



City of Fort Bragg

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

Meeting Agenda City Council

**THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY**

Monday, September 22, 2025

6:00 PM

**Town Hall, 363 N. Main Street
and Via Video Conference**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COUNCILMEMBERS PLEASE TAKE NOTICE

Councilmembers are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

You are invited to a Zoom webinar.

When: Sep 22, 2025 06:00 PM Pacific Time (US and Canada)

Topic: City Council Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/88377374654>

*or Telephone: Dial 1 669 444 9171 US (*6 mute/unmute, *9 raise hand)*

Webinar ID: 883 7737 4654

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Mayor or Acting Mayor calls for public comment on the item you wish to address.

CLOSED SESSION REPORT

AGENDA REVIEW

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A. [25-394](#) Presentation of Proclamation Recognizing October 5-11, 2025 as Banned Book Week

Attachments: [22-Banned Books](#)

- 1B. [25-393](#) Presentation of Proclamation Recognizing September 21-27, 2025 as Stormwater Awareness Week

Attachments: [20-Stormwater Awareness Week](#)

- 1C. [25-395](#) Presentation of Proclamation Recognizing September 15 - October 15, 2025 as Hispanic Heritage Month

Attachments: [21-Hispanic Heritage Month](#)

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

MANNER OF ADDRESSING THE CITY COUNCIL: All remarks and questions shall be addressed to the City Council; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Mayor or Acting Mayor. 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 Mayor or Acting Mayor 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 Mayor or Acting Mayor, may speak on any topic that may be a proper subject for discussion before the City Council for such period of time as the Mayor or Acting Mayor 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 Council's response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Councilmembers as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin St, Fort Bragg, during normal business hours. All comments after 2 PM on the day of the meeting 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. Public comments may be submitted to cityclerk@fortbraggca.gov.

3. STAFF COMMENTS

4. MATTERS FROM COUNCILMEMBERS

5. CONSENT CALENDAR

All items under the Consent Calendar will be acted upon in one motion unless a Councilmember requests that an individual item be taken up under Conduct of Business.

- 5A. [25-406](#) Adopt City Council Resolution of the City of Fort Bragg Establishing an Entertainment Zone for City-Approved Events

Attachments: [RESO Entertainment Zone](#)
[Att 1 - Exhibit A](#)

- 5B. [25-396](#) Approve Minutes of May 27, 2025

Attachments: [CC MINS 20250527](#)

- 5C. [25-403](#) Approve Minutes of Special Closed Session of June 9, 2025

Attachments: [SCC MINS 20250609](#)

- 5D. [25-402](#) Approve Minutes of Special Closed Session of June 23, 2025

Attachments: [SCC MINS 20250623](#)

- 5E. [25-401](#) Approve Minutes of September 8, 2025

Attachments: [CC MINS 20250908](#)

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

7. PUBLIC HEARING

When a Public Hearing has been underway for a period of 60 minutes, the Council must vote on whether to continue with the hearing or to continue the hearing to another meeting.

- 7A. [25-400](#) Receive Report, Conduct Public Hearing, and Consider Approval of Resolution of the City Council of the City of Fort Bragg and the Municipal Improvement District Authorizing Request to Connect Out-of-District Property Located at 31250 Cedar Street to City Sewer

Attachments: [09222025 Out-of-MID Sewer Request Report](#)
[Att 1 - RESO Out-of-MID Sewer](#)
[Att 2 - Map of Sewer Requests 2024](#)
[Att 3 - LAFCO Instructions Email](#)
[Att 4 - Request and Appeal Redacted](#)
[Att 5 - Hearing Notice](#)

8. CONDUCT OF BUSINESS

- 8A. [25-405](#) Police Chief Recruitment Process Overview & Feedback

Attachments: [Recruitment Presentation](#)
[Att 1 - Flyer FB Police Chief Recruitment Town Hall](#)

- 8B. [25-408](#) Economic Development Strategy Overview (Phase:1) - Presentation by Kosmont

Attachments: [Presentation - Executive Summary](#)

[Att 1 - Economic Development Report- Phase 1](#)

- 8C. [25-409](#) Receive Report and Adopt City Council Resolution of the City of Fort Bragg Authorizing Application to the State's Prohousing Designation Program and Committing to Advance Housing Solutions for our Community

Attachments: [09222025 Prohousing Staff Report](#)

[Att 1 - RESO Prohousing](#)

[Att 2 - Prohousing Application Self Scoring Sheet](#)

- 8D. [25-404](#) Receive Report and Adopt City Council Resolution Approving Professional Services Agreements Amendment 1 with Schaaf & Wheeler to Provide 100% Design Plans and Specifications for seven (7) Trash Capture Devices, Project PWP-00119, Approving Budget Amendment 2025/26-6 and Authorizing City Manager to Execute Contract (Amount Not to Exceed \$205,727.00); CEQA Exemption 15301(c)

Attachments: [09222025 SWTCD 100% Design Report](#)

[Att 1 - RESO TCD Schaaf & Wheeler Amendment](#)

[Att 2 - Budget Amendment 2025/26-6](#)

[Att 3 - Trash Capture Technical Memo](#)

[Att 4 - S&H Quote](#)

9. CLOSED SESSION

ADJOURNMENT

The adjournment time for all Council meetings is no later than 10:00 p.m. If the Council is still in session at 10:00 p.m., the Council may continue the meeting upon majority vote.

