



# City of Fort Bragg

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

## Meeting Agenda Planning Commission

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Wednesday, May 11, 2022

6:00 PM

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

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### MEETING CALLED TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### ZOOM WEBINAR INVITATION

*You are invited to a Zoom webinar.*

*When: May 11, 2022 06:00 PM Pacific Time (US and Canada)*

*Topic: Planning Commission Meeting*

*Please click the link below to join the webinar:*

*<https://us06web.zoom.us/j/87175027961>*

*Or One tap mobile :*

*US: +13462487799,,87175027961# or +17207072699,,87175027961#*

*Or Telephone:*

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

*US: +1 346 248 7799 or +1 720 707 2699 or +1 253 215 8782*

*Webinar ID: 871 7502 7961*

### **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](mailto: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.*

**4A. [22-222](#)** Resolution to Authorize Remote Meetings

**Attachments:** [PC Resolution PCXX-2022 To Authorize Remote Meetings](#)

**4B. [22-187](#)** Minutes of the March 30, 2022 Planning Commission Meeting

**Attachments:** [Minutes of the March 30, 2022 Planning Commission Meeting](#)

## **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

## **6. PUBLIC HEARINGS**

## **7. CONDUCT OF BUSINESS**

**7A. [22-209](#)** Receive Report and Consider Adoption of Resolution Determining That the 2022-2023 Capital Improvement Program and FY 2022/23 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

**Attachments:** [Staff Report - CIP Analysis](#)

[ATT 1 - CIP Analysis](#)

[ATT 2 - Resolution for CIP](#)

[ATT 3 - Public Comment](#)

## **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.*

STATE OF CALIFORNIA     )  
   )ss.  
 COUNTY OF MENDOCINO    )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on May 6, 2022.

\_\_\_\_\_  
 Sarah Peters  
 Administrative Assistant, Community Development Department

**NOTICE TO THE PUBLIC**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City’s website at [www.fortbragg.com](http://www.fortbragg.com) subject to staff’s ability to post the documents before the meeting.

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS:**

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



# City of Fort Bragg

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## Text File

File Number: 22-222

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**Agenda Date:** 5/11/2022

**Version:** 1

**Status:** Consent Agenda

**In Control:** Planning Commission

**File Type:** Planning Resolution

**Agenda Number:** 4A.

Resolution to Authorize Remote Meetings

**RESOLUTION NO. PC \_\_\_\_-2022**

**RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION MAKING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE “TELEPHONIC” MEETINGS DURING THE STATE OF EMERGENCY**

**WHEREAS**, on March 4, 2020, pursuant to California Gov. Code Section 8625, the Governor declared a state of emergency; and

**WHEREAS**, on September 17, 2021, Governor Newsom signed AB 361, which bill went into immediate effect as urgency legislation; and

**WHEREAS**, on September 29, 2021, the Fort Bragg Planning Commission resolved to hold in-person meetings due to the nature of public hearings for land use matters, while continually monitoring the nature of the threat associated with the emergency; and

**WHEREAS**, AB 361 added subsection (e) to Gov. Code Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings; and

**WHEREAS**, as of May 4, 2022, the COVID-19 pandemic has killed more than 90,541 Californians; and

**WHEREAS**, social distancing decreases the chance of spread of COVID-19; and

**WHEREAS**, it is appropriate for this body to make the findings specified in subsection (3)(1) of section 54953, to thereby authorize this body and all of its standing subcommittees to meet remotely;

**NOW, THEREFORE, IT IS RESOLVED** by the Planning Commission of the City of Fort Bragg as follows:

1. This legislative body finds that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

**The above and foregoing Resolution was introduced by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed and adopted at a special meeting of the Planning Commission of the City of Fort Bragg held on the 11th day of May, 2022, by the following vote:**

AYES:  
NOES:  
ABSENT:  
ABSTAIN:  
RECUSED:

ATTEST:

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Jeremy Logan  
Chair

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Sarah Peters  
Administrative Assistant



# City of Fort Bragg

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## Text File

File Number: 22-187

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**Agenda Date:** 5/11/2022

**Version:** 1

**Status:** Consent Agenda

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4B.

Minutes of the March 30, 2022 Planning Commission Meeting



# City of Fort Bragg

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Phone: (707) 961-2823  
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## Meeting Minutes Planning Commission

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Wednesday, March 30, 2022

6:00 PM

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

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### Special Meeting

#### MEETING CALLED TO ORDER

Chair Logan called the meeting to order at 6:00 PM.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**Present** 5 - Chair Jeremy Logan, Vice Chair Michelle Roberts, Commissioner Jay Andreis, Commissioner Stan Miklose, and Commissioner Nancy Rogers

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

None.

#### **2. STAFF COMMENTS**

Administrative Assistant Peters introduced Juli Mortensen as our Zoom host for the meeting.

#### **3. MATTERS FROM COMMISSIONERS**

Commissioner Andreis stated that due to the fact that he is moving outside of Fort Bragg City limits, he is resigning from the Planning Commission. The next meeting (April 13) will be his last. Commissioner Miklose stated that he would like to consider changing a vote he made at the last Planning Commission meeting and asked if there is a protocol for doing so. Staff will look into the possibility and provide him with the protocol.

