



City of Fort Bragg

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

Meeting Agenda Planning Commission

Wednesday, May 27, 2020

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

PLEASE TAKE NOTICE DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH

OFFICER OF THE COUNTY OF MENDOCINO TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE FORT BRAGG PLANNING COMMISSIONERS WILL BE PARTICIPATING BY VIDEO CONFERENCE IN THE PLANNING COMMISSION MEETING OF MAY 27, 2020.

In compliance with the Shelter-In-Place Orders of the County and State, this meeting will be closed to the public. The meeting will be live-streamed on the City's website at city.fortbragg.com and on Channel 3. Public Comment regarding matters on the agenda are restricted to electronic, written and voice mail communications. Comments may be made in any of the following ways: (1) Through the City's online eComment agenda feature, (2) Emailed to Community Development, jgonzalez@fortbragg.com, (3) Written comments delivered through the drop-box for utility payments to the right of the front door at City Hall, 416 N. Franklin Street, or (4) Voice mail

comments called in to (707) 961-2827 ext 111 by 5:00 PM on the day of the meeting.

Comments can be made at any time prior to the meeting, in real-time while the item is being considered by the Planning Commission, and up to 12 PM on Thursday, May 28, 2020. City Staff will read aloud all comments received prior to or during the meeting. Any comment on agendized matters exceeding three minutes and those received after

the meeting will be included in the public record as part of the agenda packet the next business day after the meeting. We appreciate your patience and willingness to protect the health and wellness of our community and staff. If

you have any questions regarding this meeting, please contact

ROLL CALL

1. APPROVAL OF MINUTES

- 1A. [20-749](#) Approve the Minutes of May 13, 2020

Attachments: [Minutes of May 13, 2020](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

4. PUBLIC HEARINGS

5. CONDUCT OF BUSINESS

- 5A. [20-747](#) Receive Report and Consider Adoption of Resolution Determining that the

Proposed FY 2020/21 Capital Improvement Program and FY 2020/21 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Attachments: [05272020 CIP FY 20-21 Consistency Staff report](#)

[Att 1 - FY 20-21 CIP](#)

[Att 2 - FY 20-21 CIP Consistency Review](#)

[Att 3 - FY 20-21 CIP Consistency Resolution](#)

6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

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 20, 2020.

Joanna Gonzalez
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 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.

The Council Chamber is equipped with a Wireless Stereo Headphone unit for use by the hearing impaired. The unit operates in conjunction with the Chamber's sound system. You may request the Wireless Stereo Headphone unit from the City Clerk for personal use during meetings. This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



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Text File

File Number: 20-749

Agenda Date: 5/27/2020

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 1A.

Approve the Minutes of May 13, 2020



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Meeting Minutes Planning Commission

Wednesday, May 13, 2020

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 4 - Vice Chair Jay Andreis, Commissioner Michelle Roberts, Chair Jeremy Logan, and Commissioner Nancy Rogers
Absent 1 - Commissioner Stan Miklose

PLEASE TAKE NOTICE

1. APPROVAL OF MINUTES

1A. [20-727](#) Approval of the Minutes of March 11, 2020

Commissioner Rogers asked the minutes be amended to correct the spelling of Rob Borcich.

A motion was made by Commissioner Roberts, seconded by Commissioner Rogers, that these Minutes be approved as amended. The motion carried by the following vote:

Aye: 3 - Commissioner Roberts, Chair Logan and Commissioner Rogers

Absent: 1 - Commissioner Miklose

Abstain: 1 - Vice Chair Andreis

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

4. PUBLIC HEARINGS

5A [20-719](#) Open Public Hearing and Immediately Continue Public Hearing to Date, Time and Place Certain - July 22, 2020 at 6:00 PM in Town Hall, 363 N. Main Street - to Consider Adoption of Mitigated Negative Declaration and Approval of Coastal Development Permit (CDP 1-13), Use Permit (UP 1-13), Design Review Permit (DR 1-13) and Parcel Merger (MGR 1-13) for

the Proposed Avalon Project at 1201 and 1211 N Main Street (APN 069-241-27 and APN 069-241-38)

At 6:10 PM. Chair Logan opened and continued the Public Hearing until the date certain of July 22, 2020.