NEXT REGULAR CITY COUNCIL MEETING:

6:00 P.M., TUESDAY, OCTOBER 14, 2025

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 September 17, 2025.

Diana Paoli
City Clerk

NOTICE TO THE PUBLIC:**DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:**

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection upon making reasonable arrangements with the City Clerk for viewing same during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <https://city.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

416 N Franklin Street
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Text File

File Number: 25-394

Agenda Date: 9/22/2025

Version: 1

Status: Mayor's Office

In Control: City Council

File Type: Proclamation

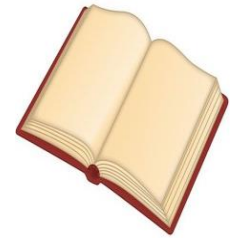
Agenda Number: 1A.

Presentation of Proclamation Recognizing October 5-11, 2025 as Banned Book Week



PROCLAMATION BANNED BOOKS WEEK

Week of October 5-11, 2025



WHEREAS, the freedom to read is essential to our democracy, and reading is among our greatest freedoms; and

WHEREAS, privacy is essential to the exercise of that freedom, and the right to privacy is the right to open inquiry without having the subject of one's interest examined or scrutinized by others; and

WHEREAS, some individuals, groups, and public authorities work to remove or limit access to reading materials, to censor content in schools, to label "controversial" views, to distribute lists of "objectionable" books or authors, and to purge libraries of materials reflecting the diversity of society; and

WHEREAS, both governmental intimidation and the fear of censorship cause authors who seek to avoid controversy to practice self-censorship, thus limiting our access to new ideas; and

WHEREAS, every silencing of a heresy, every enforcement of an orthodoxy, diminishes the toughness and resilience of American society and leaves it less able to deal with controversy and difference; and

WHEREAS, Americans still favor free enterprise in ideas and expression, and can be trusted to exercise critical judgment, to recognize propaganda and misinformation, and to make their own decisions about what they read and believe, and to exercise the responsibilities that accompany this freedom; and

WHEREAS, intellectual freedom is essential to the preservation of a free society and a creative culture; and

WHEREAS, conformity limits the range and variety of inquiry and expression on which our democracy and our culture depend; and

WHEREAS, the American Library Association's Banned Books Week: Celebrating the Freedom to Read is observed during the week of October 5-11, 2025 as a reminder to Americans not to take their precious freedom for granted; and

WHEREAS, Banned Books Week celebrates the freedom to choose or the freedom to express one's opinion even if that opinion might be considered unorthodox or unpopular and stresses the importance of ensuring the availability of those unorthodox or unpopular viewpoints to all who wish to read them.

NOW, THEREFORE, I, Jason Godeke, Mayor of the City of Fort Bragg, on behalf of the entire City Council, do hereby proclaim the week of October 5-11, 2025 as Banned Books Week.

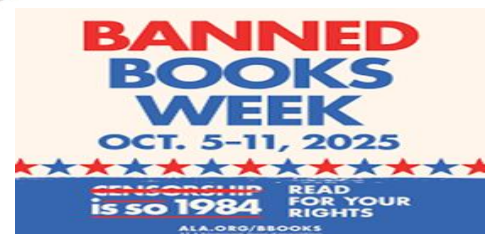
SIGNED this 22nd day of September, 2025

ATTEST:

JASON GODEKE, Mayor

DIANA PAOLI, City Clerk

No. 22-2025





City of Fort Bragg

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Text File

File Number: 25-393

Agenda Date: 9/22/2025

Version: 1

Status: Mayor's Office

In Control: City Council

File Type: Proclamation

Agenda Number: 1B.

Presentation of Proclamation Recognizing September 21-27, 2025 as Stormwater Awareness Week



P R O C L A M A T I O N
RECOGNIZING
"STORMWATER AWARENESS WEEK"
SEPTEMBER 21 -27, 2025



WHEREAS, the City of Fort Bragg is committed to maintaining the health and sustainability of our environment for current and future generations; and

WHEREAS, effective stormwater management is crucial to protecting our natural resources, minimizing pollution, and ensuring the safety and well-being of our community; and

WHEREAS, the National Pollutant Discharge Elimination System (NPDES) is a vital program under the Clean Water Act, designed to regulate and manage stormwater discharges to improve water quality and reduce pollution; and

WHEREAS, public awareness and education about stormwater management and NPDES regulations play a critical role in the success of these efforts, empowering residents to take proactive steps in reducing runoff and protecting our waterways; and

WHEREAS, the City of Fort Bragg recognizes the importance of fostering a well-informed community that understands the impact of stormwater practices and the significance of NPDES compliance in maintaining clean and healthy water systems; and

WHEREAS, through collaborative efforts, community engagement, and educational initiatives, we can collectively contribute to a more sustainable environment and enhance the quality of life within our city.