Vice Chair Roberts requested an update on the Gray Whale Inn and the gas station at 225 N. Main Street. Assistant Planner Locke stated that the owners of Gray Whale Inn have been contemplating selling the property, so while there are still code enforcement issues, things are up in the air while they try to figure out a plan for how to move forward. In regard to 225 N. Main Street, Locke stated that the City has made several unsuccessful attempts to work with the property owner to bring entitlements to Planning Commission and has reinstated code enforcement fines.

Commissioner Miklose asked about the status of the Avalon project. Acting Community Development Director Smith stated there is no update at this time as the applicants have stepped back from that project.

#### **4. CONSENT CALENDAR**

**Approval of the Consent Calendar**

**A motion was made by Vice Chair Roberts, seconded by Commissioner Miklose, to approve the Consent Calendar. The motion carried by the following vote:**

**Aye:** 5 - Chair Logan, Vice Chair Roberts, Commissioner Andreis, Commissioner Miklose and Commissioner Rogers

**4A. [22-132](#)** Minutes of the March 9, 2022 Planning Commission Meeting

**These Minutes were approved on the Consent.**

**4B. [22-151](#)** Minutes of the June 23, 2022 Planning Commission Meeting

**These Minutes were approved on the Consent.**

**5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

Commissioner Andreis recused himself from Item 6A.

**6. PUBLIC HEARINGS**

**6A. [22-138](#)**

Receive Report, Hold a Public Hearing, and Consider Adoption of a Resolution Approving Coastal Development Permit (CDP) 11-19, Use Permit (UP) 2-19, and Design Review (DR) 4-22

Chair Logan opened the Public Hearing at 6:09 PM.

Commissioner Andreis recused himself from this item as he has a personal and financial connection to the property owner. He left the room at 6:10 PM.

Assistant Planner Locke presented the prepared report and responded to Commissioners' clarifying questions.

Public Comment was received from Lorrie Glover.

The applicants addressed the Commission responding to Commissioners' questions related to the debris pile, the pond, yard clean-up, number of units, number of trucks, and number of trips in and out of the yard. The applicants also addressed questions about parking, odor, length of time in business, whether or not there have been other complaints, and whether or not the property owner is apprised of the application.

Chair Logan closed the Public Hearing at 6:37 PM.

Discussion: Under deliberation, Commissioners discussed height and parameters of fencing, potential for supplemental landscape screening on the west side, parking locations, botanical analysis, and utilization of best practices.

**A motion was made by Vice Chair Roberts, seconded by Commissioner Miklose, that this Planning Resolution be adopted as amended. The motion carried by the following vote:**

**Aye:** 4 - Chair Logan, Vice Chair Roberts, Commissioner Miklose and Commissioner Rogers

**Recuse:** 1 - Commissioner Andreis

Enactment No: RES PC06-2022



**6B. [22-152](#)**

Receive Report, Hold a Public Hearing, and Consider Recommendation to City Council to Adopt the Draft 2022 Citywide Design Guidelines

Chair Logan recessed the meeting at 7:00 PM so that Commissioner Andreis could be summoned back to Town Hall. Commissioner Andreis returned at 7:02 PM and Chair Logan reconvened the meeting at 7:05 PM.

Chair Logan opened the public hearing at 7:05 PM.

Assistant Planner Locke presented the prepared staff report and responded to Commissioners' clarifying questions.

Public Comment was received from Chris Hart.

Chair Logan closed the Public Hearing at 7:16 PM.

Discussion: Under deliberation, Commissioners discussed reasonableness of the guidelines, updating Commissioner titles, and replacing the Wolverine sign photo with a photo of the Pelican Storage or Botanical Gardens signs.

**A motion was made by Commissioner Andreis, seconded by Commissioner Rogers, that this Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Chair Logan, Vice Chair Roberts, Commissioner Andreis, Commissioner Miklose and Commissioner Rogers

Enactment No: RES PC07-2022

**7. CONDUCT OF BUSINESS**

**ADJOURNMENT**

**Chair Logan adjourned the meeting at 7:21 PM.**

\_\_\_\_\_  
Jeremy Logan, Chair

\_\_\_\_\_  
Sarah Peters, Administrative Assistant

IMAGED (\_\_\_\_\_)



# City of Fort Bragg

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## Text File

File Number: 22-209

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**Agenda Date:** 5/11/2022

**Version:** 1

**Status:** Business

**In Control:** Planning Commission

**File Type:** Resolution

**Agenda Number:** 7A.

Receive Report and Consider Adoption of Resolution Determining That the 2022-2023 Capital Improvement Program and FY 2022/23 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

**AGENCY:** City of Fort Bragg  
**MEETING DATE:** May 11, 2022  
**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:** CIP General Plan Consistency Analysis does not qualify as a project under CEQA.

**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.

Per the City's General Plan, Policy PF-2.8 Capital Improvement Plan: Continually update the Capital Improvement Plan to ensure that it identifies capital projects necessary to maintain adequate levels of performance as well as funding sources for all phases of intended projects, this process is also in keeping with the City's General Plan.

The City of Fort Bragg Capital Improvement Program (CIP) for the 2022 - 2023 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 consistency and 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. The following is a summary of each section of the CIP. Please see Attachment 1 for the detailed analysis.