5. CONDUCT OF BUSINESS

None

6. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Commissioner Andreis inquired on the status of the Mill Site Ad Hoc meetings. Chair Logan reports there is no update. Administrative Assistant Gonzalez reports a webpage to allow public access to current planning projects during the shelter in place order.

ADJOURNMENT

Chair Logan adjourned the meeting at 6:13 PM.



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Text File

File Number: 20-747

Agenda Date: 5/27/2020

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Resolution

Agenda Number: 5A.

Receive Report and Consider Adoption of Resolution Determining that the Proposed FY 2020/21 Capital Improvement Program and FY 2020/21 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan



AGENCY: Planning Commission

MEETING DATE: May 27, 2020

PREPARED BY: S Perkins

AGENDA ITEM SUMMARY REPORT

TITLE:

Receive Report and Consider Adoption of Resolution Determining that the Proposed FY 2020/21 Capital Improvement Program and FY 2020/21 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

ISSUE:

The Fort Bragg City Council will consider adoption of the Multi-Year Capital Improvement Program as part of the Fiscal Year (FY) 2020/21 City budget adoption process. The Capital Improvement Program (CIP) summarizes the priority capital improvement projects that the City wishes to undertake in the next five years. The CIP addresses the City's needs relating to the acquisition, expansion, and rehabilitation of long-lived facilities and infrastructure. The CIP serves as a planning instrument in conjunction with the City's General Plan and the City Council's strategic goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public. It provides a systematic approach to utilizing the City's financial resources efficiently to meet its service and facility needs. Some projects identified in the CIP are funded and some projects are as yet unfunded. The CIP serves as the "blueprint" for the future of the community and is a management and planning tool; thus, it is not a binding document, nor a commitment to a particular project nor a limitation to a particular cost. It is a basic tool for scheduling anticipated capital projects, for planning and controlling future capital financing. Attachment 1 includes the City's FY 20/21 CIP.

Attachment 2 reviews the projects the CIP has scheduled for FY 20/21 against the relevant goals, policies and programs of both the Inland General Plan and Coastal General Plan. These projects are:

1. Main Street Fire Station Rehabilitation (\$35,000)
2. CV Starr LED Lighting Project (\$102,000)
3. Water Treatment Plant Overhaul (\$1,800,000)
4. Pudding Creek Watermain Relocation (\$210,000)
5. Water Meter Replacement (\$3,000,000)
6. Collection System Condition Assessment (\$300,000)
7. South Main Street Bike and Pedestrian Improvements (\$1,330,000)
8. Maple Street and Storm Drain Rehabilitation (\$525,000)

ANALYSIS:

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

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

The Planning Commission's role is not to add or delete projects from the FY 20/21 CIP, but to determine if the CIP conforms to the City's Inland and Coastal General Plan. In other words, the Planning Commission is being asked to determine whether the projects proposed in the FY 20/21 CIP are consistent with the goals and policies established in the City's General Plans.

The FY 20/21 CIP is attached, and it provides a list of all projects to address the City's needs related to maintaining and upgrading the City's infrastructure, improving safety and enhancing the City's recreational facilities.

The applicable goals and objectives from the City's Inland General Plan and Coastal General Plan which relate to individual FY 20/21 CIP projects are listed in Attachment 2, which summarizes each project in the FY 20/21 CIP and the relevant General Plan policies and programs that apply to the project.

Staff has analyzed the CIP projects as they relate to the policies and goals of the Inland General Plan and the Coastal General Plan, and has found that the proposed FY 20/21 CIP continues to address the needs of the community, and is consistent with the goals and policies of the City's General Plan and Coastal General Plan.

Additionally, based on a thorough review of the Inland General Plan, the Coastal General Plan and FY 20/21 CIP, Staff finds that the proposed FY 20/21 CIP does not directly or indirectly conflict with General Plan goals and policies, and the projects are found to be consistent with the General Plans. Furthermore, all capital improvement projects located within the Coastal Zone and meet the definition of "development" are required to obtain a Coastal Development Permit which will include a consistency analysis for each project with the Coastal General Plan. Staff has prepared a resolution for consideration by the Planning Commission which includes the relevant findings for the determination of consistency with the Inland and Coastal General Plans.

