP SINGH
APPROVED BY: DANIEL CAMPOS
DATE: 02/22/2023 **SHEET:** 10 OF 16

**2005 S MAIN ST.(CA-01)
S MAIN ST.(CA-01) AND N HARBOR DR.**

**-ALPR CAMERA #03 PLACEMENT
WORK AREA 2 OF 4
POSTMILE: MEN 60.425**

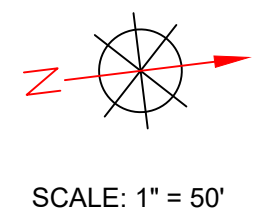
SIGNAGE TO MINIMIZE SOIL
DISTURBANCE DURING
INSTALLATION

SIGN PANEL SIZE (MIN)	
A	48" X 48"
B	36" X 18"



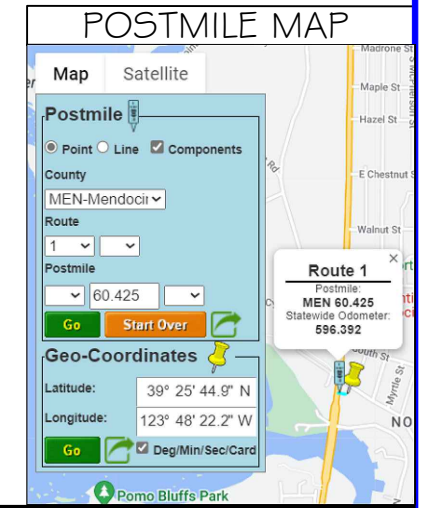
SEE SHEET-10 OF 16
MATCHLINE-A

- LEGEND**
- ☆ UNIFORMED POLICE OFFICER
 - ☼ PORTABLE FLASHING BEACON (P.F.B.)
 - ≡ TYPE III BARRICADE W/SIGN
 - ≡ TYPE II BARRICADE W/SIGN
 - CHANNELIZING DEVICE
 - TRAFFIC CONE WITH CLIP ON SIGN
 - ▬ TYPE I W/ SIGN
 - ▬ EXISTING SIGN
 - ⊙ SIGNALIZED INTERSECTION
 - ⚡ FLASHING ARROW BOARD
 - ⚡ HIGH LEVEL WARNING DEVICE (FLAGTREE)
 - ⚡ FLAGGER
 - ⚡ TANSAT TOW AWAY NO STOPPING ANY TIME
 - ⊠ EXISTING DRIVEWAY
 - ▨ WORK ZONE (ACTIVITY AREA) LIMITS
 - DIRECTION OF TRAFFIC (NOT PAVEMENT MARKING)



SCALE: 1" = 50'

CALTRANS TCP DRAWING



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: TRAFFIC CONTROL PLAN

SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:
CHC
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9095 Rio San Diego Dr. Ste 165
San Diego, CA 92108-1694
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PROJ#: 294625

DRAWN BY: PARAV PARBHAKAR

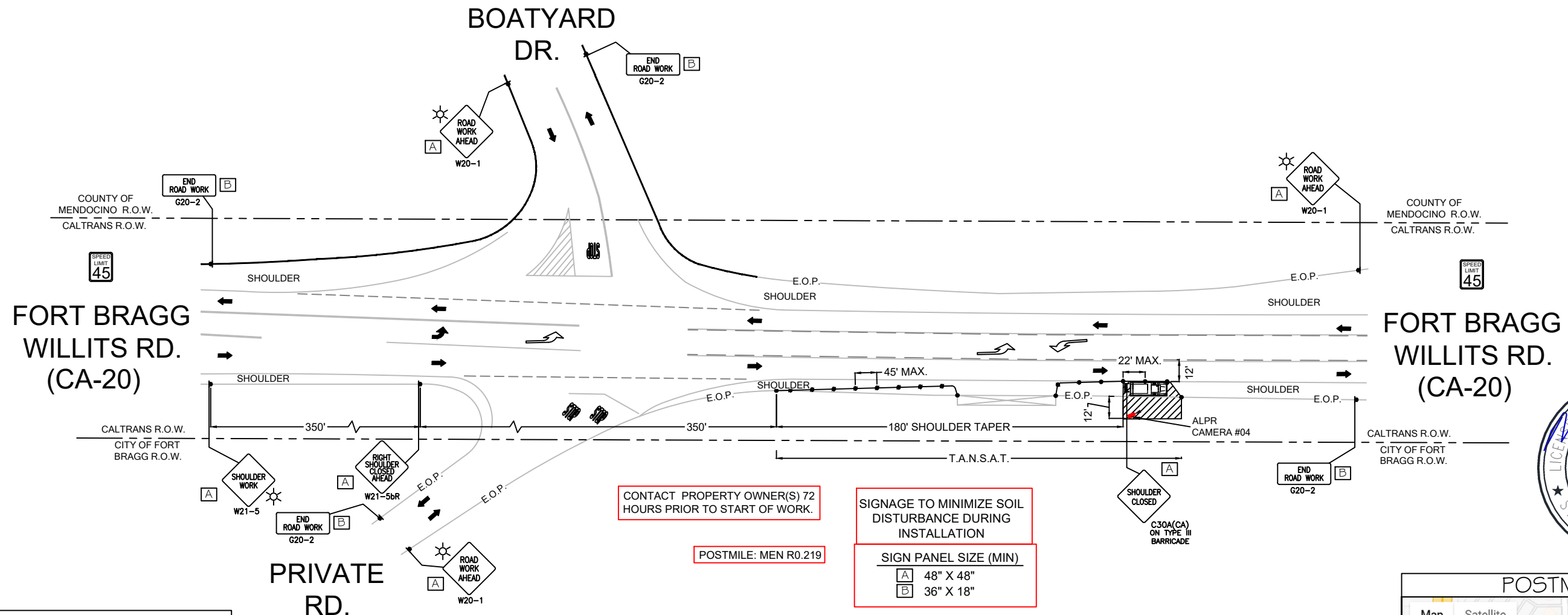
CHECKED BY: RAMANDEEP SINGH

APPROVED BY: DANIEL CAMPOS

DATE: 02/22/2023 **SHEET:** 11 OF 16

32883 FORT BRAGG WILLITS RD. (CA-20) FORT BRAGG WILLITS RD. AND BOATYARD DR.

-ALPR CAMERA #04 PLACEMENT
WORK AREA 3 OF 4
POSTMILE: MEN R0.219



CONTACT PROPERTY OWNER(S) 72 HOURS PRIOR TO START OF WORK.

POSTMILE: MEN R0.219

SIGNAGE TO MINIMIZE SOIL DISTURBANCE DURING INSTALLATION

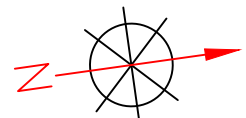
SIGN PANEL SIZE (MIN)	
A	48" X 48"
B	36" X 18"



LEGEND

- ☆ UNIFORMED POLICE OFFICER
- ☼ PORTABLE FLASHING BEACON (P.F.B.)
- ▬ TYPE III BARRICADE W/SIGN
- ▬ TYPE II BARRICADE W/SIGN
- ⊘ CHANNELIZING DEVICE
- TRAFFIC CONE WITH CLIP ON SIGN
- ▲ TYPE I W/ SIGN
- ▭ EXISTING SIGN
- ⊙ SIGNALIZED INTERSECTION
- ⚡ FLASHING ARROW BOARD
- ⚡ HIGH LEVEL WARNING DEVICE (FLAGTREE)
- ⚡ FLAGGER
- TANSAT TOW AWAY NO STOPPING ANY TIME
- ▭ EXISTING DRIVEWAY
- ▨ WORK ZONE (ACTIVITY AREA) LIMITS
- DIRECTION OF TRAFFIC (NOT PAVEMENT MARKING)

CALTRANS TCP DRAWING



SCALE: 1" = 60'

POSTMILE MAP

Map Satellite

Postmile

Point Line Components

County: MEN-Mendocin

Route: 20

Postmile: R 0.219

Go Start Over

Geo-Coordinates

Latitude: 39° 25' 8.3" N

Longitude: 123° 48' 14.7" W

Go Deg/Min/Sec/Card

Route 20

Postmile: MEN R0.219

Statewide Odometer: 0.219

Fort Bragg

Hare Creek



REV	DESCRIPTION	DATE	BY	TITLE:
01	UPDATED AS REQUESTED	01/24/2024	A.K.	TRAFFIC CONTROL PLAN
02	UPDATED AS REQUESTED	04/17/2024	J.O.	SCOPE OF WORK:
03	UPDATED AS REQUESTED	04/24/2024	J.O.	CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PREPARED BY:

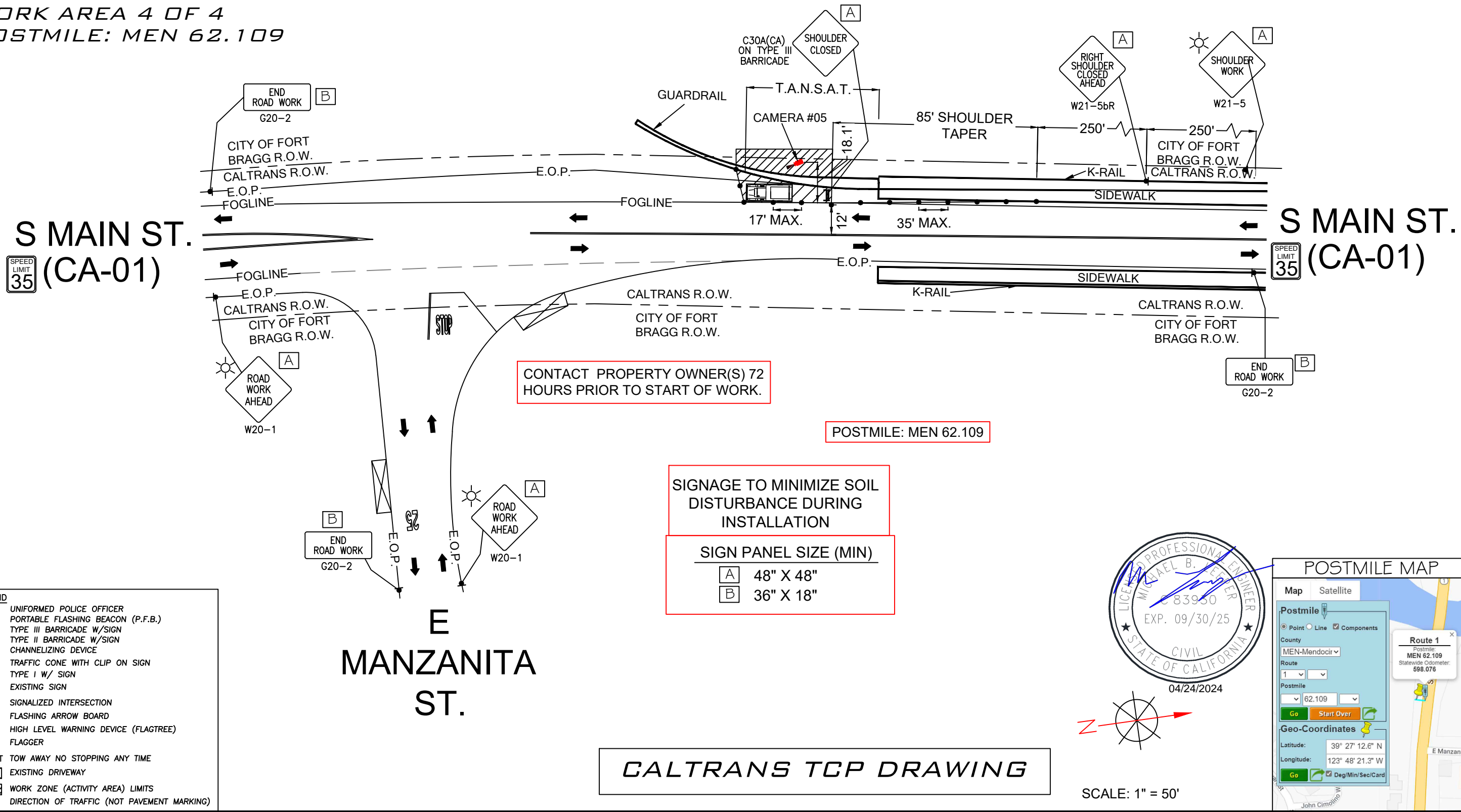
CHC

A CONGRUEX COMPANY

9095 Rio San Diego Dr. Ste 165
San Diego, CA 92108-1694
(949) 250-0004 / FAX (949) 250-0006

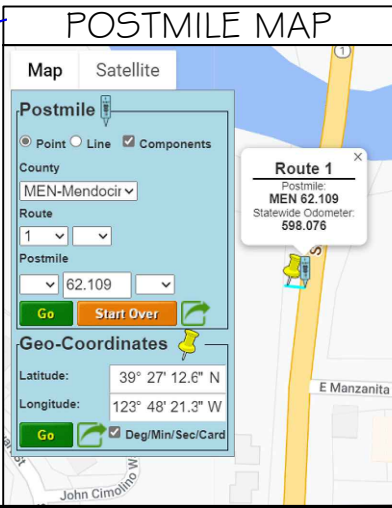
PROJ#: 294625
DRAWN BY: PARAV PARBHAKAR
CHECKED BY: RAMANDEEP SINGH
APPROVED BY: DANIEL CAMPOS
DATE: 02/22/2023 SHEET: 12 OF 16

**1011 N MAIN ST.
S MAIN ST.(CA-01) AND E MANZANITA ST.
-ALPR CAMERA #05 PLACEMENT
WORK AREA 4 OF 4
POSTMILE: MEN 62.109**



LEGEND

- ★ UNIFORMED POLICE OFFICER
- ☀ PORTABLE FLASHING BEACON (P.F.B.)
- ≡ TYPE III BARRICADE W/SIGN
- ⊗ TYPE II BARRICADE W/SIGN
- ⋯ CHANNELIZING DEVICE
- TRAFFIC CONE WITH CLIP ON SIGN
- ▬ TYPE I W/ SIGN
- ▭ EXISTING SIGN
- Ⓢ SIGNALIZED INTERSECTION
- ↔ FLASHING ARROW BOARD
- ⚡ HIGH LEVEL WARNING DEVICE (FLAGTREE)
- ⚠ FLAGGER
- TANSAT TOW AWAY NO STOPPING ANY TIME
- ⊠ EXISTING DRIVEWAY
- ▨ WORK ZONE (ACTIVITY AREA) LIMITS
- DIRECTION OF TRAFFIC (NOT PAVEMENT MARKING)



REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: TRAFFIC CONTROL PLAN

SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PRE.O.P.ARED BY:

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A CONGRUEX COMPANY
9095 Rio San Diego Dr. Ste 165
San Diego, CA 92108-1694
(949) 250-0004 / FAX (949) 250-0006