### Municipal Facilities

There are four municipal facility projects in the 2022-2023 CIP that are allocated for funding in the next fiscal year. These projects 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 project identified for funding in the CIP for the 2022-2023 budget in Parks & Community Services. The Bainbridge Park Improvements 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. The Bainbridge Park Soccer Fields project is grant funded and is consistent with Open Space Goal OS-9, Policy OS-9.3, Program OS-9.3.1 to provide recreation facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers and taking into consideration teen recreation needs when planning new or redesigned parks. It is also consistent with Policy OS-9.5 to develop additional baseball, softball, and other ballfields.

### Street Maintenance & Traffic Safety

The Street Maintenance and Traffic Safety section of the CIP includes one project funded for 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.

### CV Starr Enterprise

The CIP identifies funding for three projects for the CV Starr Center for planning, construction, or initiation in the 2022-2023 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.

### Water Enterprise

The 2022-2023 CIP identifies funding for nine 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.

### Wastewater Enterprise

There are five Wastewater Enterprise projects that are funded for either planning, construction, or initiation in the 2022-2023 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.

### Storm Water

There are no stormwater projects funded for the 2022-2023 fiscal year.

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 the City's General Plans.

## **RECOMMENDED PLANNING COMMISSION ACTION**

Adopt resolution confirming that the 2022-2023 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**

- Revise and adopt resolution confirming that the 2022-2023 CIP projects are in conformance with the City of Fort Bragg General Plans
- Continue item to a future meeting with direction to staff.
- Do not approve resolution.

	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>MUNICIPAL FACILITIES</b>						
<b>Guest House Rehabilitation</b>	\$0	Planning and design of upgrades required to maintain facility	Planning		<b>Policy PF-2.7 Public Buildings:</b> Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>City Hall - Roof and Solar</b>	\$0	Repair City Hall roof and add solar installation.		<b>Policy PF-2.7 Public Buildings</b> Ensure that public buildings in the City are adequate to provide services for the community.  <b>Sustainability Policy S-2.5</b> 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.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7. Additionally, the proposal of adding a solar installation is consistent with Sustainability Policy S-2.5. Therefore his project is consistent with the General Plan.
<b>E. City Hall, Rehabilitation &amp; Stabilization</b>	\$0	Initial stabilization of the old pool building is proposed at estimated cost of \$200,000. This work will trigger the requirement to install a fire sprinkler system at an additional cost estimated to be \$50,000.	Planning		<b>Policy PF-2.7 Public Buildings:</b> Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Bainbridge Park Soccer Fields</b>	\$115,000	Construct two hard surface soccer courts at Bainbridge Park		<b>Open Space Goal OS- 9</b> Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities. <b>Open Space Policy OS-9.3</b> Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers. <b>Open Space Program OS-9.3.1</b> Consider teen recreation needs when planning new or redesigned parks <b>Policy OS-9.5 Ballfields</b> Develop additional baseball, softball, and other ballfields.		The construction of the two hard surface soccer courts will increase available ball fields. The proposal came from direct advocacy from members of the community who expressed a need for these additional courts that could be used by youth year-round. Therefore the propose project is consistent with Goal OS-9, Policy OS-9.3, Program OS-9.3.1, and OS-9.5.
<b>Town Hall Bathrooms, Windows, Paint, and Wall Repair</b>	\$130,000	Rehabilitate Town Hall bathrooms, doors, and windows	Planning		<b>Policy PF-2.7 Public Buildings:</b> Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Main St Fire Station Rehab</b>	\$203,000	Structural and seismic upgrades to fire station	Planning		<b>Policy PF-2.7 Public Buildings:</b> Ensure that public buildings in the City are adequate to provide services for the community. <b>Goal SF-2</b> Reduce seismic and geologic-related hazards. <b>Program SF-2.1.3</b> Monitor and review existing critical, high priority buildings to ensure structural compliance with seismic safety standards.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7. Additionally, the project is intended to provide seismic upgrades, which is why it is consistent with the goals/programs for seismic upgrades.

