



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
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Meeting Agenda Special Meetings

Wednesday, August 11, 2021

3:00 PM

Via Video Conference

Caspar Transfer Station Coordinating Committee

MEETING CALLED TO ORDER

ROLL CALL

ZOOM WEBINAR INVITATION

You are invited to a Zoom webinar.

When: Aug 11, 2021 03:00 PM Pacific Time (US and Canada)

Topic: Caspar Transfer Station Coordinating Committee

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88436669962>

Or Telephone:

*Dial US: +1 720 707 2699 or +1 253 215 8782 (*6 mute/unmute; *9 raise hand)*

Webinar ID: 884 3666 9962

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.

1. CONDUCT OF BUSINESS

- 1A. [21-429](#) Report from Tom Varga, Project Manager, on Summary of Costs and Timelines for Coastal Transfer Station located at the Highway 20 or Pudding Creek Sites

Attachments: [Options Viability Summary](#)

[Prelim Timeline](#)

ADJOURNMENT

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 August 9, 2021.

June Lemos, CMC
City Clerk

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Text File

File Number: 21-429

Agenda Date: 8/11/2021

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File Type: Staff Report

Agenda Number: 1A.

Report from Tom Varga, Project Manager, on Summary of Costs and Timelines for Coastal Transfer Station located at the Highway 20 or Pudding Creek Sites

The two documents are in response to the Joint Committee's direction that they be supplied a basic summary of the particulars for developing either the Pudding Creek site or the proposed site at Highway 20. The table (Options Viability Summary) is set up to compare and contrast the various major elements: Acquisition of Property, Land Use Entitlements, Regulatory & Permit Requirements, Environmental Review, Engineering, and Construction. Costs and schedules have both been estimated.

Preliminary Summary of the Costs and Timelines for the Major Items of Work at the Proposed Pudding Creek and Original Highway 20 Sites

Item of Work	Pudding Creek	Highway 20	Comments
Property	Ex. 9 ac. site	4 ac. ops + 1 ac. buffer, 5 ac. total	Ex. Caspar uses 3 ac.
Acquisition	(\$44,000/ac.), land + \$200,000 improvements \$700,000 total Acquire before public transfer sta.	(\$30,000 - 40,000/ac.) Original Hwy 20 site	Assume mid-grade, timber land.
Appraisal + Admin.	\$5,000	\$5,000	
Total Cost	\$600,000	\$155,000 - \$205,000	
Time	6 mos.	6 mos.	
Land Use	City jurisdiction	Mendocino Co. jurisdiction	Both sites outside coastal zone
Rezone	Use Permit 7-13 may need some modification. Also, new franchise agreement necessary.	New zoning, GP amend.	Pudding Ck. est., per City staff
Use Permit	Modify, 6 mos., \$50,000	New	Assumes an appeal
Total Cost	\$50,000	\$200,000	
Time	6 - 8 mos.	18 mos.	
Regulatory/Permits			3 mos. (eg. solid waste) to 18 to 24mos. (for biological w/ studies)
ROWD	Revise	New	
Solid Waste Facil. Pmt. (MC Environ Hlth.)	Revise	New	
Timberland Convert (Cal Fire)	N/A	New	
Air Quality (MCAQMD)	Probably OK	New	
NPDES, storm water	Revise	New	
Cal Fish & Wildlife	Probably OK	New	
Miscellaneous	Cost included in construction	Cost included in construction	Water well, septic, building, C-T encroachment, etc.

Item of Work	Pudding Creek	Highway 20	Comments
Regulatory/Permits (continued)			
Total Cost	\$200,000	\$200,000	per Diversion Strategy pro-forma
Time	12 - 18 mos.	18 - 30 mos.	
Environmental	City jurisdiction	County jurisdiction	
EIR	New (minimal biology)	Update biological, traffic (VMT), air quality (GHG) at least	
Total Cost	\$100,000	\$200,000	Hwy 20 update incl. costly biological studies
Time	12 - 18 mos.	18 - 30 mos.	Appeals, probable, would add at least an additional year.
Design/Engineering (15% of constr. est.)			
Total Cost	\$450,000	\$1,000,000	
Time	12 - 18 mos.	18 - 24 mos.	Incl. time for bid & award
Construction			
Site	\$2,000,000, per Diversion Strategy	\$4 – 5,000,000 (2016 est.) per EIR \$5 – 6,000,000 (2021 est.)	5 yr, +20% (per Cal DGS constr. infl.)
Off-Site	Traf. Sgnl., \$1,000,000	Hwy 20 improve., \$700,000	
Inspect./Constr.Mgmt. (15% of constr. Est.)	\$450,000	\$1,000,000	
Total Cost	\$3,450,000	\$6,700,000 - \$7,700,00	
Time	18 mos.	18 mos.	Incl. time for bid & award
Total All Costs	\$4,850,000	\$8,500,000 - \$9,500,000	
Total Schedule			Assumes moderate number of appeals and no litigation
Range	36 – 54 mos. (3 – 4-1/2 yrs.)	54 – 72 mos. (4-1/2 – 6yrs.)	
Approx. Average	45 mos. (4 yrs. +/-)	63 mos. (5-1/2 yrs. +/-)	

NOTES:

Pudding Creek site zoned "Light Industrial". The site and operation are permitted under Use Permit 7-13 and is considered generally applicable to the proposed use. Staff believes that any modifications needed to the Use Permit can be done administratively.

The Pudding Creek and Highway 1 traffic signal have been included in the costs for the Pudding Creek site. However if this becomes the preferred site, the amount of increased traffic that may occur may not be large enough to meet traffic signal warrants. Construction of this signal may not be necessary.

Preliminary Project Timeline

Item of Work	Time (years):	0	1	2	3	4	5	6	7
Property	Pudding Creek 6 mo.	1/2 yr							
	Highway 20 6 mo.	1/2 yr							
Land Use	Pudding Creek 6-8 mo.	1 yr, 3 mo to 2 yr							
	Highway 20 18 mo.	3 to 4 yr							
Regulatory/Permits	Pudding Creek 12-18 mo.	1-1/2 to 2-1/2 yr							
	Highway 20 18-30 mo.	3 to 4-1/2 yr							
Environmental	Pudding Creek 12-18 mo.	1 to 1-1/2 yr							
	Highway 20 18-24 mo.	2 to 2-1/2 yr							
Engineering	Pudding Creek 12-18 mo.	1-1/2 to 2-1/2 yr							
	Highway 20 18-24 mo.	3 to 4 yr							
Construction	Pudding Creek 18 mo.	3 to 4-1/2 yr							
	Highway 20 18 mo.	4-1/2 to 6 yr							

NOTE: The timeline from start of project to completion of construction reflects a critical path through the items of work. The critical path is: environmental, engineering, and construction. Property acquisition is a fairly straightforward, stand-alone task and can be accomplished early on. All of the other tasks are considered part of the "project" under CEQA. Land use, regulatory/permits, and engineering tasks cannot be completed until environmental review is done. This is especially true for regulatory review and permitting as some agencies will not accept a permit application as complete (and actually start any work), until environmental review is complete and the final document certified.