IMPLEMENTATION/TIMEFRAMES:

The FY 20/21 CIP will be considered for adoption by City Council in June 2020.

RECOMMENDED ACTION:

Adopt a Resolution (Attachment 3) determining that the Proposed FY 2020/21 Capital Improvement Program and FY 2020/21 Capital Projects Budget are consistent with the City of Fort Bragg Inland General Plan and Coastal General Plans.

ALTERNATIVE ACTIONS:

None

ATTACHMENTS:

Att. 1 – FY 20-21 CIP

Att. 2 – FY 20-21 Consistency Review

Att. 3 – FY 20-21 CIP Consistency Resolution

CIP: FUNDING SOURCE FY 2021-2025

Fund No.	Funding Source/ Project Name	Prior FY(s)	FY 19/20 Adopted Budget	FY 20/21 Proposed Budget	FY 21/22 Projected	FY 22/23 Projected	FY 23/24 Projected	FY 24/25 Projected	Est. 5 year Total	Beyond CIP	Estimated Total Funding
INTERNAL SERVICE FUNDS											
530	Guest House Rehabilitation	263,625	83,000		83,000	50,000			479,625	70,000	549,625
530	City Hall - Roofing & Carpeting	93,233	78,000		91,500				262,733	50,000	312,733
530	East City Hall, Structural, Pool Bldg. & Other	60,750	-	-		250,000			310,750	-	310,750
	Pomo Bluffs Park - Parking lot rehabilitation	-				50,000			50,000	-	50,000
N/A	Town Hall - Exterior painting	-			65,000				65,000	-	65,000
	Total ISF	417,608	161,000	-	239,500	350,000	-	-	1,168,108	120,000	1,288,108
GRANT FUNDED											
	2021 Street Rehabilitation		100,000						100,000		
N/A	Rule 20 Project (undergrounding utilities)	-							-	1,250,000	1,250,000
	Sewer Main Rehabilitation	150,000							150,000		150,000
	South Main St Bike & Ped Improvements		45,000	110,000	1,330,000				1,485,000		1,485,000
330	WW Treatment Facility Upgrade	-	3,388,000						3,388,000	-	3,388,000
327	WW Treatment Facility Upgrade	2,000,000	4,000,000						6,000,000	-	6,000,000
	Total Grants	2,150,000	7,533,000	110,000	1,330,000	-	-	-	11,123,000	1,250,000	12,273,000
CV STARR ENTERPRISE											
	LED lighting proj.			102,000					102,000		102,000
	Total CV Starr Enterprise	-	-	102,000	-	-	-	-	102,000	-	102,000
WATER ENTERPRISE											
615	Raw Water Line Engineering, Phases II through V	680,000							680,000		680,000
615	Water Treatment Plant Overhaul		100,000	1,800,000					1,900,000		1,900,000
615	Madsen Hole Rainey-Design	-	-			185,000			185,000	-	185,000
	Total Water Enterprise	680,000	100,000	1,800,000	-	185,000	-	-	2,765,000	-	2,765,000
WASTEWATER ENTERPRISE											
715	WW Treatment Facility Upgrade	4,164,400	-						4,164,400	-	4,164,400
710	WW Treatment Facility Upgrade (Debt Funded)	5,000,000							5,000,000	-	5,000,000
	Collection System Condition Assessment			300,000					300,000		300,000
715	Sewer Main Rehabilitation	115,000			130,000				245,000	-	245,000
715	Sanderson Way Sewer Main Replacement - Oak to Cedar					280,000			280,000		280,000
	Total Wastewater Enterprise Funds	9,279,400	-	300,000	130,000	280,000	-	-	9,989,400	-	9,989,400