	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>Police Department Roof Replacement - Solar</b>	\$0	Replace roof at Police Station and add solar installation.			<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community. <b>Goal OS-6</b> Reduce dependence on non-renewable energy and materials. <b>Policy OS-6.3</b> Alternative Energy: Encourage the development and use of alternative sources of energy such as wind, solar, and waves to meet Fort Bragg's energy needs.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7. Additionally, the inclusion of a solar installation in the project description is consistent with Goal OS-6 and Policy OS-6.3.
<b>Police Department Paint and Repairs</b>	\$0	Building repairs and painting of Fort Bragg Police Station.			<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Corporation Yard Roof Replacement</b>	\$50,000	Replace roof at the Fort Bragg Corps Yard building.		<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>PARKS &amp; COMMUNITY SERVICES</b>						
<b>Bainbridge Park Improvements</b>	\$697,000	The next phase will be the full rehabilitation of the Wiggly Giggly playground and the construction of a pavilion. (Dependent on receiving grant funds)	Design and Engineering	<b>Policy OS-9.4</b> Playground Facilities: Add or upgrade playground facilities at existing neighborhood parks. <b>Program OS-9.4.1</b> Provide additional playground facilities and basketball courts at appropriate locations within neighborhoods.		This project is to upgrade Bainbridge Park, therefore, it is consistent with the GP Policy/Program to relevant to adding/upgrading playground and park facilities.
<b>Pomo Bluffs Park - Parking lot rehabilitation</b>	\$0	Based on an expected 20 year life-cycle for paving, the Pomo Bluffs parking lot will be ready to be repaved in FY 22/23. Other minor park rehabilitation work may be added to the project as needed.			<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public facilities in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>STREET MAINTENANCE &amp; TRAFFIC SAFETY</b>						
<b>Rule 20 Project (Underground utilities)</b>	\$0	Public Utilities Commission (PUC) Rule 20A requires PG&E to annually set aside monies for the purpose of undergrounding electric utility infrastructure. Undergrounding of utilities are normally coordinated with street construction projects to ensure a new pavement surface over extensive utility trenching. Coordinating with PG&E for design and utility undergrounding can take from two to three years before street construction can follow.	Planning	<b>Circulation Policy C-11.6</b> Improve Pedestrian Safety <b>Safety Goal SF-1</b> Reduce seismic and geologic-related hazards <b>Safety Goal SF-4</b> Reduce fire hazards. <b>Circulation Policy C-3.8</b> 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.	<b>Circulation Policy C-9.7</b> Improve Pedestrian Safety <b>Safety Goal SF-2</b> Reduce seismic and geologic-related hazards. <b>Safety Goal SF-5</b> Reduce fire hazards.	The overall purpose behind undergrounding of utilities is to improve the safety of streets from downed power lines in case of emergency. There are also aesthetic benefits, but the primary benefit is improved safety in the public right-of-way in major storms, earthquakes, or other events that might lead to downed power lines. Thus, the project is consistent with the General Plan.



	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>Street Rehabilitation 2022</b>	<b>\$2,600,000</b>	Rehabilitate pavement of up to 8 streets throughout the City and incorporates the previously programmed street striping project, bollard installation, and crosswalk rehabilitation in the downtown pedestrian core.	Planning	<b>Circulation Policy C-3.1</b> 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. Project applicants are fiscally responsible for their fair share of roadway improvements necessary to serve their projects. <b>Policy C-3.8</b> 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. <b>Policy C-11.2</b> Where feasible, incorporate pedestrian and bicycle facilities into the design and construction of all road improvements.	<b>Policy C-2.1</b> 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 the Mendocino County urban/rural boundary will remain a scenic two-lane road consistent with Section 30254 of the Coastal Act. Project applicants are fiscally responsible for their fair share of roadway improvements necessary to serve their projects.	The IGP Circulation Policy C-3.1 and CBP Circulation Policy C-2.1 are both specific to ensuring the operation of roads. Rehabilitation of the 8 streets in the City as well as striping, bollard installation, and crosswalk rehabilitation are all activities that meet this policy as well as the policies around pedestrian and bicycle facility improvements. Public Works have confirmed that they will include conduit where feasible as well as bike and pedestrian improvements where feasible. Therefore it is consistent.
<b>CV STARR ENTERPRISE</b>						
<b>LED Lighting Project</b>	<b>\$0</b>	Replace existing lighting with LED to improve energy efficiency.	Planning	<b>Sustainability Goal S-2</b> Encourage development that minimizes the demand for non-renewable energy and reduces Green House Gas (GHG) emissions.		Upgrading lighting from standard bulbs to LED fixtures will reduce energy consumption at the CV Starr Center and result in lower demand for non-renewable energy and reduce green house gases.
<b>Watt Stopper</b>	<b>\$60,000</b>	Replacement of failing lighting control system		<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Restroom and Locker Room Flooring Replacement</b>	<b>\$0</b>	Restroom and Locker Room Flooring Replacement	Planning	<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Ultra Violet Disinfection System Replacement - Comp and Leisure</b>	<b>\$160,600</b>	Ultra Violet Disinfection System Replacement - Competition and Leisure Pools	Planning	<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Domestic Hot Water #1 and #2</b>	<b>\$157,000</b>	Replace the failing hot water system and make necessary improvements to increase useful life of the system		<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>HVAC Air Intake Redesign</b>	<b>\$0</b>	preliminary HVAC air intake redesign	Planning	<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Facility Roof Repair/Skylights</b>	<b>\$0</b>	Facility Roof Repair	Planning	<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Water Slide Staircase Rehabilitation</b>	<b>\$0</b>	Repair slide staircase	Planning	<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.

