

AGENCY:	City of Fort Bragg
MEETING DATE:	May 12, 2021
PREPARED BY:	Heather Gurewitz
PRESENTED BY:	Heather Gurewitz

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.: N/A

OWNER: City of Fort Bragg

APPLICANT: Public Works Department

AGENT: John Smith, Director of Public Works

PROJECT: Capital Improvement Program General Plan Consistency Analysis

LOCATION: City of Fort Bragg

APN: N/A

LOT SIZE: N/A

ZONING: N/A

ENVIRONMENTAL DETERMINATION: N/A

SURROUNDING LAND USES: NORTH: N/A
EAST: N/A
SOUTH: N/A
WEST: N/A

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

BACKGROUND

The State of California Code of Government Regulations Title 7 Division 1 Chapter 3 Article 7 Administration of the General Plan Section 65103(c) states:

Annually review the capital improvement program of the city or county and the local public works project of other local agencies for their consistency with the general plan, pursuant to Article 7(commencing with Section 65400).

Article 7 Section 65401 Review of public works projects for conformity with plan states:

The official agency receiving the list of proposed public works [recommended for planning, initiation, or construction during the ensuing fiscal year] shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year]. 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.

In accordance with this State of California requirement, the Community Development Department conducted an analysis of the Capital Improvement Program for review and approval by Planning Commission.

The City of Fort Bragg Capital Improvement Program (CIP) for the 2021 - 2022 Fiscal Year will be presented to City Council for adoption as part of the City's annual budget process. In accordance with State law, the City has designated the Planning Commission to conduct the required review for conformity with the City's General Plan.

GENERAL PLAN CONSISTENCY ANALYSIS

The City has two general plans, the Inland General Plan (IGP) adopted in 2012 and the Coastal General Plan (CGP) adopted in 2008. Projects that are location specific were reviewed for conformity with the appropriate General Plan. Citywide projects and projects with multiple or unspecified locations were reviewed for conformity with both the Inland and Coastal General Plans.

The Capital Improvement Program (CIP) is divided into seven sections; Municipal Facilities, Parks & Community Services, CV Starr Enterprise, Street Maintenance & Traffic Safety, Water Enterprise, Wastewater Enterprise, and Storm Water. All projects listed in the CIP meet at least one goal, policy, or program in the General Plan(s) and staff did not find any projects that conflict with the City's Inland or Coastal General Plans.

Municipal Facilities

In the 2021-2022 CIP, there are 5 municipal facility projects that will undergo planning in the next fiscal year. These are covered under the Public Facilities Elements of both the IGP and CGP under Public Facilities Policy PF -2.7 which is to ensure that public buildings in the City are adequate to provide services for the community.

Parks & Community Services

There is one parks and community services project for Bainbridge Park in the CIP which falls under the purview of the Open Space element. This project is pending funding and conforms with Policy OS-9.4 to add or upgrade playground facilities and OS-9.4.1 to provide playground facilities and basketball courts at appropriate locations within neighborhoods. See Attachment 1 for the complete analysis.

CV Starr Enterprise

The CIP also identifies six projects for the CV Starr Center that are scheduled for planning in the 2021-2022 fiscal year. These projects are all consistent with IGP Public Facilities Policy PF 2.7 to ensure public buildings are adequate to provide services for the community. See Attachment 1 for the complete analysis.

Street Maintenance & Traffic Safety

The Street Maintenance and Traffic Safety section of the CIP includes three projects that will undergo planning, construction, or initiation. In addition to IGP Circulation Policy C-3.1 and CGP Circulation Policy C-2.1 which cover roadway improvements, there are two policies in the General Plan that require all circulation projects to conform. These are:

IGP Circulation Policy C-3.8: Conduit shall be installed in all new roads and road reconstruction projects and dedicated to the City of Fort Bragg. Conduit shall be sized to accommodate fiber optic and other telecom technologies.

IGP Circulation Policy C-11.2 and CGP Circulation Policy C-9.3: Where feasible, incorporate pedestrian and bicycle facilities into the design and construction of all road improvements.

Public Works staff have indicated that when possible, both conduit and pedestrian and bike improvements are included in all projects.

Additionally, the planning for pedestrian improvements at South Main Street and Cypress St. conform to CGP Circulation Program C-4.1.1, CGP Circulation Policy C-9.7, Circulation Goal C-9, and Circulation Goal C-10 which address pedestrian safety and improvements. See Attachment 1 for the complete analysis.

Water Enterprise

The 2021-2022 CIP identifies ten Water Enterprise Projects for planning, or construction, or initiation. All of these projects conform to Goals, Policies, and/or Programs in the IGP and the CGP Public Facilities Elements. The majority are covered under Policy PF-2.4 to maintain the safety of the water supply and Program PF-2.4.1 to continue to maintain the water collection, treatment, and distribution system to ensure compliance with all state requirements for a public drinking water system. See Attachment 1 for the complete analysis.

Wastewater Enterprise

There are three Wastewater Enterprise projects that are scheduled for either planning, construction, or initiation in the 2021-2022 CIP. Most projects fall under IGP and CGP Public Facilities Element Program PF-2.5.2 to continue to improve the wastewater treatment and disposal facility to comply with changing State requirements. Additionally, wastewater projects conform to policies to upgrade wastewater collector lines, and recycling of solid waste. See Attachment 1 for the complete analysis.

Storm Water

There is only one Storm Water project which conforms to IGP Open Space Policy OS-6.5 to promote both the protection and restoration of water quality, and CGP OS-13 which addresses improving water quality through municipal activities. See Attachment 1 for the complete analysis.

In addition to reviewing for conformance with existing goals, policies, and programs, staff reviewed and confirmed that none of the listed projects in the CIP conflict with either General Plan.

RECOMMENDED PLANNING COMMISSION ACTION

Adopt resolution confirming that the 2021-2022 Capital Improvement Program projects scheduled for planning, construction, or initiation are in conformance with the City of Fort Bragg Coastal General Plan and the City of Fort Bragg Inland General Plan.

ALTERNATIVE PLANNING COMMISSION ACTIONS

Approve consistency analysis without adopting a resolution.

ATTACHMENTS

1. CIP Analysis
2. Resolution