Now, Therefore, I, Jason Godeke, Mayor of the City of Fort Bragg, do hereby proclaim the week of September 21, 2025, as **Stormwater Education and NPDES Awareness Week** and encourage all residents, businesses, and organizations to participate in educational programs, workshops, and activities aimed at increasing awareness of stormwater management and the importance of NPDES regulations. Together, let us work towards a cleaner, healthier, and more sustainable future for our city and our environment.

SIGNED this 22nd day of September, 2025

JASON GODEKE, Mayor

ATTEST:

Diana Paoli, City Clerk

No. 20-2025



City of Fort Bragg

416 N Franklin Street
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Text File

File Number: 25-395

Agenda Date: 9/22/2025

Version: 1

Status: Mayor's Office

In Control: City Council

File Type: Proclamation

Agenda Number: 1C.

Presentation of Proclamation Recognizing September 15 - October 15, 2025 as Hispanic Heritage Month

PROCLAMATION

HISPANIC HERITAGE MONTH

WHEREAS, California embraces and celebrates its diversity, and that includes the largest ethnic group in the State – 15.7 million Latinos call California home; and

WHEREAS, 34% of Fort Bragg's population identifies as Latino; and

WHEREAS, 48% of our school district student population is of Latino descent; and

WHEREAS, Latino Californians are a diverse group with roots stretching throughout North, Central, and South America, and many trace their heritage to the original Indigenous communities of Latin America and Africa; and

WHEREAS, the Latino community is a dynamic, valued part of our City and a vital contributor to our economy, with an entrepreneurial spirit, a strong work ethic, and an unwavering belief in the American dream; and

WHEREAS, we recognize and are grateful to our Latino citizens who helped keep our neighborhoods, communities, and State vibrant and prosperous. They are our teachers, business owners, scientists, soldiers, farmworkers, first responders, artists, activists, colleagues, friends; and

WHEREAS, this month, we honor the heritage of all Latinos in the State and celebrate the Independence Days of our neighbors Mexico, El Salvador, Guatemala, Costa Rica, Honduras, Chile, Nicaragua, and Belize; and

WHEREAS, this year the Hispanic Heritage theme is "Collective Heritage: Honoring the Past, Inspiring the Future," reminding us that prosperity and progress in our communities make us better; and

WHEREAS, celebrating Latino Heritage Month from September 15 to October 15 allows us to appreciate and validate the diversity and character of our community;

NOW, THEREFORE, I, Jason Godeke, Mayor of the City of Fort Bragg, on behalf of the entire City Council, do hereby proclaim September 15 - October 15, 2025, as Latino Heritage Month.

SIGNED this 22nd day of September, 2025

JASON GODEKE, Mayor

ATTEST:

DIANA PAOLI, City Clerk





City of Fort Bragg

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

File Number: 25-406

Agenda Date: 9/22/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Consent Calendar

Agenda Number: 5A.

Adopt City Council Resolution of the City of Fort Bragg Establishing an Entertainment Zone for City-Approved Events

RESOLUTION NO. _____-2025

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING THE
ESTABLISHMENT OF AN ENTERTAINMENT ZONE**

WHEREAS, the City Council of the City of Fort Bragg has adopted a Strategic Plan (2024–2028) that includes goals to revitalize Downtown, promote tourism, and enhance the quality of life for residents and visitors; and

WHEREAS, the California Legislature adopted Senate Bill 969 (SB 969) in 2024, which allows cities and counties to establish designated “Entertainment Zones” where alcoholic beverages may be consumed in public rights-of-way during approved events, subject to local regulation and Alcoholic Beverage Control (ABC) requirements; and

WHEREAS, the City of Fort Bragg seeks to activate and revitalize its Central Business District through permitted special events that promote economic vitality, community gathering, and tourism; and

WHEREAS, the City Council desires to establish clear rules for the operation of an Entertainment Zone that balance the goals of encouraging activity and protecting public health, safety, and the quiet enjoyment of neighboring properties; and

WHEREAS, the City Council adopted Ordinance No. 1018-2025, adding Chapter 5.06 to the Fort Bragg Municipal Code, authorizing the establishment and regulation of Entertainment Zones; and

WHEREAS, Chapter 5.06, once implemented, requires a Management Plan to ensure the safe, orderly, and compliant activation of Entertainment Zones in accordance with state law and local requirements; and

WHEREAS, City staff has developed an Entertainment Zone Management Plan to be used by applicants as part of the City’s Limited Term Permit process, ensuring consistency, accountability, and coordination with the Fort Bragg Police Department and other public agencies; and

WHEREAS, the Management Plan Template outlines operational requirements related to zone boundaries, alcohol sales, ABC compliance, age verification, sanitation, public safety, and post-event reporting, as informed by community feedback and law enforcement recommendations.