	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>Reception Desk Area Rehabilitation</b>	\$0	Rehabilitate reception desk area.		<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.		All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>WATER ENTERPRISE</b>						
<b>Madsen Hole Ranney - Design</b>	\$0	Replace Ranney Collector to provide preliminary treatment at the water source prior to pumping the water to the treatment plant.	Planning	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies... <b>Program PF-2.2.7</b> 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.	This project will result in improved water quality which is why it meets the goals/policies/programs identified for maintaining or improving water quality.
<b>Desalination - Ocean Intake - Design</b>	\$2,000,000	This will allow for a full scale desalination plant of ocean water to supplement the city's water supply and also supply water for the future marine center.		<b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.	<b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.	The proposed project will result in an increase supplement to the City's water supply and thus is consistent with Policy PF-2.2.
<b>Desalination and Shallow Groundwater</b>	\$0	Develop alternative water source via desalination	Planning	<b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies...	This project is intended to expand options for water sources which is why it meets the goals around long-term solutions to water supply.
<b>Water Treatment Plant Overhaul</b>	\$4,276,000	Rehabilitate the water treatment plant, and line raw water ponds to eliminate seepage.	Design/Construct	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies...	The purpose of the plant rehabilitation and the linking of raw water ponds is to secure the water supply and ensure it is safe. Therefore it meets the identified goals and policies and programs.
<b>Pudding Creek Water Main Relocation</b>	\$812,000	The pipeline providing treated water to the north side of town is currently located on the remains of Georgia Pacific's Pudding Creek Dam. To eliminate the on-going risk to the water main presented by a compromised dam, the water main will be relocated to the nearby Highway 1 (N. Main Street) bridge over Pudding Creek.	Design	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	The purpose of this project is to protect the pipeline that provides water to areas north of the Pudding Creek Dam. It is therefore consistent with goals, policies and programs to maintain the safety and availability and distribution of water.
<b>Raw Water Line Engineering and Construction, All Phases</b>	\$4,055,000	The raw water from Waterfall Gulch and Newman Gulch gravity flows through a transmission system of PVC, asbestos cement, ductile iron and steel pipe to the Water Treatment Plant. Much of this transmission line traverses steep, remote, and environmentally sensitive terrane, and has been in place for decades. Replace 2 miles of pipe.	Design and Engineering	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	The purpose of this project is to improve the safety and reliability of the water transmission system. It is therefore consistent with goals, policies and programs to maintain the safety and availability and distribution of water.

	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>Raw Water Reservoirs - 135 AF</b>	<b>\$500,000</b>	Create new reservoir at Noyo River with use of Noyo River water	Planning	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Policy PF-2.2</b> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies...	This project is intended to expand options for water sources which is why it meets the goals around long-term solutions to water supply.
<b>Distribution System Rehabilitation</b>	<b>\$850,000</b>	Rehabilitate water distribution system	Planning	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	The purpose of this project is to improve the safety and reliability of the water transmission system. It is therefore consistent with goals, policies and programs to maintain the safety and availability and distribution of water.
<b>Water Meter Replacement</b>	<b>\$3,000,000</b>	This project will replace and upgrade water meters throughout town.	Planning	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system. <b>Program PF-2.2.5</b> Continue to encourage water conservation techniques and water conserving fixtures in all new development projects	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	Water meters are important for providing timely and accurate information about potential leaks or inconsistencies in water usage. The replacement of the meters will improve the City's ability to identify and address any issues with the water supply system and also provide more accurate information to help encourage water conservation among residents and businesses.
<b>Extend Water System into North of Pudding Creek</b>	<b>\$0</b>	The water and sewer lines north of the Pudding Creek Bridge only extend as far as Airport Road, which is about 2,500' south of the northern City Limits. In order to provide sewer and water services to the north end of town to allow for future development, those services will need to be extended. Improvements are also needed to portions of the existing water main to provide adequate flows for fire suppression for potential future developments such as the proposed Avalon Hotel, which could require that the system be looped rather than just dead end at the City Limits. There is potential for some of the cost for the improvements to be borne by developers under "fair share" agreements. These projects are in the very early planning stage.		<b>Public Facilities Policy PF-1.1</b> Ensure Adequate Services and Infrastructure for New Development: Review new development proposals to ensure that the development can be served with adequate potable water; wastewater collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal.  <b>Public Facilities Program PF-1.2.1</b> New development shall be responsible for any improvements or extensions of infrastructure or the service capacity necessary to serve the development.	<b>Public Facilities Element Policy PF-1.2</b> Ensure Adequate Services and Infrastructure for New Development. No permit for development shall be approved unless it can be demonstrated that such development will be served upon completion with adequate services, including but not limited to potable water; wastewater collection, treatment and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal; as applicable to the proposed development...	There are several parcels north of Pudding Creek that currently do not have access to water or sewer. While future development will require fair share agreements for future development, the extension of these infrastructure systems are necessary for future development and thus consistent with the General Plan.
<b>Water Tank #1 Replacement</b>	<b>\$0</b>	This project will replace the remaining water tank that has reached the end of its useful life. In addition to providing valuable storage of finished water, it will also allow for the periodic drainage of each of the three tanks in the City's water treatment system for regular maintenance of each tank's interior.		<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	The purpose of this project is to improve the safety and reliability of the water storage system. It is therefore consistent with goals, policies and programs to maintain the safety and availability and distribution of water.