PROJ#: 294625

DRAWN BY: PARAV PARBHAKAR

CHECKED BY: RAMANDEEP SINGH

APPROVED BY: DANIEL CAMPOS

DATE: 02/22/2023 SHEET: 13 OF 16

DESIGN NOTES

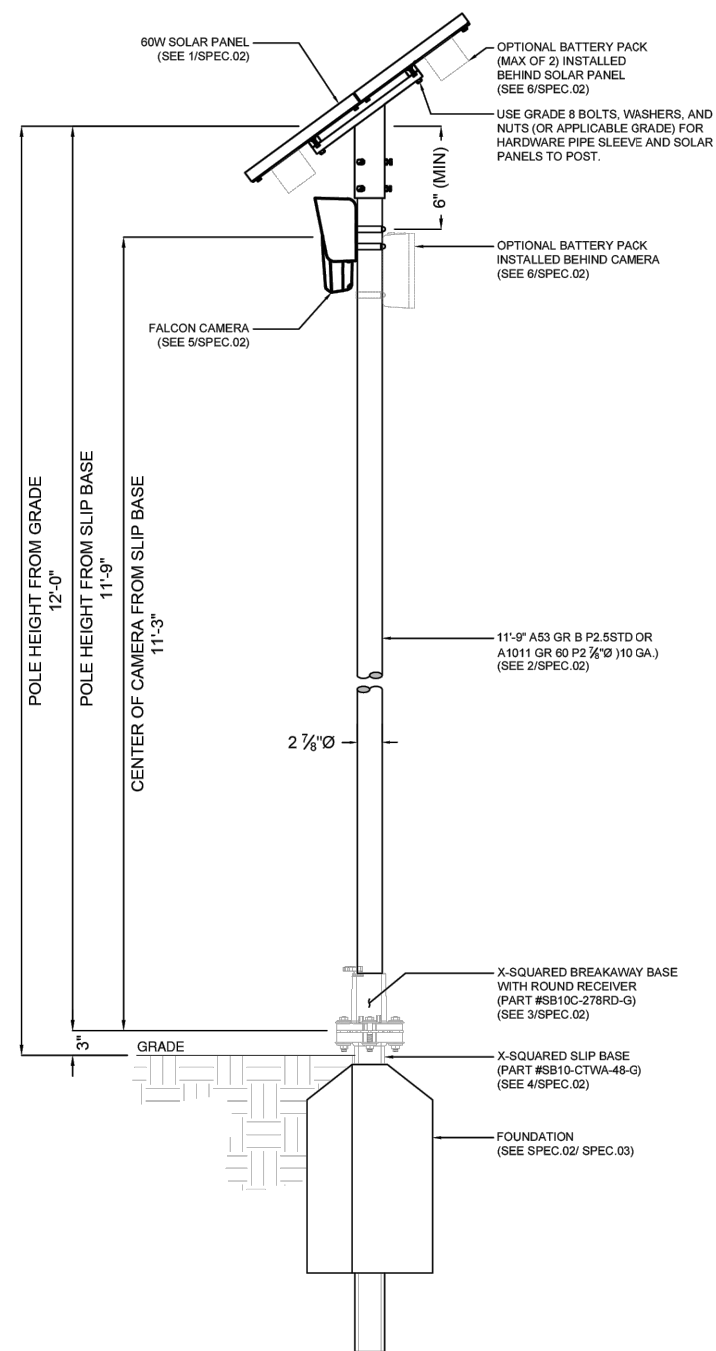
1. POLE AND FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:
 - 1.1. 2015 MICHIGAN BUILDING CODE
 - 1.2. AASHTO LRFD SPECIFICATIONS FOR STRUCTURAL SUPPORT FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS 2015 EDITION.
2. POLE ANALYSIS AND FOUNDATION DESIGN ARE BASED ON THE FOLLOWING CRITERIA:
 - 2.1. DESIGN WIND SPEED (VULT): 115 MPH (MAXIMUM)
 - 2.2. RISK CATEGORY: II
 - 2.3. EXPOSURE CATEGORY: C
 - 2.4. TOPOGRAPHIC CATEGORY: 1
 - 2.5. SEISMIC DESIGN CRITERIA:
 - 2.5.1. SOIL SITE CLASS: D (ASSUMED)
 - 2.5.2. SPECTRAL RESPONSE, SS: 1.000G (MAXIMUM)
 - 2.5.3. SPECTRAL RESPONSE, S1: 0.004G (MAXIMUM)
 - 2.5.4. SEISMIC DESIGN CATEGORY: B
- 2.6. STRUCTURE BASE REACTIONS ARE CALCULATED AS FOLLOWS:
 - ULTIMATE BASE MOMENT: 2,700 LB-FT
 - ULTIMATE BASE SHEAR: 300 LB
 - ULTIMATE BASE AXIAL: 100 LB
- 2.7. SHOULD ANY OF THE SITE-SPECIFIC PARAMETERS BE HIGHER THAN WHAT IS NOTED ABOVE, THE EOR SHALL BE CONTACTED TO PROVIDE A REVISED DESIGN.
3. POLE STRUCTURE SHALL BE INSTALLED ON A FOUNDATION WITH FLAT BEARING SURFACE. THE TOP OF THE TOP OF THE FOUNDATION OUTSIDE OF THE BASE PLATE FOOTPRINT SHALL BE SLOPED BETWEEN 1" AND 3" TO ALLOW FOR ADEQUATE DRAINAGE.
4. THE PROPOSED DETAILS OF THIS DRAWING SHALL NOT BE USED WHERE SOILS CONSIST OF SOFT CLAY, PEAT, OR SOIL WHERE A SMALL DIAMETER REBAR (#5 OR SMALLER) OR METAL PROBE PENETRATES EASILY INTO THE SOIL BY MORE THAN 6" WHEN THE FULL WEIGHT OF A PERSON IS APPLIED. IF UNEXPECTED SOIL IS FOUND ON SITE, THE CONTRACTOR SHALL CONTACT EOR FOR DIRECTION.

GENERAL & CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT 811 TO LOCATE ALL UNDERGROUND UTILITIES 48 HOURS PRIOR TO CONSTRUCTION START DATE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING APPROVED TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH MUTCD AND LOCAL JURISDICTION STANDARDS AS REQUIRED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY DISTURBED AREAS TO ORIGINAL CONDITION TO STATE DEPARTMENT OF TRANSPORTATION AND LOCAL JURISDICTION AT NO ADDITIONAL COMPENSATION.
4. ALL WORK SHALL ABIDE BY ALL APPLICABLE NATIONAL ELECTRICAL CODES EXCEPT WHEN THE STATE DEPARTMENT OF TRANSPORTATION AND LOCAL JURISDICTION STANDARDS SUPERSEDE.
5. POLE SHOULD BE GROUNDED TO A SOLID BARE BOND GROUNDING & GROUNDING ROD (OR COIL 25' OF #6 BARE COPPER) IN POLE FOUNDATION AND BACK TO PROPOSED FLOCK EQUIPMENT.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION AND LOCAL JURISDICTION SPECIFICATIONS UNLESS SPECIFICALLY STATED OR SHOWN OTHERWISE HEREIN.
7. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE SOIL TYPE AND SUITABILITY REQUIREMENTS PRIOR TO CONSTRUCTION PER PROJECT MANAGER DIRECTIVE.

ADA COMPLIANCE NOTES

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADA TITLE II AND ALL STATE DEPARTMENT OF TRANSPORTATION AND JURISDICTIONAL STANDARDS.
2. USE STATE SPECIFIC DEPARTMENT OF TRANSPORTATION CURRENT EDITION STANDARDS FOR PEDESTRIAN CONTROL PLANS FOR SIDEWALK AND WALKWAY CLOSURES.
3. MINIMUM SIDEWALK CLEARANCE FOR PEDESTRIAN ACCESS ROUTE (PAR) IS 48" WIDE.
4. MINIMUM CLEARANCE OF ANY PROPOSED EQUIPMENT ALONG THE WIDTH OF THE SIDEWALK IS 7'-0" IN HEIGHT.



1 POLE ELEVATION DETAIL
SCALE: N/A

[THIS SPACE LEFT INTENTIONALLY BLANK FOR STAMP]

STANDARD CONFIGURATION DETAILS
FLOCK SOLAR BREAKAWAY SYSTEM

flock safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
0	01/01/2024	DAW	TYP DETAIL

I HEREBY CERTIFY THIS DOCUMENT WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF XXXXXX.



