



**AGENCY:** City Council  
**MEETING DATE:** April 8, 2019  
**DEPARTMENT:** CDD  
**PRESENTED BY:** Marie Jones  
**EMAIL ADDRESS:** mjones@fortbragg.com

## AGENDA ITEM SUMMARY

**TITLE:**

**Receive Report and Provide Direction to Staff Regarding a Request from Mendocino Coast Police Activities League to Expand the Area Requested for a Bike Park Pump Track**

**ISSUE:**

City staff was approached by Don Bainbridge, Don Powers and Julie Whipple, from the Mendocino Coast Police Activities League (MCPAL), to find a location for a pump track for cyclists in Fort Bragg. MCPAL has raised considerable funds for the construction of a bicycle park (aka Pump Track) for cyclists of Fort Bragg and is ready to build a track.

CDD staff immediately thought of repurposing the larger dog park on Noyo Headlands Park for this purpose, as this facility is underutilized and would function well as a bike park.

This item was presented to the Community Development Committee on January 26, 2019 and the CDC recommended that the City Council consider granting a request to construct a bicycle park track in the Large Dog Park of Noyo Headlands Park. On March 11, 2019, the City Council directed staff to work with MCPAL to complete all permitting (Coastal Development Permit) and develop an MOU for the operation of the Bike Park Pump Track per City Council direction as follows:

- Construction: MCPAL will fund the complete construction of the bike park, including replacing fencing, installing benches, building the track, manufacturing signage for the park, and more.
- Maintenance: The MCPAL will maintain all of the bicycle park facilities, including the track, all fencing, benches, signage, and all equipment. Public Works staff will empty one trash can as part of the regular Coastal Trail maintenance activities.
- Operating Agreement: City Staff would develop an operating agreement (MOU) between the City and MCPAL to address all issues of operating the facility if a CDP is approved for the project.
- Park Signage: City staff will work with the Police Department and MCPAL to develop appropriate rules & signage for the park.

On March 28, 2019, MCPAL reached out to staff about possibly expanding the size of the Dog Park to encompass all of the property west of the runway that was acquired by the City in a land swap with Georgia Pacific. Staff is seeking direction from City Council on this second request.

**ANALYSIS:**

The City acquired the dog park property through a land swap with Georgia Pacific (GP) that extinguished about eight acres of unutilized City easements across GP's property in exchange for eight acres of property for the Coastal Trail project, including the area in question, which is the only area of Noyo Headlands Park that is not deed restricted for passive recreational uses.

The large dog park, illustrated in the aerial below (in green outline), is virtually unused by the public. In 2016, the City accepted 5,000 cubic yards of dredge sand materials for the dog park. The dredge sands were analyzed for contaminants of concern prior to being deposited on site and none were found above background levels. The dredge sands were placed on top of an area of extensive blackberry brambles, which appeared to inhibit the use of the dog park by dog owners. However, the placement of these materials did not result in a higher level of utilization of the area as a dog park. The large dog park remains very underutilized.

Mr. Bainbridge, Mr. Powers and Ms. Whipple have expressed interest in expanding the extent of the Bike Park northward as illustrated by the red line in the figure below:



Staff is seeking direction from City Council regarding the potential expansion of the Bike Park area. “Should the bike park be expanded to include the entire red triangle, some portion of the red triangle, or none of the red triangle?”

The green area is 1.06 acres. The red area is 1.04 acres. The total size of both areas is 2.1 acres.

Staff has prepared a brief table of pros and cons of the bike park expansion below for City Council's consideration.

POTENTIAL BENEFITS OF THE EXPANSION (PRO)	POTENTIAL CONCERNS ABOUT THE EXPANSION (CONS)
An expanded park will result in a better and more robust bike park which is more likely to become a tourist attraction and event center for the community.	The new bike park will bring many more users to the Coastal Trail and we should first see how this project fits into the Coastal Trail experience before doubling its size. It is premature to increase the scope of the project at this time.
It's easier to do a large project at one time than it is to break it up into two smaller projects.	A larger bike park facility will change the quiet natural ambiance of the south Coastal Trail experience. This is one of the most beloved public facilities in Fort Bragg and this expansion might change the trail's character.
Expanding the size of the dog park now, allows the MCPAL to acquire a large quantity of free dirt from the City's WWTF project.	Using the entire area for a bike park would preclude other potential non-passive recreational activities from use of this area. This is the only area of Noyo Headlands Park that could be used for non-passive recreational activities, such as a basketball court, an active kids' playground, and/or other active recreational uses.
This area's scenic quality is already impacted by the runway. The park will have minimal impacts on scenic quality or the experience of the coastal trail because the off shore winds will generally carry noise from the bike park away from the Coastal Trail rather than towards it.	The expanded bike park would convert an area of native grassland habitat into a developed area and thereby eliminate one acre of natural habitat.

A botanical and wetland study must be completed for the proposed bike area prior to consideration of the Coastal Development Permit. Botanical or wetland resources may be identified that constrain the bike park size and/or configuration. Botanical and wetland resources are more likely to be found in the red triangle (park expansion) area than the dog park.

**RECOMMENDED ACTION:**

Provide direction to staff regarding the appropriate size/location of a potential bike park at Noyo Headlands Park.

**ALTERNATIVE ACTION(S):**

None.

**FISCAL IMPACT:**

The City does not have funds to support this project. If MCPAL constructs and operates the park as discussed, then the fiscal impact of this project will include a small investment of staff time by the Community Development Department to develop an MOU and to process the permits for the project and some Public Works staff time for trash removal over the longer term.

**CONSISTENCY:**

This project is consistent with the following Coastal General Plan policies:

Goal OS-17 Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.

Policy OS-17.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.

Policy OS-17.4 Playground Facilities: Add or upgrade playground facilities at existing neighborhood parks.

Policy OS-18.3 Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.

Program OS-18.3.1: Utilize local volunteer efforts and fund-raising to cover the "match" costs needed to secure rehabilitation or purchase grants for public parks.

**IMPLEMENTATION/TIMEFRAMES:**

This project would take from four months to a year to complete and would include the following steps:

1. Complete resources studies for the site (botanical and wetland delineation).
2. Staff review of the project and development of staff report to the Planning Commission.
3. The Planning Commission will consider granting a Coastal Development Permit for the project. The Coastal Development Permit process would require careful consideration of the impact of the park on coastal resources, which include: visual resources, botanical and wetland resources, cultural resources and public access. The area illustrated in red (above) has not been analyzed for botanical resources and so staff does not at this time know how much of it could potentially be available for use as a bike park. If a CDP is approved for the project, it will likely include a variety of special conditions which will limit the height of park improvements, the color of park equipment and possibly the location of improvements, if there are any botanical resources that could be impacted by the park. The CDP process will include a review of all improvements including the park facilities, fencing, signage, etc. If the CDP is approved, MCPAL will need to get liability insurance and an encroachment permit in order to construct the facility. The encroachment permit process protects the City from liability during the construction process.
4. Develop MOU with MCPAL for operation of the facility. Bring MOU forward to City Council for consideration.
5. MCPAL to obtain encroachment permit.
6. Project construction.
7. Project opening and operation.

**ATTACHMENTS:**

None.

**NOTIFICATION:**

1. Julie Whipple
2. Don Bainbridge
3. Donald Powers
4. Coastal Trial Notify Me List