	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>Water Tank #2 Rehabilitation</b>	<b>\$900,000</b>	Rehabilitate existing water tank.	Planning	<b>Policy PF-2.4</b> Potable Water Quality: Maintain the safety of the water supply. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	<b>Goal PF-2</b> Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents. <b>Program PF-2.4.1</b> Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.	The purpose of this project is to improve the safety and reliability of the water transmission system. It is therefore consistent with goals, policies and programs to maintain the safety and availability and distribution of water.
<b>WASTEWATER ENTERPRISE</b>						
<b>Biosolids Dryer</b>	<b>\$0</b>	Purchase and install biosolids dryer at WWTF to manage solids. (pending review by City Council)	Construction	<b>Program PF-2.5.2</b> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.	<b>Policy OS-8.1</b> Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste	The biosolids dryer should provide a high enough grade biosolid that it can be used as a soil amendment to cultivate food. Therefore it meets the city's recycling and reuse goals as well as goals to improve wastewater treatment.
<b>Reclamation - Design</b>	<b>\$0</b>	Project will allow the use of the wastewater effluent to be reused for a beneficial purpose.			<b>Public Facilities Program PF-2.2.5</b> Develop a program to encourage and allow the safe use of graywater.	The proposed project will investigate taking the discharge (clean) water from the sewer and using it for beneficial purposes and thus meets this goal.
<b>Collection System Rehabilitation</b>	<b>\$750,000</b>	Rehabilitation, replacement, or upgrades to the City's wastewater collection system.	Initiation	<b>Program PF-2.5.2</b> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.	<b>Program PF-2.5.2</b> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements. <b>Program PF-2.5.3</b> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow	Wastewater systems require continued upgrades to meet the requirements of the state and ensure reliability of the system. Therefore this project meets the programs and policies for upgrading waste collector lines and improving treatment .
<b>Sewer Main Rehabilitation - CIPP</b>	<b>\$0</b>	The City has an on-going program to rehabilitate or repair sewer mains that are failing when leak repairs have become chronic or a significant source of infiltration and inflow (I & I) has been identified.	Planning	<b>Program PF-2.5.2</b> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements. <b>Program PF-2.5.3</b> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.	<b>Program PF-2.5.2</b> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements. <b>Program PF-2.5.3</b> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow	This program will rehabilitate sewer mains which will improve them and make sure they have adequate. Therefore this project is consistent with the
<b>Pudding Creek Sewer Main Relocation</b>	<b>\$225,000</b>	The force main that transports sewage from the Pudding Creek Pump Station to the Elm Street Pump Station is located on the abutments on the west side of the Pudding Creek Bridge. Caltrans will be widening the Pudding Creek Bridge in 2022, with the primary intent of improving pedestrian facilities. As part of the bridge widening, the force main will need to be relocated 9' further to the west, to the edge of the newly widened abutments. This project is related to the Pudding Creek Water Main Relocation Project, which will relocate the existing water main on Pudding Creek Dam to the east side of the widened bridge structure.		<b>Circulation Policy C-11.1</b> Continuous Sidewalks: Require an uninterrupted pedestrian network of sidewalks, with continuous sidewalks along both sides of streets. New development shall provide sidewalks along project frontages to close gaps in the City's sidewalk network.  <b>Circulation Policy C-11.2</b> Where feasible, incorporate pedestrian and bicycle facilities into the design and construction of all road improvements.	<b>Circulation Policy C-9.1</b> Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City.  <b>Circulation Policy C-9.2</b> Require Sidewalks. Require a sidewalk on both sides of all collector and arterial streets and on at least one side of local streets as a condition of approval for new development.  <b>Circulation Program C-9.2.2</b> Work with the Mendocino Council of Governments and Caltrans to construct pedestrian walkways over the Hare Creek and Pudding Creek Bridges. These facilities may qualify for Transportation Enhancement Activities (TEA) funding available through Mendocino Council of Governments (MCOG).	The purpose of this project is to move the sewer main in order to allow for a widening of the Pudding Creek Bridge to improve pedestrian facilities thus it is consistent with the General Plan Circulation policies noted.