Fund No.	Funding Source/ Project Name	Prior FY(s)	FY 19/20 Adopted Budget	FY 20/21 Proposed Budget	FY 21/22 Projected	FY 22/23 Projected	FY 23/24 Projected	FY 24/25 Projected	Est. 5 year Total	Beyond CIP	Estimated Total Funding	
STREET REPAIR SALES TAX												
	Maple Street SD & Alley Rehabilitation		650,000	1,331,000	-	-	-		1,981,000	-	1,981,000	
	Trash Capture Devices		-					705,000	705,000		705,000	
	2021 Street Rehabilitation				1,700,000				1,700,000			
250	Downtown Crosswalk Rehabilitation	-							-	62,300	62,300	
	Total Street Repair Tax Funds	-	650,000	1,331,000	1,700,000	-	-		4,386,000	62,300	2,748,300	
UNIDENTIFIED FUNDING												
	Police Department Roof Replacement							70,000	70,000	70,000	140,000	
	Main St Fire Station Rehab			35,000					35,000	-	35,000	
	Hwy 20 Fire Station								-	515,000	515,000	
315	Bainbridge Park Improvements	-							-	670,000	670,000	
	Trash Capture Devices		705,000						705,000		705,000	
									-			
329	Pudding Creek Water Main Relocation		210,000	\$ 210,000	\$ 1,500,000				1,920,000	\$ -	1,920,000	
	Raw Water Line Reokacement - Phase II				1,680,000				1,680,000			
	Raw Water Line Replacement - Phase III						3,120,000		3,120,000		3,120,000	
	Raw Water Line Replacement - Phase IV							2,640,000	2,640,000		2,640,000	
	Raw Water Line Replacement - Phase V					1,440,000			1,440,000	1,440,000	2,880,000	
	Cedar Street Water Distribution Line Replacement								-	-	-	
	Water Meter Replacement			3,000,000					3,000,000	-	3,000,000	
	Extend Water System into E Fort Bragg				100,000	600,000			700,000			
	Water Tank #1 Replacement								-	2,000,000		
	Water Tank #2 Rehabilitation				850,000				850,000		850,000	
	Water - East FB Pressure Zone - Phase 1 Improvements							570,000	570,000	-	570,000	
	Water - EFBPZ - Phase 2								-	330,000	330,000	
	Water - EFBPZ - Phase 3								-	580,000	580,000	
	Total Unidentified Funding	-	915,000	3,245,000	4,130,000	2,040,000	3,120,000	3,280,000	16,730,000	5,605,000	17,955,000	
TOTALS			\$ 12,527,008	\$ 9,359,000	\$ 6,888,000	\$ 7,529,500	\$ 2,855,000	\$ 3,120,000	\$ 3,280,000	\$ 46,263,508	\$ 7,037,300	\$ 47,120,808

FY 20/21 CIP Public Facilities Projects (\$137,000 total)

Main Street Fire Station Rehab - \$35,000
CV Starr LED Lighting Project - \$102,000

Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis
<p>Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p>Program PF-2.7.1: Provide for relocation or upgrading of essential public buildings as necessary.</p> <p>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.</p> <p>Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p> <p>Goal OS-10 Develop park and recreation facilities with the coordination of other agencies and the public.</p> <p>Policy OS-10.3 City/School/Recreation District Cooperation: Continue to encourage City/School/Recreation District cooperation in developing and maintaining park and recreation facilities.</p> <p>Goal SF-3 Ensure emergency preparedness.</p> <p>Policy SF-4.2 Maintain a High Level of Fire Protection: Work with the Fire Protection Authority to ensure a continued high level of fire protection.</p> <p>Policy SF-4.4 Fire Protection Authority Needs: Anticipate the needs of the Fort Bragg Fire Protection Authority.</p> <p>Program SF-4.4.1: Work with the Fort Bragg Fire Protection Authority to review its longterm fire plan on an annual basis to identify needed capital equipment and staff.</p>	<p>Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.</p> <p>Program PF-2.7.2: Provide for relocation or upgrading of essential public buildings as necessary.</p> <p>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.</p> <p>Policy OS-17.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p> <p>Goal OS-18 Develop park and recreation facilities with the coordination of other agencies and the public.</p> <p>Policy OS-18.2 City/School/Recreation District Cooperation: Continue to encourage City/School/Recreation District cooperation in developing and maintaining park and recreation facilities.</p> <p>Policy SF-5.2 Maintain a High Level of Fire Protection: Work with the Fire Protection Authority to ensure a continued high level of fire protection.</p> <p>Policy SF-5.4 Fire Protection Authority Needs: Anticipate the needs of the Fort Bragg Fire Protection Authority.</p> <p>Program SF-5.4.1: Work with the Fort Bragg Fire Protection Authority to review its longterm fire plan on an annual basis to identify needed capital equipment and staff.</p>	<p>The Main Street Fire Station Rehab project would help ensure and continue the fire protection services of the Fort Bragg Volunteer Fire Department. This phase would address the design of the structure in order to meet current standards (such as seismic resiliency, etc.) and replace/repair building components that are beyond their lifespan (roof, etc.).</p> <p>The project is consistent with the numerous Inland General Plan and Coastal General Plan goals, policies and programs, specifically those in the Public Facilities and Safety Elements. The project would upgrade an essential public building and continue to ensure that the facility is adequate to provide services for the community. The eventual rehabilitation of the fire station would help ensure emergency preparedness, continue to maintain a high level of fire protection, address the needs of the Fort Bragg Fire Protection Authority, and address a need identified by the Fire Protection Authority.</p> <p>The LED Lighting Project would work in coordination with PG&E to reduce energy costs at the CV Starr Center to help continue providing this recreational facility to Fort Bragg residents of all ages.</p> <p>The Lighting Project is consistent with numerous goals, policies and programs of the Inland General Plan and Coastal General Plan, specifically those in the Open Space Element. The project would ultimately help reduce electric costs at the facility, thereby providing resources to other CV Starr programs and functions so that it can continue to meet the needs of all Fort Bragg citizens. The project was developed in coordination with the Recreation District through a joint capital project planning process, and would upgrade the essential public building.</p>

Wastewater Enterprise Projects (\$300,000 total)

Collection System Condition Assessment - \$300,000

Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis
<p>Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents and growing population.</p> <p>Program PF-2.5.2: Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p>Program PF-2.5.3: Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p> <p>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.</p>	<p>Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents.</p> <p>Program PF-2.5.2: Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p>Program PF-2.5.3: Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p>The Collection System Condition Assessment would identify shortcomings in the wastewater infrastructure in order to evaluate, strategize and fund future improvements to the system.</p> <p>The project will identify issues in the wastewater infrastructure to assure that it is maintained to meet the needs of the City's residents and identify potential areas of inadequate capacity or where lines are subject to infiltration and inflow. The project would identify potential issues related to compliance with changing State requirements. Ultimately, the project is part of Public Works effort to identify future capital projects necessary to maintain adequate levels of performance of the wastewater system.</p>

Water Enterprise Projects (\$5,010,000 total)

Water Treatment Plant Overhaul - \$1,800,000
 Pudding Creek Watermain Relocation - \$210,000
 Water Meter Replacement - \$3,000,000

Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis
<p>Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents and growing population.</p> <p>Policy PF-2.2 Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.</p> <p>Program PF-2.2.2: Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p>Program PF-2.2.4: Pursue all available sources of revenue to fund the maintenance and expansion of the City's water system.</p> <p>Program PF-2.2.8: Improve the pressure in the water system lines to meet State standards.</p> <p>Policy PF-2.4: Potable Water Quality: Maintain the safety of the water supply.</p> <p>Program PF-2.4.1: Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.</p> <p>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.</p>	<p>Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents.</p> <p>Program PF-2.2.2: Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p>Program PF-2.2.4: Pursue all available sources of revenue to fund the maintenance and expansion of the City's water system.</p> <p>Program PF-2.2.8: Improve the pressure in the water system lines to meet State standards.</p> <p>Policy PF-2.4: Potable Water Quality: Maintain the safety of the water supply.</p> <p>Program PF-2.4.1: Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.</p> <p>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.</p>	<p>The proposed water system projects would be consistent with the General Plan goals, policies and programs. The projects would update our current system to improve flows, replace outdated equipment, and reduce leakage. This would have an overall effect of fortifying the City's long-term supply and distribution of potable water.</p> <p>The Water Treatment Plant Overhaul project will maintain the infrastructure to provide a high level of water quality treatment while minimizing resource usage, including high energy efficiency. The project will allow the City to continue maintaining the system in compliance with changing State requirements by monitoring the performance of the system on an ongoing basis.</p> <p>The Pudding Creek Watermain Relocation Project would restore water system reliability to the area of town north of Pudding Creek. The existing creek crossing by the water main lies on a dam owned by Georgia Pacific. The dam was potentially compromised during a flood event in 2015/16. It will be relocated to the nearby Highway 1 bridge to ensure the long-term reliability and availability of water service to north Fort Bragg, providing residents and businesses with safe, reliable water. The City will continue to pursue grants for this project to fund the maintenance and expansion of the City's water system.</p> <p>The Water Meter Replacement Project would swap out existing residential water meters and replace them with updated meters. The new meters will be able to identify leaks in real time, and will reduce resources needed to read the meters, thereby allocating resources to other water system operations and needs. The project is consistent with the General Plans in that it will monitor the water system on an ongoing basis to reduce loss and preserve the water supply.</p>