FLOCK EQUIPMENT INSTALLATION
CASE NUMBER: N/A
PERMITTING JURISDICTION: N/A

COVER SHEET & LOCATION MAPS	
SHEET: SPEC.01	REV: 0

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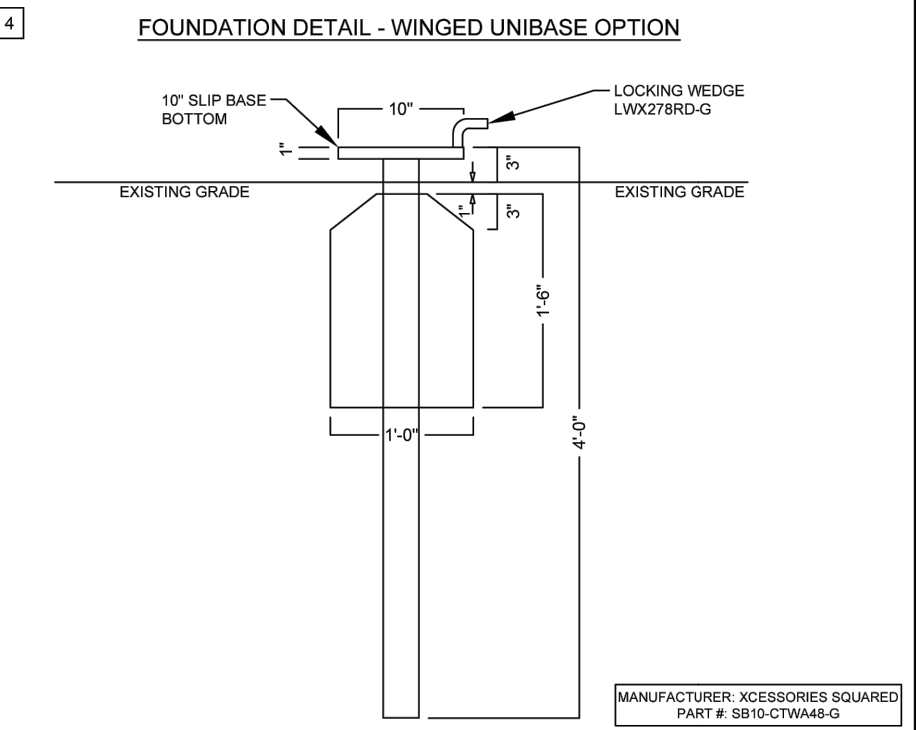
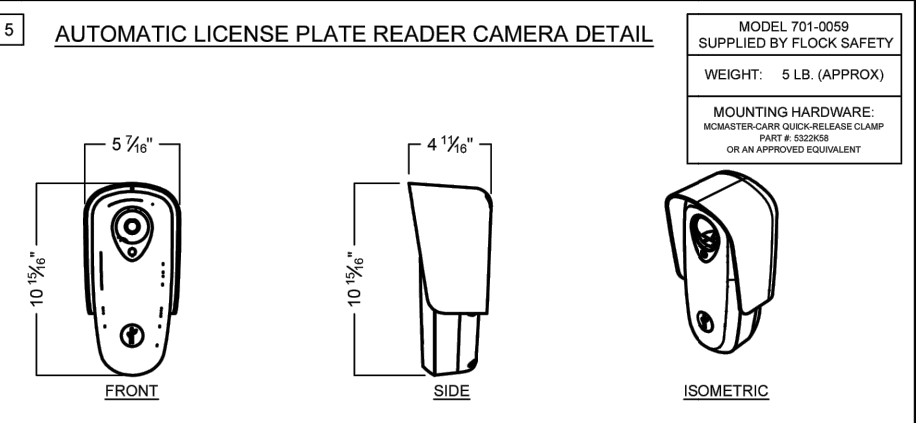
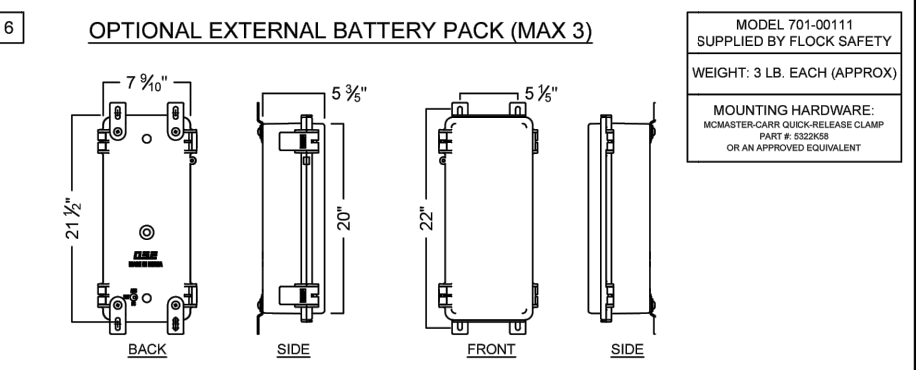
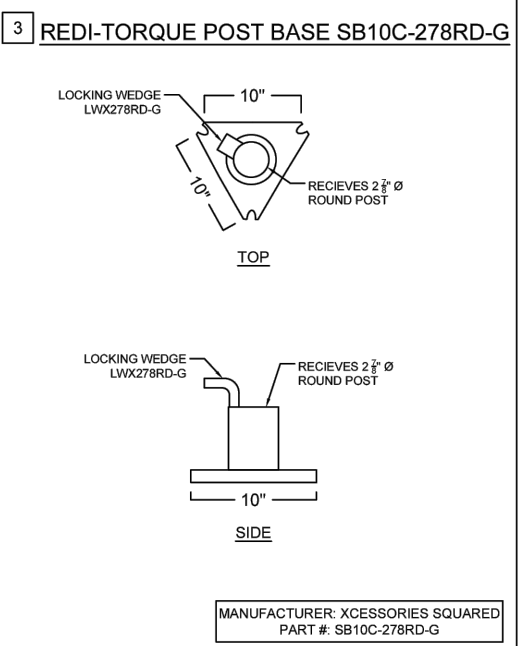
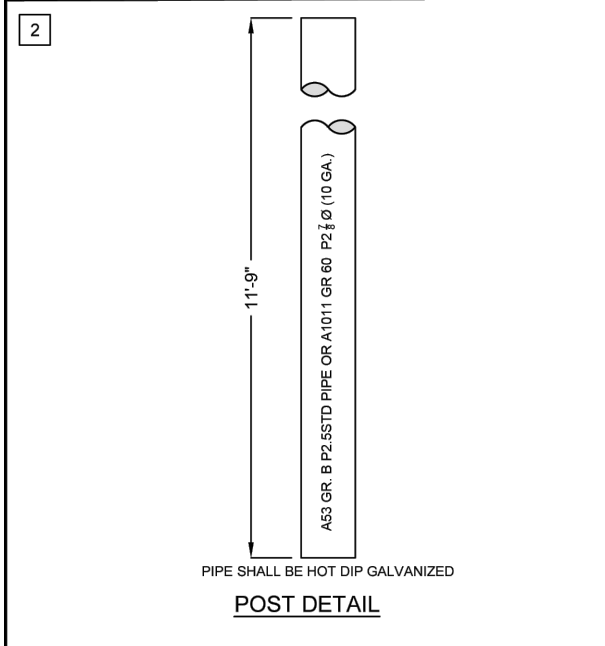
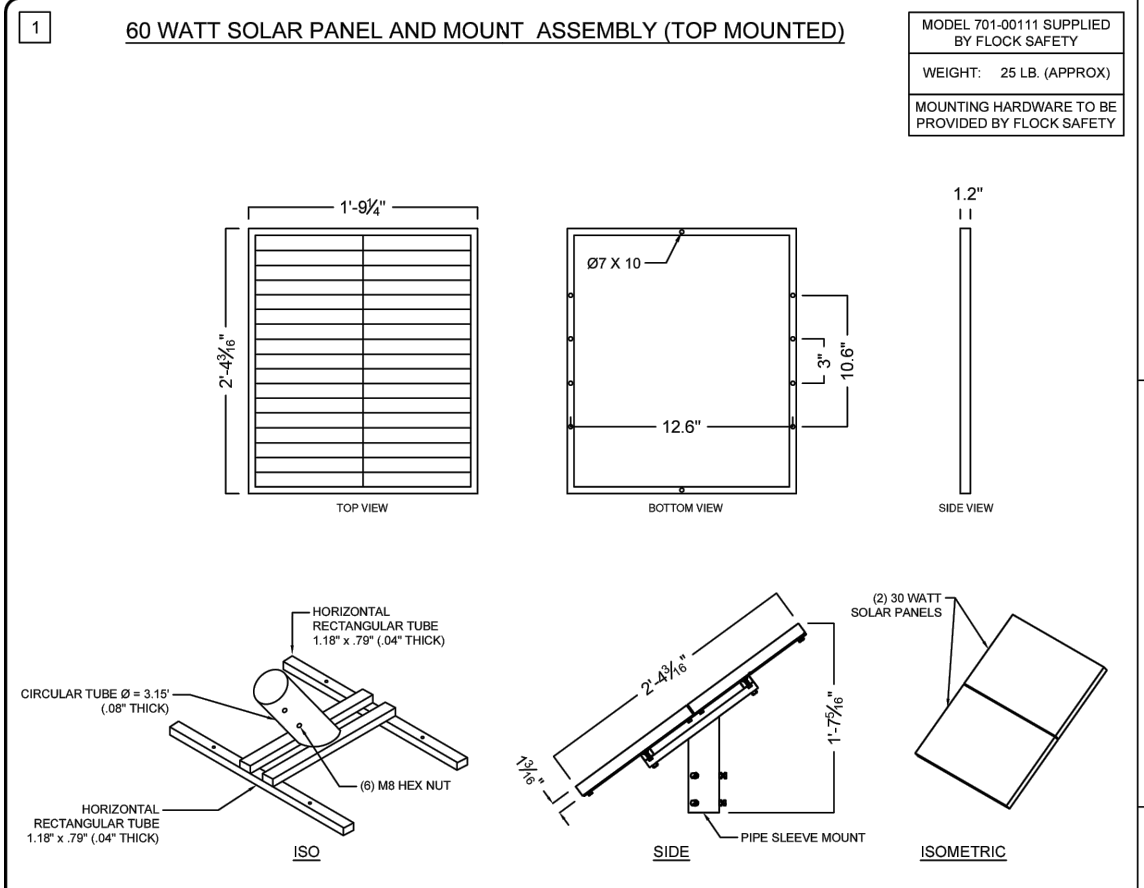
REV	DESCRIPTION	DATE	BY
01	UPDATED AS REQUESTED	01/24/2024	A.K.
02	UPDATED AS REQUESTED	04/17/2024	J.O.
03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: **POLE DETAILS**
SCOPE OF WORK: **CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION**

PLANS PREPARED BY:



PROJ#: 294625
DRAWN BY: PARAV PARBHAKAR
CHECKED BY: RAMANDEEP SINGH
APPROVED BY: DANIEL CAMPOS
DATE: 02/22/2023 SHEET: 14 OF 16



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STANDARD CONFIGURATION DETAILS
 FLOCK SOLAR BREAKAWAY SYSTEM

flock safety
 1170 HOWELL MILL ROAD SUITE 210
 ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
0	01/01/2024	DAW	TYP DETAIL

I HEREBY CERTIFY THIS DOCUMENT WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF XXXXXX.