	FY 22-23 Budgeted Dollar Amount	Description	FY 21-22 Phase	Inland General Plan Consistency	Coastal General Plan Consistency	Explanation of Consistency
<b>Onsite Sodium Hypochlorite Generator</b>	<b>\$300,000</b>	This project will allow for the self-generation of sodium hypochlorite to disinfect the effluent from the Wastewater Plant. Currently Sodium hypochlorite is trucked in from the Bay Area at a significant cost. The unit will be similar to the one that has been in operation at the water plant since 2016.			<b>Open Space Goal OS-7</b> Improve air quality.	The proposed project will not only reduce costs at waste water treatment plant but will also reduce the trucking to and from the plant which will in turn reduce green house gas emissions, thus this project is consistent with the General Plan.
<b>Elm Street Pump Station Header</b>	<b>\$80,000</b>	The Elm Street lift station is our only lift station with above ground pumps. Last year the lower section of this header failed and was repaired under emergency conditions. The upper section of this header is in poor condition and has been in place since the early 70's and needs to be replaced for reliability.		<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Dryer Building Reconstruction</b>	<b>\$170,000</b>	This building is the old belt press building at the Wastewater Plant. This building has been repurposed to house the Bio Solids Dryer. The building was built in the 90's it is a metal building and is suffering from severe corrosion. The new building will be built with conventional lumber and cement fiber siding.			<b>Policy PF-2.7</b> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	All features on a manmade structure have a lifespan. In order to keep public buildings in operation for the public they require upgrades, maintenance and replacement of features. Therefore, this project is consistent with Policy PF-2.7.
<b>Extend Sewer System North of Pudding Creek</b>	<b>\$0</b>	The water and sewer lines north of the Pudding Creek Bridge only extend as far as Airport Road, which is about 2,500' south of the northern City Limits. In order to provide sewer and water services to the north end of town to allow for future development, those services will need to be extended. Improvements are also needed to portions of the existing water main to provide adequate flows for fire suppression for potential future developments such as the proposed Avalon Hotel, which could require that the system be looped rather than just dead end at the City Limits. There is potential for some of the cost for the improvements to be borne by developers under "fair share" agreements. These projects are in the very early planning stage.		<b>Public Facilities Policy PF-1.1</b> Ensure Adequate Services and Infrastructure for New Development: Review new development proposals to ensure that the development can be served with adequate potable water; wastewater collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal.  <b>Public Facilities Program PF-1.2.1</b> New development shall be responsible for any improvements or extensions of infrastructure or the service capacity necessary to serve the development.	<b>Public Facilities Element Policy PF-1.2</b> Ensure Adequate Services and Infrastructure for New Development. No permit for development shall be approved unless it can be demonstrated that such development will be served upon completion with adequate services, including but not limited to potable water; wastewater collection, treatment and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal; as applicable to the proposed development....	There are several parcels north of Pudding Creek that currently do not have access to water or sewer. While future development will require fair share agreements for future development, the extension of these infrastructure systems are necessary for future development and thus consistent with the General Plan.
<b>STORM WATER</b>						
<b>Trash Capture Devices</b>	<b>\$0</b>	The City is planning to install twelve (12) high-flow capacity (HFC) trash capture devices inside of existing City storm drain infrastructure	Planning	<b>Policy OS-6.5</b> Municipal Activities to Protect and Restore Water Quality: The City shall promote both the protection and restoration of water quality. Water quality degradation can result from a variety of factors, including but not limited to the introduction of pollutants, increases in runoff volume and rate, generation of non-stormwater runoff, and alteration of physical, chemical, or biological features of the landscape.	<b>Policy OS-9.1</b> Minimize Introduction of Pollutants. Development shall be designed and managed to minimize the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes) to the extent feasible. <b>Goal OS-13</b> Improve water quality through Municipal Activities to Protect Water Quality	The proposed trash capture devices will keep garbage and refuse out of the storm drains and thus, out of the water discharging into the ocean. The storm drains will therefor improve the water quality and protect from potential pollutants which makes it consistent with the policies in the General Plan.

**RESOLUTION NO. PC XX-2022**

**RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION DETERMINING THAT THE PROPOSED FY 2022/23 CAPITAL IMPROVEMENT PROGRAM AND FY 2022/23 CAPITAL PROJECTS BUDGET ARE CONSISTENT WITH THE CITY OF FORT BRAGG INLAND GENERAL PLAN AND COASTAL GENERAL PLAN**

**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 11, 2022, the Planning Commission held a meeting to consider whether or not the proposed FY 2022/23 CIP is consistent with the General Plan and the Coastal General Plan; and

**WHEREAS**, based on all the evidence presented in the FY 2022/23 CIP Consistency Review, the Planning Commission finds 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 2022/23 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.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Fort Bragg does hereby find that the 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 Commission \_\_\_\_\_, and passed as amended and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 11th day of May, 2022, by the following vote:**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:**

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**Jeremy Logan, Chair**

**ATTEST:**

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**Sarah Peters, Administrative Assistant**

**From:** [Jacob Patterson](#)  
**To:** [cdd](#); [Peters, Sarah](#)  
**Cc:** [Smith, John](#); [O'Neal, Chantell](#); [Gurewitz, Heather](#); [sarah mccormick](#)  
**Subject:** Public Comment -- 5/11/22 PC Mtg., Item No. 7A, CIP Consistency  
**Date:** Wednesday, May 11, 2022 2:09:44 PM

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Planning Commission,

Please see the below comments concerning the CIP list and the different projects' consistency with the applicable general plan policies. I encourage you to insist on adequate general plan consistency analysis prior to adopting any resolution and to remove the second project because it is likely inconsistent with the Inland General Plan due to incompatibility with adding roof-mounted solar arrays to City Hall rather than over the adjacent parking areas because City Hall is an historic resource and solar arrays are not historically appropriate or aesthetically compatible with the building.

The project list and resulting consistency "analysis" are lacking in necessary detail and require significant revision prior to adopting the proposed resolution, at least in my opinion.

Regards,

--Jacob

#### **PUBLIC COMMENT ON CIP GENERAL PLAN CONSISTENCY ANALYSIS**

The CIP project described as "City Hall - Roof and Solar" has significant consistency issues with the Inland General Plan, which were not addressed in the table purporting to provide general plan consistency analysis. The current planning staff do not appear to understand what general plan consistency analysis entails and the Planning Commission would be wise to not just adopt the failed attempt to do so, and should instead refer the matter back to staff for further detail. First, the project descriptions are lacking in the level of specificity that is necessary in order to actually evaluate whether or not the particular projects are consistent with the City's applicable general plan. I actually asked staff about one of the listed projects and she indicated she did not know what the project involved. How can someone evaluate a project for consistency with applicable general plan policies if she does not know what the project proposes to do?