**NOW, THEREFORE, THE FORT BRAGG COMMUNITY DEVELOPMENT
COMMITTEE FINDS, DETERMINES, AND RESOLVED AS FOLLOWS:**

1. Designation of Zone:

The Entertainment Zone shall include the geographic area defined in *Exhibit A*

(attached), generally encompassing the Central Business District (CBD) between Redwood Avenue and Alder Street, including Franklin Street and portions of Main Street.

2. Permitted Activities:

Within the Entertainment Zone, the following activities are authorized subject to compliance with City regulations and permits:

- Outdoor live music, performances, and cultural events.
- Extended outdoor dining and beverage service areas within approved parklets or sidewalk cafés.
- Temporary activation, such as street closures, night markets, and festivals, as approved by the City Manager or designee.

3. Hours of Operation:

The Entertainment Zone shall operate between Friday 12-9 pm, Saturday 12-9 pm, Sunday 12-9 pm; City-Approved events only unless modified by City Council resolution or a special event permit.

4. Rules and Regulations:

- Business operators must comply with noise limits set forth in the Fort Bragg Municipal Code.
- Alcohol service is permitted only by licensed establishments and within clearly demarcated areas, subject to California Department of Alcoholic Beverage Control (ABC) regulations.
- Adequate security, lighting, and waste management must be provided for events.
- ADA accessibility should be maintained at all times.

5. Administration:

The City Manager (or designee) is authorized to develop and implement administrative procedures, permit processes, and enforcement mechanisms for the Entertainment Zone, and to make adjustments as necessary to achieve the program's objectives.

6. Periodic Review:

City staff shall report back to the City Council after one year of operation with an evaluation of the Entertainment Zone, including impacts on economic activity, public safety, and community feedback, and recommend any modifications.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption, and City staff is directed to begin implementation of the Entertainment Zone and provide periodic feedback to the Community Development Committee and solicit feedback from businesses and community stakeholders.

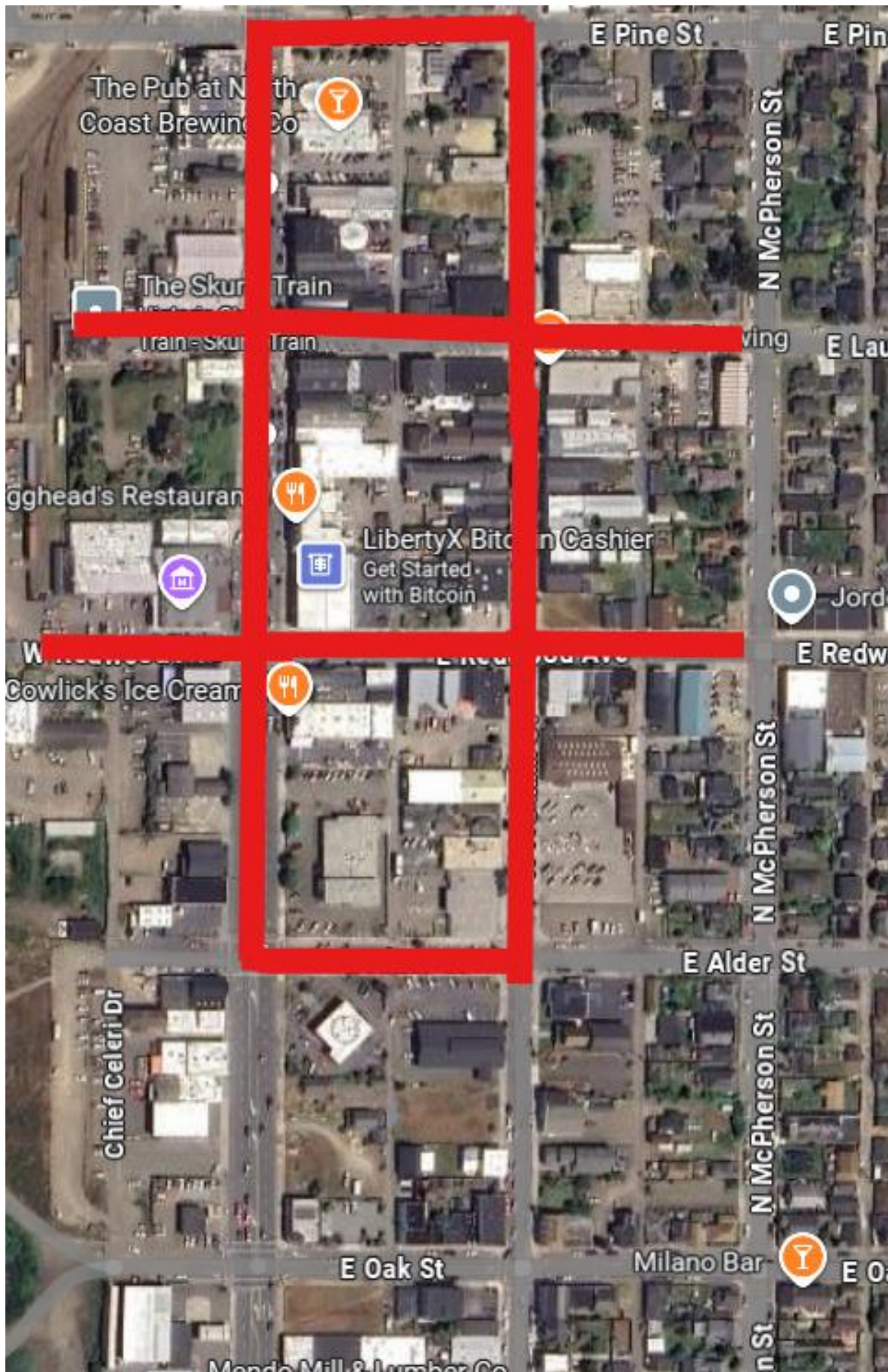
The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 22nd day of September 2025, by the following vote:

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

JASON GODEKE, Mayor

ATTEST:

**Diana Paoli
City Clerk**





City of Fort Bragg

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

File Number: 25-396

Agenda Date: 9/22/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: 5B.

Approve Minutes of May 27, 2025



City of Fort Bragg

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

Meeting Minutes City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Tuesday, May 27, 2025

6:00 PM

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

CALL TO ORDER

Mayor Godeke called the meeting to order at 6:00 p.m.

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Scott Hockett

CLOSED SESSION REPORT

None.

AGENDA REVIEW

None.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

1A. [25-183](#) Presentation of Proclamation Declaring Pride Month

Mayor Godeke read and presented Proclamation Declaring Pride Month to Katie Carr of Safe Space and Marshall Carr.

1B. [25-180](#) Presentation of Proclamation Honoring the 40th Anniversary of Harvest Market

Councilmember Peters read and presented to Tim Bosma the Proclamation Honoring the 40th Anniversary to Harvest Market.

1C. [25-163](#) Receive Presentation from Flockworks

Jeff Totsch of Flockworks shared presentation.

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

- (1) None.
- (2) None.
- (3) Jacob Patterson.

3. STAFF COMMENTS

City Manager Isaac Whippy shared upcoming MCN acquisition, recruiting for the Director of Broadband Director position, status of broadband construction, Highway 20 Property survey, upcoming Fort Bragg Noyo Headlands Trail Paracourse Event and Survey and Noyo Harbor Blue Economy Open House. Also July 28, 2025, City Council Meeting will be cancelled.

4. MATTERS FROM COUNCILMEMBERS

Councilmembers shared attendance at meetings and upcoming events.

5. CONSENT CALENDAR

Vice Mayor Rafanan requested 5B be removed from the Consent Calendar.

Approval of the Consent Calendar

A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, to approve the Consent Calendar with the exception of Item 5B. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 5A. [25-179](#)** Adopt Resolution of the Fort Bragg City Council Adopting a List of Projects For Fiscal Year 2025-26 Funded By SB 1: The Road Repair and Accountability Act of 2017

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4928-2025

- 5C. [25-187](#)** Resolution of the Fort Bragg City Council Amending the Master Salary Compensation Plan to add Maintenance Classifications, and Treatment Division Positions and Confirms the Pay Rates and Ranges for All City of Fort Bragg Classifications

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4929-2025

- 5D. [25-185](#)** Receive and File Minutes of the Public Works and Facilities Committee Meeting for March 31, 2025

These Committee Minutes were received and filed on the Consent Calendar.

- 5E. [25-188](#)** Approve Minutes from February 24, 2025 City Council Meeting

These Minutes were approved on the Consent Calendar.

- 5F. [25-189](#)** Approve Minutes of February 25, 2025 Special City Council / Planning Commission - Mill Site Visioning Workshop

These Minutes were approved on the Consent Calendar.

ITEMS REMOVED FROM CONSENT

- 5B. [25-160](#)** Adopt Resolution of the Fort Bragg City Council Approving a Contract Change Order with B.T. Mancini Company, Inc. for the City Hall Flooring Update Project, City Project No. PWP-00141 and Authorizing the City Manager to Execute Contract (New Amount Not To Exceed \$126,820.00)

Vice Mayor Rafanan removed item from Consent Calendar for further discussion.

Public Comment: Jacob Patterson.