FLOCK EQUIPMENT INSTALLATION
 CASE NUMBER: N/A
 PERMITTING JURISDICTION: N/A

COVER SHEET & LOCATION MAPS	
SHEET: SPEC.02	REV: 0

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TITLE: **POLE DETAILS**

SCOPE OF WORK: **CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION**

PLANS PREPARED BY:
CHC
 A CONGRUEX COMPANY
 9095 Rio San Diego Dr, Ste 165
 San Diego, CA 92108-1694
 (949) 250-0004 / FAX (949) 250-0006

PROJ#: 294625
DRAWN BY: PARAV PARBHAKAR
CHECKED BY: RAMANDEEP SINGH
APPROVED BY: DANIEL CAMPOS
DATE: 02/22/2023 SHEET: 15 OF 16

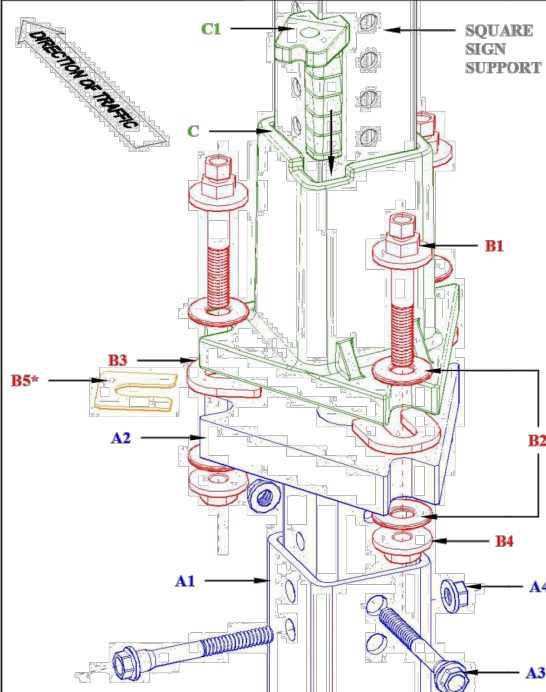
INSTALLATION GUIDE REDI-TORQUE MODEL 280 OMNI DIRECTIONAL SLIP BASE (STEM BASE WITH SEPERATE HEAVY DUTY ANCHOR). RECEIVES SQUARE SIGN SUPPORT

RT280SB-SQ1

MASH-16 COMPLIANT FOR INTERSECTIONS and MAINLINE ROADWAYS
NCHRP 350 CRITERIA - FHWA ACCEPTANCE LETTERS SS-134 & SS-134A

August 13, 2021

XCESSORIES SQUARED DEV. & MFG. CO., INC. AUBURN, IL 62615
TEL: (800) 621-7948 FAX: (217) 438-3917 www.x-sqrd.com



PARTS LIST

A1: Heavy Duty Anchor

ITEM	QTY	DESCRIPTION
A1	1	Anchor for Slip Base Bottom w/Stem

A2: Lower Slip Plate Sub-Assembly

ITEM	QTY	DESCRIPTION
A2	1	Bottom Half Slip Plate w/Stem
A3	2	3/8"-16 Gr. 8 Flanged Shoulder Bolt
A4	2	3/8"-16 Gr. 8 Serrated Flange Nut

B: Redi-Torque Match Plate Hardware

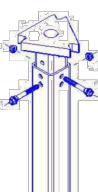
ITEM	QTY	DESCRIPTION
B1	3	1/2"-13 x 3" Gr. 8 Redi-Torque Bolt
B2	6	5/8" U.S.S. Flat Washer
B3	3	3/16" thick, Teflon Coated Slip Washer
B4	3	1/2"-13 Gr. 8 large diameter Flange Nut
B5*	0	1/16" thick Leveling Shim

* may not be necessary for every installation

C: Upper Slip Plate Sub-Assembly

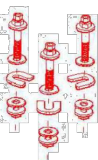
ITEM	QTY	DESCRIPTION
C	1	Top Receiver for Square Sign Support
C1	1	Square Sign Support Locking Wedge

STEP A



1. Install appropriate Heavy Duty Anchor (A1) plumb & squared up with road.
2. Depth of embedment to leave 2-1/2" (+/- 1/4") from grade to top of Anchor.
NOTE: For soil or concrete installation options, see details at lower left.
NOTE: If installing in concrete, auger the footing hole shallow enough to be able to drive 3-4 inches of Anchor (A1) into the bottom of the hole. This will help stabilize the unit as concrete is being poured and cured while also allowing for proper drainage.
NOTE: On multi-leg installations, be sure that all Anchors are squared & lined up with each other.
3. Insert stem of Bottom Sub-Assembly (A2) into Anchor (A1) correctly indexed so that point of triangular slip plate is facing oncoming traffic.
4. Insert both Shoulder Bolts (A3) so that top bolt is parallel with & the bottom bolt is perpendicular to traffic. Fully tighten both Flange Nuts (A4) on both Shoulder Bolts (A3). **TORQUE NUTS AS TIGHT AS POSSIBLE.**

STEP B



1. Place one each teflon coated Slip Washer (B3) on top of lower Slip Plate (A2) at each notched point with open end of slot facing center of triangular slip plate. Leave enough room between the closed ends of the slot/notch to allow 3/8" Redi-Torque bolt (B1) to pass through.
2. Place Upper Slip Plate (C) onto the three Slip Washers (B3) properly indexed so that square post receiver portion is squared up with road.
3. Slide 1 each 3/8" Flat Washer (B2) on to each Redi-Torque Bolt (B1) then insert Bolt (B1) with Washer (B2) down through notched points of Upper Slip Plate (C), slot of Slip Washer (B3) and notched point of Lower Slip Plate (A2).
4. Slide 1 each 3/8" Flat Washer (B2) up on exposed thread of each Bolt (B1) followed by threading 1 each 1/2" Flange Nut (B4) on to each Bolt (B1) one half turn past finger tight.
NOTE: When tightening bolts during this step use the 3/4" (larger) hex and NOT the 1/2" (smaller) hex.

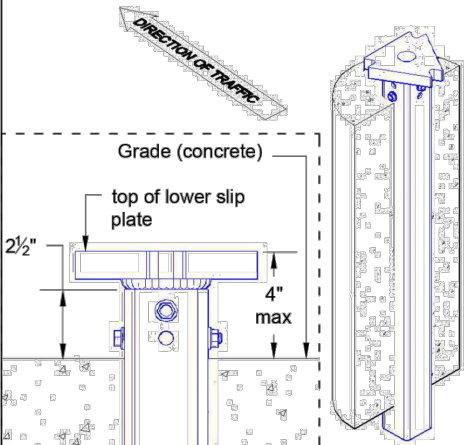
STEP C



1. Insert Square Sign Support into Upper Slip Plate (C) receiver until support bottoms out.
2. With a hand held hammer, drive the square sign support Locking Wedge (C1) into the Upper Slip Plate (C) receiver at the pre-determined corner, marked by a 1/4" notch. (The Locking Wedge does not need to be driven flush with top of Upper Slip Plate receiver)
***SHIMMING:** Before moving on to step 3, check the plumb of the sign support(s). If necessary, 1/16" thick Leveling Shim(s) (B5) may be used at the appropriate point(s) between slip plates. To re-plumb, loosen Bolt (B1) at desired point enough to lean the Upper Slip Plate (C) back and slide Leveling Shim (B5) into place. Shim(s) should be placed under Teflon Coated Slip Washer. Maximum of 2 each Leveling Shims per notched point.
3. After Locking wedge (C1) is securely in place, loosen each Bolt (B1) and Nut (B4), one at a time, then retighten each Bolt (B1), using the 1/2" (smaller) hex, until the 3/8" hex head twists off from the 3/4" hex head. This will set the proper torque level.

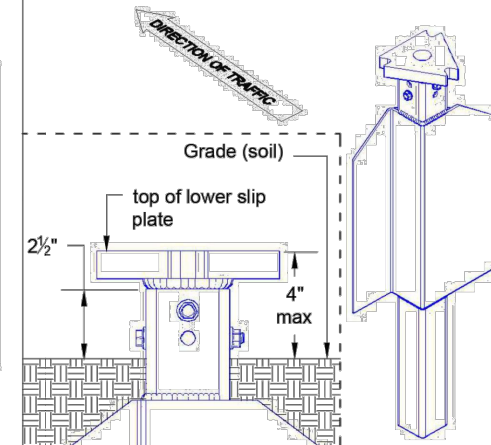
1. UP TO A MAXIMUM OF THREE OMNI DIRECTIONAL SLIP BASES WITH REDI-TORQUE MODEL 280 MATCHPLATE HARDWARE MAY BE INSTALLED WITHIN A SEVEN FOOT SPAN.
2. FOR ADDITIONAL WINDLOAD CAPABILITY, A POST OF THE NEXT SIZE SMALLER MAY BE INSERTED INTO THE SQUARE SIGN SUPPORT A MINIMUM OF FOUR FEET AT THE BOTTOM OF THE SUPPORT.