Streets and Stormwater Projects (\$1,855,000 total)

South Main Street Bike and Pedestrian Improvements - \$110,000
 Maple Street and Storm Drain Rehabilitation - \$1,331,000

Relevant Inland General Plan Policies	Relevant Coastal General Plan Policies	Consistency Analysis
<p>Policy C-1.1: Balance the need of all users. The City shall balance the need to increase motor vehicle capacity with the need for complete streets that provide facilities for bicycle and pedestrian circulation and commercial viability.</p>	<p>Program C-4.1.1: Consider traffic safety, the ease and safety of pedestrian movement across Main Street, and adequacy of on-street parking as key factors in evaluation of proposed roadway improvements along Main Street.</p>	<p>The programmed street projects would add pedestrian and bicycle facilities to the west side of Main Street, providing new opportunities for multi-modal transportation. The project would help to upgrade Main Street to the "complete street" standard, and make strides in providing a comprehensive bikeway system. The Maple Street project would upgrade this roadway and provide stormwater improvements as part of that street system.</p>
<p>Policy C-1.2: Walking and bicycling shall be considered an essential and integral part of the city's circulation network.</p>	<p>Goal C-9 Make it easier and safer for people to walk in Fort Bragg.</p>	
<p>Program C.1.3.1: City street construction and reconstruction projects shall provide facilities for all modes of transportation, where feasible.</p>	<p>Policy C-9.1: Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City.</p>	<p>The South Main Street Bike and Pedestrian Improvement Project would help address the City's General Plan goals, policies and programs, specifically those in the circulation element. The project would help upgrade Main Street to the "complete street" standard, support the policy that walking and bicycling are an essential part of the circulation network, create facilities for more modes of transportation, improve the network of pedestrian sidewalks, provide sidewalks on both sides of Main Street in this location, and close gaps in the pedestrian network. The project would expand the bicycle infrastructure, support a comprehensive bikeway system, and help connect more of the City to State facilities by connecting more of Main Street to the Coastal Trail and Haul Road network.</p>
<p>Program C1.3.2: Through the Capital Improvement Plan and related impact fees, the City shall ensure that adequate funds are provided to maintain the existing circulation network, and where feasible upgrade it to "complete street" design.</p>	<p>Policy C-9.3: Where feasible, incorporate pedestrian facilities into the design and construction of all road improvements.</p>	
<p>Goal C-3 Develop and manage a roadway system that accommodates future growth and maintains acceptable Levels of Service while considering the other policies and programs of the General Plan.</p>	<p>Program C-9.3.1: Incorporate additional sidewalks from the Noyo Bridge to Ocean View Drive in the Capital Improvement Program.</p>	
<p>Policy C-3.8 Installation of Conduit in New Roads and Road Reconstruction Projects. 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.</p>	<p>Program C-9.4.3: Seek available funding from grants and other funding sources for the construction of sidewalks in existing developed areas.</p>	
<p>Policy C-3.8 Installation of Conduit in New Roads and Road Reconstruction Projects. 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.</p>	<p>Policy C-9.5 Pedestrian Paths: Develop a series of continuous pedestrian walkways throughout the commercial districts and residential neighborhoods.</p>	
<p>Policy C-11.1 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.</p>	<p>Policy C-10.1 Comprehensive Bikeway System: Establish a comprehensive and safe system of bikeways connecting all parts of Fort Bragg.</p>	<p>The Maple Street and Storm Drain Rehabilitation Project would be consistent with General Plan goals, policies and programs. The project would upgrade walking infrastructure by upgrading ADA access at the alley crossings of adjacent streets. These upgrades could improve levels of service by reducing vehicle miles traveled as pedestrian access is improved. Conduit will be installed to accommodate fiber optic infrastructure. Upgrades will be made to the storm drain system to help protect waterways from pollution, and BMPs will be employed to protect water quality. The project will ultimately minimize runoff and pollution due to the upgrades to the storm system.</p>
<p>Policy C-12.1 Comprehensive Bikeway System: Establish a comprehensive and safe system of bikeways connecting all parts of Fort Bragg.</p>	<p>Program C-10.1.2: Incorporate bicycle and pedestrian facilities into the design and construction of all road improvements as feasible.</p>	
<p>Policy C-12.2: Improve and expand bicycle facilities and infrastructure according to the City's Bicycle Master Plan and the Residential Streets Safety Plan recommendations.</p>	<p>Policy OS-10.3: Emphasize Site Design and Source Control BMPs. Long-term post-construction Best Management Practices (BMPs) that protect water quality and control runoff flow shall be incorporated in the project design of development that has the potential to adversely impact water quality.</p>	
<p>Policy C-11.2: Where feasible, incorporate pedestrian and bicycle facilities into the design and construction of all road improvements.</p>	<p>Goal OS-11 Improve water quality through Site Design and Source Control BMPs.</p>	
<p>Policy C-11.4 Sidewalk Design: Sidewalks should be designed, constructed and reconstructed to enhance the safety, comfort, aesthetic appeal, and interest of</p>	<p>Policy OS-13.1: Municipal Activities to Protect and Restore Water Quality. The City shall promote both the protection and restoration of water quality and coastal waters. 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</p>	