A motion was made by Councilmember Peters, seconded by Councilmember Albin-Smith, that this Resolution be adopted. The motion carried by the following vote:

Aye: 4 - Mayor Godeke, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

No: 1 - Vice Mayor Rafanan

Enactment No: RES 4930-2025

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

7. PUBLIC HEARING

8. CONDUCT OF BUSINESS

9. CLOSED SESSION

Mayor Godeke recessed the meeting at 6:51 PM; the meeting reconvened to Closed Session at 6:58 PM.

- 9A. [25-184](#)** CONFERENCE WITH LEGAL COUNSEL - Existing Litigation Pursuant to Paragraph (1) of Subdivision (d) of Gov. Code Section 54956.9 City of Fort Bragg v. Mendocino Railroad

Councilmember Peters recused himself from Item 9B due to his spouse being a member of the bargaining unit which is a party to the negotiation.

- 9B. [25-186](#)** CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code Section 54957.6: City Negotiator: Isaac Whippy, City Manager; Employee Organizations: Fort Bragg Employee Organization; Confidential Non-Bargaining Classifications; Exempt At-Will Executive Classifications; CV Starr; and Exempt Mid-Management Classifications

Mayor Godeke reconvened the meeting to Open Session at 8:33 PM and reported that no reportable action was taken on the Closed Session Items.

ADJOURNMENT

Mayor Godeke adjourned the meeting at 8:33 p.m.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)



City of Fort Bragg

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Text File

File Number: 25-403

Agenda Date: 9/22/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: 5C.

Approve Minutes of Special Closed Session of June 9, 2025



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Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Monday, June 23, 2025

4:30 PM

Town Hall, 363 N Main Street
and Via Video Conference

SPECIAL MEETING CLOSED SESSION

CALL TO ORDER

Mayor Godeke called the meeting to order at 4:34 PM.

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Scott Hockett and Councilmember Lindy Peters

1. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

Jacob Patterson

2. CLOSED SESSION

Mayor Godeke recessed the meeting at 4:36 PM. The meeting reconvened to Closed Session at 4:37 PM.

2A. [25-239](#)

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: Intersection of Oak and Harold

ADJOURNMENT

Mayor Godeke adjourned the meeting at 5:00 PM.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)



City of Fort Bragg

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Text File

File Number: 25-402

Agenda Date: 9/22/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: 5D.

Approve Minutes of Special Closed Session of June 23, 2025



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Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
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NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Monday, June 23, 2025

4:30 PM

Town Hall, 363 N Main Street
and Via Video Conference

SPECIAL MEETING CLOSED SESSION

CALL TO ORDER

Mayor Godeke called the meeting to order at 4:34 PM.

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Scott Hockett and Councilmember Lindy Peters

1. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

Jacob Patterson

2. CLOSED SESSION

Mayor Godeke recessed the meeting at 4:36 PM. The meeting reconvened to Closed Session at 4:37 PM.

2A. [25-239](#)

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: Intersection of Oak and Harold

ADJOURNMENT

Mayor Godeke adjourned the meeting at 5:00 PM.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)



City of Fort Bragg

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

Text File

File Number: 25-401

Agenda Date: 9/22/2025

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: 5E.

Approve Minutes of September 8, 2025



City of Fort Bragg

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

Meeting Minutes City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Monday, September 8, 2025

6:00 PM

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

CALL TO ORDER

Mayor Godeke called the meeting to order at 6:03 p.m.

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Scott Hockett

AGENDA REVIEW

None.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A. [25-360](#)** Presentation of Proclamation Honoring the 60th Anniversary of Reynolds and Wren's Boutique

Mayor Godeke read and presented Proclamation Honoring the 60th Anniversary of Reynolds and Wren's Boutique to Michele Braga and Mia Braga.

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

- (1) Paul Clark, Jenny Shattuck, Concerned American Citizen, Dave Skarr, David Gurney, Judy.
- (2) None.
- (3) None.

3. STAFF COMMENTS

City Manager Isaac Whippy reported on status and update of Grocery Outlet, Rite Aid property, and Recruitment of Chief of Police with Bob Hall & Associates.

4. MATTERS FROM COUNCILMEMBERS

Councilmembers shared upcoming events California Coastal Commission meeting and Police Chief Recruitment process along with Councilmembers winning 3rd place in Paul Bunyan Parade in classic car category. Mayor Godeke will be at the Farmer's market on 9/17 to be available to speak with community.

5. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Councilmember Peters, seconded by Councilmember Hockett, to approve the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 2A.** [25-380](#) Adopt by Title Only and Waive Further Reading of Ordinance 1018-2025 Adding Chapter 5.06 to the Fort Bragg Municipal Code to Establish Entertainment Zones

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1018-2025

- 2B.** [25-370](#) Adopt City Council Resolution Approving the Contract with American Chiller Service, Inc, Authorizing City Manager to Execute Contract (Amount Not to Exceed \$118,907.00); and Finding the Project Exempt from CEQA under 14 CCR 15301(d)

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4971-2025

- 2C.** [25-373](#) Receive and File Minutes of the Community Development Committee of June 2, 2025

These Committee Minutes were received and filed.