City Hall is clearly an historic resource because it meets the criteria to be designated as such regardless of its current status. As such, all projects to maintain, remodel, or modify the structure need to be evaluated for potential conflicts with maintaining the historic character of the structure. This project proposes to make repairs to the existing roof of City Hall and to also add solar panels to the roof. Solar panels are not historically accurate or appropriate for a building like City Hall because they did not exist in that time period and would negatively impact the historic integrity of the structure. Prior projects also diminished the historic integrity of the structure but were later corrected through a restoration project. Adding solar panels to the roof of City Hall would seriously detract from the historic integrity of the project and should be avoided. Moreover, there are several applicable Inland General Plan policies that appear to be inconsistent with adding solar panels directly to the roof of City Hall, including those listed below.

#### **Land Use Element**

Policy LU-3.1 Central Business District : Retain and enhance the small-scale, pedestrian-

friendly, and historic character of the Central Business District (CBD).

*Consistency: Adding historically-incompatible solar panels to the roof of City Hall would not retain or enhance the historic character of the Central Business District because solar panels, particularly those visible from the public right-of-way, would detract from the historic character of the CBD by introducing a modern design element and feature to a prominent historic building within the CBD.*

Policy LU-3.3 Historic Buildings and Mixed Uses : In the Central Business District and in other commercial areas with historic residential structures, encourage residential uses, mixed residential, and commercial uses, and the preservation of historic structures.

*Consistency: Adding historically-incompatible solar panels to the roof of City Hall would not help preserve historic City Hall. In fact, adding the additional weight of the solar panels to the roof support structure may increase the load sufficiently to harm the structural integrity of the roof or require further building modifications that diminish the overall historic integrity of City Hall.*

### **Community Design Element**

Policy CD-1.3 Scenic Views and Resource Areas : Ensure that development does not adversely impact scenic views and resources as seen from public rights-of-way.

*Consistency: City Hall is an attractive historic building in a prominent location within the Central Business District, which constitutes a scenic resource that is visible from the public right-of-way. Adding discordant design details like roof-mounted solar arrays negatively impacts that scenic resource. The City has alternative and preferable means of adding more sustainable electricity sources than adding a solar array to the roof of City Hall, including mounting the desired solar arrays to shade structures in the adjacent parking lots as has been implemented at other public facilities in town (e.g., the schools and senior center).*

Policy CD-2.5 Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business District.

*Consistency: Adding solar arrays to the roof of historic City Hall diminishes rather than strengthening the distinctive identity and unique sense of place of the Central Business District by introducing historically-inappropriate roof-mounted solar arrays to existing historic buildings that contribute to the unique sense of place present in our historic CBD.*

Policy CD-6.1 Protect and Preserve Buildings and Sites with Historic and Cultural Significance to the Community

*Consistency: As stated above, adding historically-inappropriate roof-mounted solar arrays to a significant historic building in a prominent location within the CBD does not preserve or protect this historic building or site that has cultural significance to the community. Rather, adding the solar arrays would detract from and diminish the historic integrity of City Hall. The roof replacement component of the project is consistent with this policy because that type of maintenance protects the structure from leaks and water damage but the project remains inconsistent with this policy because of the proposed solar arrays.*

### **Public Facilities Element**

Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.

*Consistency: This is the only applicable policy highlighted in the staff-prepared “analysis” but it seems somewhat misplaced because adding a solar array does not do anything to provide services to the community. Replacing or repairing the roof of City Hall obviously helps ensure*



*the continued viability of City Hall as a place where services are planned and provided but the troubling aspect of adding a solar array as part of the roofing component of this project does not further this community objective and policy.*

### **Sustainability Element**

Policy S-1.3 Municipal Green Building and referrals as part of all new construction of City-owned buildings shall incorporate sufficient green building methods and techniques to qualify for the equivalent of LEED Certified rating. Renovation of City-owned buildings shall seek to incorporate LEED prerequisites and credits, where feasible.

*Consistency: This project may or may not be consistent with this policy but we cannot know if it is without additional details about what is proposed to be included in this particular project. This renovation project does not state that it will incorporate feasible LEED prerequisites but doing so is clearly a requirement of this policy, which uses the term “shall, which presents a requirement rather than simply something that is encouraged or discouraged.*

Policy S-2.5 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.

*Consistency: Adding roof-mounted solar arrays to City Hall is partially consistent with this policy that encourages photovoltaic systems but it is not fully consistent because this policy includes an additional provision, which was omitted from the staff “analysis” that clearly states that solar power generation sources over parking areas is preferred. If the City wants to help achieve other applicable policies and objectives by incorporating sustainable energy aspects into projects on public facilities, particularly on a public facility that is an historic resource, it shouldn’t cherry-pick only some language from an applicable general plan policy and then ignore the other part of the policy that clearly demonstrates that an alternative means of achieving the same objective are preferred. In this case, any new photovoltaic solar arrays should be installed over the adjacent parking areas next to City Hall and the former Footlighters building rather than directly on the roof of the historic structure in a way that would diminish the historic integrity and scenic value of City Hall itself.*