<p>the pedestrian environment.</p> <p>Policy C-11.5 Pedestrian Paths: Develop a series of continuous pedestrian and multi-use walkways throughout the commercial districts and residential neighborhoods.</p> <p>Program C-12.2.8: Utilize dedications, grant funding, traffic impact fees, and other means, as appropriate, to acquire rights-of-way needed for a comprehensive bikeway system as described in the Bicycle Master Plan.</p> <p>Policy C-12.8: Improve continuity and connections between the City's bike facilities and those of the County and State.</p> <p>Policy OS-6.1 Pollution in Runoff: Ensure protection of water resources from pollution and sedimentation.</p> <p>Program OS-6.5.2: BMPS for Municipal Maintenance Activities. The City shall ensure that municipal maintenance activities and other public projects integrate appropriate BMPs to protect water quality.</p>	<p>the landscape.</p> <p>Program OS-13.1.2: BMPS for Municipal Maintenance Activities. The City shall ensure that municipal maintenance activities and other public projects not requiring a Coastal Development Permit also integrate appropriate BMPs to protect water quality and coastal waters.</p> <p>Policy OS-14.1: Minimize Polluted Runoff and Pollution from Construction. All development shall minimize erosion, sedimentation, and the discharge of other polluted runoff (e.g., chemicals, vehicle fluids, concrete truck wash-out, and litter) from construction activities, to the extent feasible.</p>	
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RESOLUTION NO. PC XX-2020

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION DETERMINING THAT THE PROPOSED FY 2020/21 CAPITAL IMPROVEMENT PROGRAM AND FY 2020/21 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 27, 2020, the Planning Commission held a meeting to consider whether or not the proposed FY 2020/21 CIP is consistent with the General Plan and the Coastal General Plan; and

WHEREAS, based on all the evidence presented in the FY 2020/21 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 2020/21 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 27th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jeremy Logan, Chair

ATTEST:

Joanna Gonzalez, Administrative Assistant