- 2D.** [25-382](#) Approve Minutes of April 28, 2025

These Minutes were approved on the Consent Calendar.

- 2E.** [25-385](#) Approve Minutes of July 14, 2025

These Minutes were approved on the Consent Calendar.

- 2F.** [25-381](#) Approve Minutes of August 25, 2025

These Minutes were approved on the Consent Calendar.

- 2G.** [25-376](#) Approve Minutes of Special City Council of August 25, 2025

These Minutes were approved on the Consent Calendar.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

7. PUBLIC HEARING**8. CONDUCT OF BUSINESS**

- 8A. [25-363](#)** Receive a Report and Provide Direction on Economic Development Strategies to Support Business Expansion, Attraction, and Retention (BEAR) Through Zoning Updates, Permit Reforms, Fire Sprinkler Evaluation, and Enhanced Opportunities for Small and Legacy Businesses

City Manager Isaac Whippy introduced item and Consultant Marie Jones shared report on Economic Development through zoning updates, limited term permit, minor use permits, non-conforming use regulations and fire sprinkler evaluation. Councilmembers asked clarifying questions.

Public Comments: Monique Wooden by Jenny, Jenny Shattuck, Jacob Patterson, Dave Skarr, Andrew Jordan, Michelle Blackwell, Jacob Patterson and Jay Rosenquist.

Direction: No objections to zoning districts/use tables highway commercial not in commercial zones making that commercial general, changes to uses, minor use permit and by right, non-conforming use, parcel without frontage, to go before Planning Commission and then return to City Council. Items to go to CDD committee will be 500 square feet and streamline Limited Term Permit to go to CDD committee first. Items to return to city council will be fire sprinklers.

9. CLOSED SESSION

Mayor Godeke recessed the meeting at 8:02 p.m; the meeting reconvened to Closed Session at 8:12 PM.

- 9A. [25-378](#)** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to Government Code Section 54956.9 City of Fort Bragg and City of Fort Bragg Municipal Improvement District No. 1 v. USA Sludge, LLC, Bryan Bartel, Ryan Process, Inc. Case No. 24CV01328

Mayor Godeke reconvened the meeting to Open Session at 8:23 PM and City Attorney Baron Bettenhausen reported by unanimous vote Council approved a settlement.

ADJOURNMENT

Mayor Godeke adjourned the meeting at 8:23 p.m.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)



City of Fort Bragg

416 N Franklin Street
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Phone: (707) 961-2823
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Text File

File Number: 25-400

Agenda Date: 9/22/2025

Version: 1

Status: Public Hearing

In Control: City Council

File Type: ID Resolution

Agenda Number: 7A.

Receive Report, Conduct Public Hearing, and Consider Approval of Resolution of the City Council of the City of Fort Bragg and the Municipal Improvement District Authorizing Request to Connect Out-of-District Property Located at 31250 Cedar Street to City Sewer



CITY COUNCIL/MUNICIPAL IMPROVEMENT DISTRICT NO. 1 STAFF REPORT

TO: City Council / Municipal Improvement District Board

DATE: September 22, 2025

DEPARTMENT: Public Works Department

PREPARED BY: Chantell O'Neal, Assistant Director, Engineering Division

PRESENTER: Chantell O'Neal, Assistant Director, Engineering Division

**AGENDA TITLE: RECEIVE REPORT, CONDUCT PUBLIC HEARING, AND CONSIDER
APPROVAL OF FORT BRAGG CITY COUNCIL AND MUNICIPAL IMPROVEMENT DISTRICT
RESOLUTION AUTHORIZING REQUEST TO CONNECT OUT-OF-DISTRICT PROPERTY
LOCATED AT 31250 CEDAR STREET TO CITY SEWER**

RECOMMENDATION

**Approve Fort Bragg City Council and Municipal Improvement District Resolution
Authorizing Request to Connect Out-of-District Property Located At 31250 Cedar Street to
City Sewer.**

BACKGROUND

The subject property, 31250 Cedar Street (APN 020-480-18), is located outside the City limits but within the City's Sphere of Influence. It is currently served by City water under a prior right-of-way agreement with a past property owner, but relies on an on-site septic system for wastewater disposal.

On January 25, 2025, the City received a letter from the property owners, Albert and Sondra Weaver, reporting failure of their septic system during periods of heavy rain. A plumber provided a temporary fix, but a permanent solution was recommended. The Weavers were advised that administrative approval of a sewer connection was not permissible under Fort Bragg Municipal Code (FBMC) Section 14.24.170 and that City Council and LAFCO approval would be required.

DISCUSSION AND ANALYSIS

Last winter's rain was particularly severe, resulting in six (6) similar requests from other property owners in the same general area. These requests were prompted by failing or compromised septic systems due to saturated soils and high groundwater levels. A map

AGENDA ITEM NO. 7A

showing the locations of these properties is included as Attachment 2 to this report for context.