CONCRETE INSTALLATION DETAIL



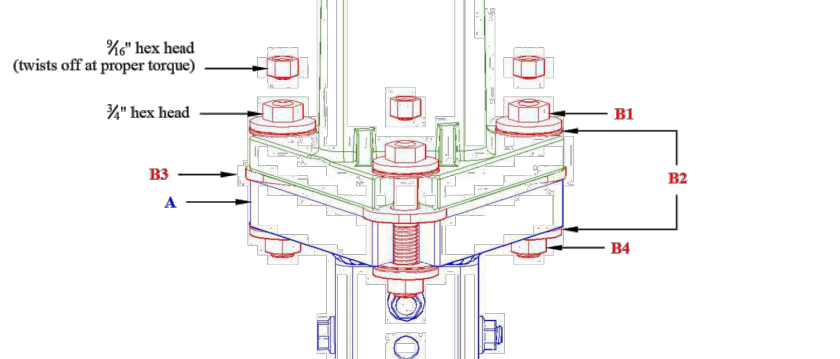
NOTE: Recommended footing size a minimum of 12" in diameter and 30" deep.

DIRECT DRIVEN SOIL INSTALLATION DETAIL



NOTE: Install with the widest bearing surface of the stabilizing wing parallel with the face of the sign.

INSTALLED VIEW (FRONT)



REINSTALLATION PROCEDURE:

- NOTE:** All match plate hardware components are generally reusable except the Redi-Torque Bolts (B1)
1. Remove sign support Locking Wedge (C1) from Upper Slip Plate (C) receiver with a hand held hammer.
 2. Place Upper Slip Plate (C) on Lower Slip Plate (A2) to check for warpage and level of slip plates.
 3. Visually check all welds and castings for fractures or other damage.
 4. When assured both Lower Slip Plate (A2) and Upper Slip Plate (C) are reusable employ new or reused hardware (B) with NEW Redi-Torque Bolts (B1) then follow installation procedures, starting with STEP B.

INSTALLATION DETAIL PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL ORDER AND INSTALL X-SQUARED PART #SB10C-278RD-G WITH ROUND RECEIVER THAT IS COMPATIBLE WITH THE SPECIFIED 2 1/2" DIA PIPE. CONTRACTOR SHALL CONTACT MANUFACTURER FOR INSTALLATION SPECIFICATIONS.

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STANDARD CONFIGURATION DETAILS
FLOCK SOLAR BREAKAWAY SYSTEM

flock safety
1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

REV	DATE	BY	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
0	01/01/2024	DAW	TYP DETAIL

I HEREBY CERTIFY THIS DOCUMENT WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF XXXXXX.



FLOCK EQUIPMENT INSTALLATION
CASE NUMBER: N/A
PERMITTING JURISDICTION: N/A

COVER SHEET & LOCATION MAPS	
SHEET: SPEC.03	REV: 0

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03	UPDATED AS REQUESTED	04/24/2024	J.O.

TITLE: POLE DETAILS
SCOPE OF WORK: CALTRANS (DISTRICT 1), CA ALPR CAMERA INSTALLATION

PLANS PREPARED BY:
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A CONGRUEX COMPANY
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San Diego, CA 92108-1694
(949) 250-0004 / FAX (949) 250-0006

PROJ#: 294625
DRAWN BY: PARAV PARBHAKAR
CHECKED BY: RAMANDEEP SINGH
APPROVED BY: DANIEL CAMPOS
DATE: 02/22/2023 SHEET: 16 OF 16



CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street, Fort Bragg, CA 95437
Phone: (707) 961-2827 Fax: (707) 961-2802
www.FortBragg.com

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg Planning Commission will conduct a public hearing on Coastal Development Permit 5-24 (CDP 5-24) to install License Plate Reading Cameras on HWY 1 and HWY 20 at a special meeting on Wednesday, May 29, 2024 at 6:00 PM or as soon thereafter as the matter may be heard at Town Hall, at the corner of Main and Laurel Streets (363 North Main Street), Fort Bragg, California. The public hearing will concern the following item:

APPLICATION:	Coastal Development Permit (CDP 5-24)
FILING DATE:	April 24, 2024
APPLICANT:	Fort Bragg Police Department
PROJECT:	License Plate Reading Cameras
LOCATION:	Highway 1 and Highway 20
APN:	NA
LOT SIZE:	NA
ZONING:	NA
PROJECT DESCRIPTION:	Installation of three license plate reading cameras on Highway 1 and 1 license plate reading camera on Highway 20.
ENVIRONMENTAL DETERMINATION:	CEQA Categorical Exemption 15301(c). Existing Facilities

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at CDD@fortbragg.com (2) Written comments delivered to City Hall, 416 N. Franklin Street before 2:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication

Staff reports and other documents that will be considered by Planning Commissioners will be made available for review 72 hours prior to the Planning Commission meeting, on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, and in person by appointment. To obtain application materials or for more information, please contact Community Development Department staff via email at cdd@fortbragg.com. At the conclusion of the public hearing, the Planning Commission will consider a decision on the above matter.

Appeal process and fee schedule: Decisions of the Planning Commission shall be final unless appealed to the City Council in writing within ten (10) days thereafter with a filing fee of \$1,000 to be filed with the City Clerk. If you challenge the above case in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this

notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

John Smith, Acting Director
Community Development Department

POSTING/MAILING ON OR BEFORE: May 16, 2024
PUBLICATION DATE: May 16, 2024

STATE OF CALIFORNIA)
) ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department; and that I caused this notice to be posted in the City Hall Notice case on or before May 16, 2024.

Maria Flynn, Administrative Assistant
Community Development Department

cc: Property owners within 300' radius
 Planning Commission
 Owner/Applicant/Agent
 'Notify Me' Subscriber Lists



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 24-743

Agenda Date: 5/29/2024

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Resolution

Agenda Number: 7A.

Receive Report and Consider Adoption of a Resolution Determining that the Proposed 2024/25 Multi-Year Capital Improvement Program and FY 2024/25 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan



AGENCY:	Planning Commission
MEETING DATE:	May 29, 2024
PREPARED BY:	S. Peters
PRESENTED BY:	S. Peters

AGENDA ITEM SUMMARY REPORT

TITLE:

Receive Report and Consider Adoption of a Resolution Determining that the Proposed FY 2024/25 Multi-Year Capital Improvement Program and FY 2024/25 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan.

ISSUE:

The Fort Bragg City Council will consider adoption of the Multi-Year Capital Improvement Program as part of the Fiscal Year (FY) 2024/25 City budget adoption process on June 24, 2024.

The Capital Improvement Program (CIP) summarizes the priority capital improvement projects that the City wishes to undertake in the next five years.

- It addresses the City's needs related to the acquisition, expansion, and rehabilitation of long-lived facilities and infrastructure.
- It serves as a planning instrument in conjunction with the City's General Plan and the City Council's strategic goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public.

Some projects identified in the CIP are funded and some projects are as yet unfunded. As the CIP is a project management and planning tool, it is not a binding document, nor a commitment to a particular project nor a particular cost. Attached please find the City's Multi-Year CIP.

RECOMMENDED ACTION:

Adopt a Resolution Determining that the Proposed FY 2024/25 multi-year Capital Improvement Program and FY 2024/25 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan.

ALTERNATIVE ACTION(S):

Provide alternative direction to staff.

ANALYSIS:

Gov. Code sections 65103(c) and 65401 require that the Planning Commission make a General Plan/Coastal General Plan (General Plan) consistency determination for the CIP. The Code considerations in this matter stem from the State Government Code. In part, Government Code section 65401 states that:

".. .each governmental body...shall prepare a coordinated program of proposed public works ...such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof."

The Planning Commission's role is not to add or delete projects from the Multi-Year CIP, but to determine if the CIP conforms to the City's Inland and Coastal General Plans. In other words, the Planning Commission is being asked to determine whether the projects proposed in the Multi-Year CIP are consistent with the goals and policies established in the City's General Plans.

The Multi-Year CIP is attached, and provides a list of current and anticipated projects to address the City's needs related to City infrastructure, improving safety and enhancing the City's recreational facilities.

Table 1 summarizes each project in the CIP and the relevant Inland General Plan policies and programs that apply to the project. Likewise, the applicable goals and objectives from the City's Coastal General Plan that relate to individual CIP projects located in the Coastal Zone are also listed in Table 1.

Staff has analyzed the CIP projects as they relate to the policies and goals of the Inland General Plan and the Coastal General Plan, and has found that the proposed Multi-Year CIP continues to address the needs of the community, and is consistent with the goals and policies of the City's General Plan and Coastal General Plan.

Additionally, based on a thorough review of the Inland General Plan, the Coastal General Plan and CIP, Staff finds that the proposed Multi-Year CIP does not directly or indirectly conflict with General Plan goals and policies, and the projects are found to be consistent with the General Plans. Furthermore, all capital improvement projects located within the Coastal Zone are required to obtain a Coastal Development Permit, which will include a consistency analysis of each project with the Coastal General Plan. Staff has prepared a resolution for consideration by the Planning Commission which includes the relevant findings for the determination of consistency with the Inland and Coastal General Plans.

FISCAL IMPACT:

None.

