

Public Comment from John Gallo, September 5, 2018

There are too many really important details that have not been resolved by the Council for the materials to be considered as Final

For instance, IF we are to develop some of the precious, Urban Reserve, we want a Big Idea, not lots of haphazard development. Currently, there are too many loopholes.

Here are the proposed additions to Policy 3-3:

- 1) ~~While development on the Mill Site *should* move from East to West over time, development on the Urban Reserve *shall* move from East to West over time. This applies to renewable energy development as well.~~
- 2) A proposed "Big Idea" needs to result in a minimum number of jobs (at least 100 jobs?).  
*^ new*
- 3) The projected median wage of the Big Idea's jobs should be 50% more than the Fort Bragg median wage (which is currently ~\$35,000), not 20%.
- 4) The Big Idea's development footprint needs to be a high percentage of the parcel (is that 25%?).
- 5) A contract needs to be signed by the landowner upon this zoning change, and by any new landowner upon transfer of ownership, agreeing to the monitoring procedures and penalties if the proposed thresholds are not met.

Some History on back of page:

1A 1

This was discussed in detail in June 11, 2017

At about 2 hrs this agenda item started, then much public comment on the Big Idea; then

2hrs 34 minutes into the meeting:

Turner: I think the wage should be higher

Novel: Agreed

Lee: This is important. Big Idea should be discussed at the Joint Meeting in the Summer.

Peters: Agreed, lets bring this back in the next Joint Meeting.

Next Joint Meeting: Not on the Agenda, *as I remember.*

Current Policy language was not changed substantively, yet the policy and Map is marked as Final on Staff's Timeline *(page 14)*

Urban Reserve (UR)

"This land use designation is intended to preserve land for future uses that will provide employment opportunities and expand the local economic base. Use types are permitted within this designation pursuant to the following: (1) "The Big Idea" larger employers providing better than average wages; (2) renewable energy production (solar, cogeneration, wind, etc.); and (3) interim uses (such as community events or ball fields) as authorized in the Coastal LUDC. Additional development within this designation will require a planning and environmental review process and a Local Coastal Program (LCP) amendment. The corresponding zoning classification for this land use designation is Urban Reserve (UR)."

...

"Policy 3-3. Provide for "the Big Idea" on the Mill Site. The City Council may permit up to 100,000 square feet of additional new development in the Urban Reserve for high-quality job generating uses, or to accommodate a significant employer. The significant high-quality job generating use of up to 100,000 square feet could be accommodated in the Southern District Urban Reserve through a Use Permit & Coastal Development Permit subject to all of the required CDP and UP findings and the following additional special findings: 1) the proposed use will result in new job development of at least 1 job/500 SF and 2) the proposed jobs will pay at least 120% of Fort Bragg median wages."

# City of Fort Bragg Conservation Project

**DRAFT**

**DRAFT**

August 24, 2018 Rev. 1.2



## Legend

-  Alder\_Creek (proposed)
-  Maple\_Creek (proposed)
-  Major\_Roads
-  Northern\_Built\_Environment
-  Southern\_Built\_Environment
-  Southern\_Forest
-  Restoration\_Area
-  Riparian\_Restoration
-  Noyo\_Center
-  Treatment\_Plant
-  Wetlands\_Restoration
-  Wetlands\_Open\_Space\_Buffer
-  Coastal\_Trail
-  Reserve (TBD)



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

0 0.1 0.2 0.4 Miles



# Mill Site Reuse: Land Use Map E3

Alternate Color-(not invisible)



Transportation		Highway Commercial	Parks	Light Industrial	Low Density Residential	Developed
Existing		Visitor	Open Space	Industrial	Medium Density Residential	
Proposed		Coastal Dependent	Ponds	Timber Resources	High Density Residential	
<ul style="list-style-type: none"> <li> Roads</li> <li> Multituse Trail</li> <li> Parking</li> </ul>		Central Business District	Urban "Reserve"	Mill Site Employment	Public Facilities	
<ul style="list-style-type: none"> <li> Primary Streets</li> <li> Residential Street</li> <li> Residential Alley</li> </ul>						



# Land Use Map: Alternative 1



Low Density Residential	Multi-Family	Industrial	Public Facilities
Central Business District	Light Industrial	Open Space	Parks
Visitor	Mill Site Employment	Ponds	Urban Reserve
			Highway Commercial