IMPLEMENTATION/TIMEFRAMES:

On June 11, 2024 a budget workshop will be held with City Council. On June 24, 2024, the Multi-Year CIP will be considered for adoption by City Council.

ATTACHMENTS:

1. Table 1: Consistency Analysis between Multi-Year CIP and General Plan and Coastal General Plan
2. Capital Improvement Program Summary for FY 2024-25
3. Resolution of the Fort Bragg Planning Commission determining that the proposed FY 2024/25 capital improvement program and FY 2024/25 capital projects budget are consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Table 1: Analysis of 2024/25 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Public Facilities Projects							
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2024/2025 Budgeted	
<p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p><u>Policy S-2.5</u> Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.</p>	<p><u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p><u>Policy OS-6.3</u> Encourage the development and use of alternative sources of energy such as wind, solar, and waves to meet Fort Bragg's energy needs.</p>	<p>These projects will ensure that the City can adequately provide services to the community. Adding solar installations as part of the roof replacement projects is consistent with Sustainability Policy S-2.5 which encourages photovoltaic energy systems. While panels over parking areas are preferred, this does not preclude rooftop solar.</p>	Yes	ARPA/UI	Broadband - Fiber	\$ 7,000,000	
			No	ISF	E. City Hall - Rehabilitation and Stabilization	\$ 250,000	
			No	ISF	City Hall - Replace Siding - South and East Side	\$ 210,000	
			No	ISF	City Hall Remodel + Carpet Layout CDD/Finance	\$ 185,000	
			Yes	Grant/UI	EV Charging Station - PD	\$ 152,000	
			Yes	ISF	Guest House Rehabilitation	\$ 110,000	
			Yes	ISF	Town Hall Bathrooms, Windows, Paint, Wall	\$ 140,000	
			Yes	FIRE/JPA	Fire Station Roof	\$ 200,000	
			TBD	PG&E/UI	Microgrid	\$ 25,000	
			Yes	TBD	Facilities Solar	\$ 5,000,000	
Total Public Facilities Projects						\$ 13,272,000	
Parks & Community Services Projects							
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted	
<p><u>Goal OS-9</u> Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.</p> <p><u>Policy OS-9.3</u> Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p> <p><u>Program OS-9.7.1</u> Include in the Capital Improvement Program the schedule and costs of expanding and improving the City's parks and recreation facilities as deemed appropriate by the City Council.</p> <p><u>Policy OS-9.5</u> Develop additional baseball, softball, and other ballfields.</p> <p><u>Goal PF-1</u> Ensure that new development is served by adequate public services and infrastructure.</p>	<p><u>Goal OS-17</u> Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.</p> <p><u>Policy OS-17.3</u> Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p> <p><u>Program OS-17.7.2</u> Include in the Capital Improvement Program the schedule and costs of expanding and improving the City's parks and recreation facilities as deemed appropriate by the City Council.</p> <p><u>Policy OS-17.5</u> Develop additional baseball, softball, and other ballfields.</p> <p><u>Goal PF-1</u> Ensure that new development is served by adequate public services and infrastructure.</p>	<p>The Bainbridge Park improvements will provide an additional ballfield (soccer) and will enhance the park for all users. Central Business District parking lot maintenance will ensure that new development is served by adequate infrastructure.</p>	No	Grant	Bainbridge Park Improvements	\$ 1,849,052	
			No	InLieu/UI	Central Business District Parking Lot Maintenance	\$ 50,000	
Total Parks & Community Services Projects						\$ 1,899,052	
Street Maintenance and Traffic Safety							
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted	
<p><u>Goal PF-1</u> Ensure that new development is served by adequate public services and infrastructure.</p>	<p><u>Policy C-2.1</u> Roadway Improvements: In coordination with Caltrans and Mendocino County, plan for and seek funding for on-going improvements to the local and regional road system to ensure that the roadway system operates safely and efficiently and to ensure that Highway 1 in rural areas outside of the Mendocino County urban/rural boundary will remain a scenic two-lane road consistent with Section 30254 of the Coastal Act.</p>	<p>These projects will improve roadway services and safety consistent with Policy C-2.1.</p>	Yes	Streets	2025 Pavement Preservation Project	\$ 2,500,000	
			Yes	HSIP/Local	Systematic Improvements at Unsignalized Intersections	\$ 98,600	
Total Streets & Traffic Safety Projects						\$ 2,598,600	

Table 1: Analysis of 2024/25 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

CV Starr Enterprise						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<u>Goal PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services to the community.	<u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	These public facility projects will ensure that the City can adequately provide recreational services to the community.	No	CV Starr	HVAC Air Intake Redesign	\$ 1,600,000
			No	CV Starr	Facility Roof Repair/Skylights	\$ 375,000
			Total CV Starr Enterprise		\$ 1,975,000	
Water Enterprise Projects						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of water facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement water system improvements or changes in service areas that are designed to ensure adequate service capacity to accommodate existing, authorized, and projected probable future coastal dependent priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts. <u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand. <u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand. <u>Program PF-2.2.7</u> Reconstruct the Madsen Hole pump station, construct a new raw water line from the Madsen Hole pump station to Sherwood Road, and reconstruct water storage ponds. <u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.	<u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. <u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand. <u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand. <u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.	These water enterprise projects include improvements to the raw water infrastructure system, which complies with Policy PF-2.2 and its subsequent programs. The Oneka Buoy desalination project is also consistent with this policy related to developing additional long-term solutions for potable water supply.	Yes	DWR	Oneka Buoy - Desalination	\$ 800,000
			No	SRF	Water Treatment Plant Overhaul	\$ 6,200,000
			No	Water Ent	Pudding Creek Water Main Relocation	\$ 1,015,450
			Yes	Water Ent/ DWR	Raw Water Line All Phases	\$ 3,772,000
			Yes	UI	Raw Water Reservoirs - 135 AF	\$ 1,400,000
			Yes	Water Ent	Distribution System Rehabilitation	\$ 368,505
			Yes	CDBG	Water Meter Replacement	\$ 944,464
			Yes	Water Ent	Extend Water System into North of Pudding Creek	\$ 400,000
			No	BOR	Recycled Water - Design	\$ 500,000
			Yes	Water Ent	Madsen Hole Ranney - Design	\$ 300,000
			Total Water Enterprise		\$ 15,700,419	

Table 1: Analysis of 2024/25 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan

Wastewater Enterprise Projects						
Relevant Wastewater System Improvement Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<p><u>Policy PF-2.5</u> Wastewater: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p><u>Policy PF-2.5</u> Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p>Construction of a biosolids storage structure, reconstruction of dryer building, and relocation of Pudding Creek sewer main will improve operations in compliance with Policy PF-2.5 and Program PF-2.5.2.</p>	Yes	WW/UI	Collection System Rehabilitation	\$ 425,000
			Yes	WW Fund	Pudding Creek Sewer Main Relocation	\$ 400,000
			Yes	WW Cap Fees	Dryer Building Reconstruction	\$ 155,000
			Yes	WW Cap Fees	Biosolids Storage Structure	\$ 440,000
					Total Wastewater Enterprise	
Storm Water Projects						
Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects		FY 2023/2024 Budgeted
<p><u>Policy CD-2.2</u> Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.</p> <p><u>Policy S-4.2</u> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.</p> <p><u>Goal OS-9</u> Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.</p> <p><u>Policy PF-2.5</u> Storm Drainage: Annually review storm drain system capacity and expansion plans.</p>	<p><u>Program CD-3.2.1</u> Implement streetscape improvements such as pedestrian lighting, street trees, additional crosswalks, benches, intersection bulb-outs, and other amenities that improve the safety and ambiance of the Central Business District.</p> <p><u>Goal OS-8.1</u> Reduce, recycle, and reuse solid waste generated in the City.</p> <p><u>Policy OS-8.1</u> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.</p>	<p>This project will add to, replace and renovate existing old and dilapidated trash cans with dual trash/recycling receptacles, which is consistent with the goal of reducing, recycling and resusing solid waste generated in the City, and at the same time, will help to conserve and enhance the parks and pedestrian areas within the City of Fort Bragg.</p>	Yes	Caltrans	Trash Can Replacement	\$ 165,000
			Yes	U/I, Streets	Trash Capture Devices	\$ 280,000
					Total Storm Water Projects	

FY 2023-2028 CAPITAL IMPROVEMENT PROGRAM BY CATEGORY

Fund	Project	Funding Source	Prior FY(s)	FY 24/25 Proposed Budget	FY 25/26 Projected	FY 26/27 Projected	FY 27/28 Projected	FY 28/29 Projected	Est. 5 year Total	Beyond CIP	Total Project Costs
MUNICIPAL FACILITIES											
416	Guest House Rehabilitation	ISF		\$ 110,000					\$ 110,000		\$ 110,000
	Broadband - Fiber	ARPA/UI	104,000	7,000,000	10,000,000				\$ 17,000,000		\$ 17,104,000
417	City Hall - Roof	ISF	175,000						\$ -		\$ 175,000
	City Hall - Siding Replace -South and East Side	ISF		210,000					\$ 210,000		\$ 210,000
	Emergency Operations Center-Veterans Memorial	UI			2,500,000				\$ 2,500,000		\$ 2,500,000
	Resiliency Center - CV Starr Center	UI			1,450,000	13,050,000			\$ 14,500,000		\$ 14,500,000
428	EV Charging Station - PD	Grant/UI	187,000	152,000					\$ 152,000		\$ 339,000
	E. City Hall, Rehabilitation & Stabilization	UI		250,000		2,000,000			\$ 2,250,000		\$ 2,250,000
	City Hall Remodel +carpet layout CDD/Finance	ISF		185,000					\$ 185,000		\$ 185,000
423	Town Hall Bathrooms, Windows, Paint, Wall	ISF	20,000	140,000					\$ 140,000		\$ 160,000
424	Main St Fire Station Rehab - North Wing	CDBG/UI	203,702			6,500,000			\$ 6,500,000		\$ 6,703,702
	Fire Station Roof	FIRE-JPA		200,000					\$ 200,000		\$ 200,000
427	Police Department Roof	PPA	-		80,000				\$ 80,000		\$ 80,000
427	Police Department Paint and Repairs- Outside	ISF			70,000				\$ 70,000		\$ 70,000
	Microgrid	PG&E/UI		25,000		18,000,000			\$ 18,025,000		\$ 18,025,000
	Facilities Solar six locations			5,000,000	4,000,000				\$ 9,000,000		\$ 9,000,000
	Total Municipal Facilities		\$ 689,702	\$ 13,272,000	\$ 18,100,000	\$ 39,550,000	\$ -	\$ -	\$ 70,922,000	\$ -	\$ 71,611,702
PARKS & COMMUNITY SERVICES											
419	Bainbridge Park Improvements	Grant	417,000	1,849,052					1,849,052		2,266,052
	Pomo Bluffs Park - Parking lot rehabilitation	U/I					50,000		50,000		50,000
	Central Business District Parking Lot Maintenance	InLieu/UI		50,000					50,000		50,000
	Otis Johnson Trail Restoration	U/I			100,000				100,000		100,000
	Total Parks & Community Services		\$ 417,000	\$ 1,899,052	\$ 100,000	\$ -	\$ 50,000	\$ -	\$ 2,049,052	\$ -	\$ 2,466,052
STREET MAINTENANCE & TRAFFIC SAFETY											
421	2025 Pavement Preservation Project	STREETS	222,500	2,500,000					2,500,000		2,722,500
	Rule 20 Project	U/I						1,319,000	1,319,000		1,319,000
421	Systematic Improvements at Un-Signalized Intersections	HSP/Local LPP/Streets/CR	18,100	98,600					98,600		116,700
421	Street Rehabilitation 2022/23	SAA/Ent	4,481,616						-		4,481,616
	CBD Coastal Trail Connection	U/I				500,000			500,000		500,000
	Total Street Maint. & Traffic Safety		\$ 4,722,216	\$ 2,598,600	\$ -	\$ 500,000	\$ -	\$ -	\$ 4,417,600	\$ -	\$ 9,139,816
CV STARR ENTERPRISE											
810	HVAC Air Intake Redesign	CV Starr	36,500	1,600,000					1,600,000		1,636,500
810	Facility Roof Repair/Skylights	CV Starr		375,000					375,000		375,000
810	Water Slide Staircase Rehabilitation	CV Starr			150,000				150,000		150,000
810	Reception Desk Area Rehabilitation	CV Starr				150,000			150,000		150,000
	Total CV Starr Enterprise		\$ 36,500	\$ 1,975,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 2,275,000	\$ -	\$ 2,311,500
WATER ENTERPRISE											
	Madsen Hole Ranney - Design	Water Ent		300,000					300,000		300,000
	Oneka Buoy - Desalination	DWR	49,000	800,000	600,000				1,400,000		1,449,000
651	Water Treatment Plant Overhaul	SRF	1,026,000	6,200,000	5,700,000				11,900,000		12,926,000
651	Pudding Creek Water Main Relocation	Water Ent/	139,126	1,015,450					1,015,450		1,154,576
	Raw Water Line All Phases	DWR	500,000	3,772,000	5,538,456				9,310,456		9,810,456
651	Raw Water Reservoirs - 135 AF	UI	2,950,000	1,400,000	3,000,000	5,000,000			9,400,000		12,350,000
651	Distribution System Rehabilitation	Water Ent	450,000	368,505		15,000,000			15,368,505		15,818,505
651	Water Meter Replacement	CDBG	1,999,901	944,464					944,464		2,944,365
	Extend Water System into North of Pudding Creek	Water Ent		400,000	2,100,000				2,500,000		2,500,000
	Recycled Water - Design	BOR		500,000		9,000,000			9,500,000		9,500,000
	Water Tank #1 Replacement	U/I							-	2,000,000	2,000,000
	Total Water Enterprise		\$ 7,114,027	\$ 15,700,419	\$ 16,938,456	\$ 29,000,000	\$ -	\$ -	\$ 61,638,875	\$ 2,000,000	\$ 70,752,902
WASTEWATER ENTERPRISE											
716	Collection System Rehabilitation	WW/UI	300,000	425,000		12,000,000			12,425,000	-	12,725,000
716	Pudding Creek Sewer Main Relocation	WW Fund		400,000					400,000		400,000
716	Onsite Sodium Hypochlorite Generator	WW Fund	300,000						-		300,000
716	Elm Street Pump Station Header	WW Fund	80,000						-		80,000
716	Dryer Building Reconstruction	WW CAP FEES	15,000	155,000					155,000		170,000
716	Extend Sewer System North of Pudding	UI			425,000	1,800,000			2,225,000		2,225,000
716	Biosolids Storage Structure	WW CAP FEES	35,000	440,000					440,000		475,000
	Total Wastewater Enterprise		\$ 730,000	\$ 1,420,000	\$ 425,000	\$ 13,800,000	\$ -	\$ -	\$ 15,645,000	\$ -	\$ 16,375,000
STORM WATER											
	Trash Capture Devices	U/I, Streets		165,000		1,500,000			1,665,000		1,665,000
	Trash Can Replacement	Caltrans		280,000					280,000		280,000
	Total Storm Water		\$ -	\$ 445,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,945,000	\$ -	\$ 1,945,000
Grand Total			\$ 13,709,445	\$ 37,310,071	\$ 35,713,456	\$ 84,500,000	\$ 50,000	\$ -	\$ 158,892,527	\$ 2,000,000	\$ 174,601,972

RESOLUTION NO. PCXX-2024

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION DETERMINING THAT THE PROPOSED FY 2024/25 CAPITAL IMPROVEMENT PROGRAM AND FY 2024/25 CAPITAL PROJECTS BUDGET ARE CONSISTENT WITH THE CITY OF FORT BRAGG INLAND GENERAL PLAN AND COASTAL GENERAL PLAN

WHEREAS, on April 30, 2024, a draft citywide Fiscal Year (FY) 2024/25 Capital Improvement Program (CIP) was released for City Council consideration; and

WHEREAS, pursuant to the State of California Government Code Sections 65103(c) and 65401, the proposed CIP must be consistent with the City’s adopted General Plan and the Planning Commission is the hearing body designated to make that determination; and

WHEREAS, the CIP compliance review with the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review; and

WHEREAS, individual CIP projects will be subject to review for compliance with CEQA prior to City Council authorization for construction bids on respective projects; and

WHEREAS, on May 22, 2024, the Planning Commission held a meeting to consider whether or not the proposed FY 2024/25 CIP is consistent with the General Plan and the Coastal General Plan; and

NOW THEREFORE, based on all the evidence presented in the staff report and Attachment 1, Table 1: Analysis of 2024/25 Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan & Coastal General Plan, the Planning Commission finds, determines, and resolves as follows:

1. Based on the information and findings included in the staff report, attachments, minutes and all other records of the proceedings, which are attached hereto and made a part thereof by reference, the Planning Commission hereby finds that the City's FY 2024/25 Capital Improvement Plan (CIP) is consistent with the goals and policies of the City of Fort Bragg Inland General Plan and the Fort Bragg Coastal General Plan.
2. This Resolution shall take effect immediately upon its adoption.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find that the Multi Year Capital Improvement Program is consistent with the City of Fort Bragg General Plan and Coastal General Plan.

The above and foregoing Resolution was introduced by Planning Commissioner _____, seconded by Planning Commissioner _____, and passed and adopted at a special meeting of the Planning Commission of the City of Fort Bragg held on the 29th day of May 2024, by the following vote:

**AYES:
NOES:
ABSENT:**

**ABSTAIN:
RECUSE:**

Scott Dietz, Chair

ATTEST:

Maria Flynn, Administrative Assistant