In response to these inquiries, City staff issued a letter in July 2025, outlining the process for requesting an out-of-area sewer connection. The letter explained that staff do not have administrative authority to approve such connections under FBMC Section 14.24.170, and that any request would require:

1. Submission of documentation showing septic system failure,
2. Formal denial by staff,
3. Appeal to the City Council, and
4. Subsequent review and approval by Mendocino LAFCO.

On June 18, 2025, the City received a Request for Service application from the Weavers, along with documentation of their failing septic system. In accordance with the City's policy and the process outlined in the July letter, staff administratively denied the application due to the property's location outside the City and District and the lack of authority to approve such connections.

Initially, City staff were inclined not to pursue any new out-of-area connections due to recent LAFCO guidance and the contested boundaries of the Municipal Improvement District. However, after consultation with LAFCO, the agency determined that the Weavers' situation met the criteria for an exception under Government Code §56133(c), which allows for service extensions in response to an existing or impending threat to public health or safety.

In the absence of a clear policy and following the precedent set in 2021 when the City Council authorized an out-of-city water connection on Minnesota Avenue, staff informed the applicants they could appeal the administrative denial to the City Council. Following the denial, the Weavers submitted a formal appeal (Attachment 4) of the administrative decision on August 15, 2025, along with the required \$415 appeal fee. The matter is now being brought before the City Council for consideration as a public hearing under FBMC Section 1.06.040.

FISCAL IMPACT/FUNDING SOURCE

Cost of Connection to the City Sewer -The estimated cost to the applicant for connecting to the City sewer system includes the following:

- Building permit fee: \$175
- Inspection fee: \$160
- Connection fee: \$2,199–\$4,355 (depending on depth to the main)
- Capacity fee: \$2,640.34

Estimated total cost: \$5,174.34 – \$7,330.34. This cost is borne entirely by the applicant and does not require any City funding or budget appropriation.

Alternative Option – New Septic System or Secondary Leach Field

If the sewer connection is not approved, the property owners would need to pursue installation of a new septic system or a secondary leach field. Based on regional data and Mendocino County permitting requirements, the estimated costs are as follows:

- Conventional gravity septic system: \$15,000 – \$30,000
- Engineered or mound system (for poor soils or high water table): \$25,000 – \$50,000+
- Secondary leach field (replacement or expansion): \$10,000 – \$25,000+
- Additional costs could include:
 - Percolation and soil testing: \$1,000 – \$3,000
 - Design by a licensed engineer: \$2,000 – \$5,000
 - County permit fees: \$1,000 – \$2,500
 - Site preparation (grading, trenching, tree removal, etc.): \$2,000 – \$10,000

These costs are significantly higher than the proposed sewer connection and may still not result in a viable solution due to poor percolation in the area.

Anecdotal reports from neighboring property owners suggest that the soil conditions are inadequate for a new or expanded septic system, so the alternative option may be found to be infeasible for the owners.

ENVIRONMENTAL ANALYSIS:

The proposed action—approval of a sewer connection for a single-family residence located outside the boundaries of the City and Municipal Improvement District No. 1—is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(d). This section provides a categorical exemption for utility extensions, including water and sewer lines, of reasonable length to serve new small structures such as single-family homes.

While most utility connections within the City are processed ministerially and are therefore statutorily exempt under CEQA Guidelines Section 15268, this connection requires City Council and MID authorization by resolution due to its location outside the identified sphere of influence. As such, Section 15303(d) is the appropriate exemption for this action.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

- **Policy LU-2.2:** Allows for out-of-area service agreements for sewer connections outside the Municipal Service District Boundary under specific conditions.
LU-2.2 cites compliance with Resolution No. ID 230-2003, which created a policy for connections to the sewer system for projects that provide affordable housing. However, the 2003 Resolution allowing for sewer connections outside of the City Limits (referenced in this General Plan Policy) was deemed invalid by LAFCO as they found no evidence of being involved with its passage, nor does it comply with their policies. The conditions of the resolution are not met by this application; it does, however, ensure that an existing occupied residence may continue to be inhabited and supports the general intent of the policy.

- **Policy LU-2.5:** Discourages piecemeal annexations, which may limit the feasibility of annexing individual parcels like 31250 Cedar Street.

COMMUNITY OUTREACH

City staff sent letters on July 23, 2025, to six similarly situated property owners in the area informing them of the process for requesting out-of-district sewer connections. This outreach was conducted in response to multiple inquiries following the severe winter storms of 2024–2025. **No responses were received from any of the other property owners.**

Additionally, the issue of out-of-area connections and potential annexation was discussed at the September 24, 2024, Community Development Committee (CDC) meeting, where significant public opposition to annexation in the east Cedar Street area was received from adjacent property owners.

COMMITTEE REVIEW AND RECOMMENDATIONS

This item did not go before a formal committee. However, the CDC meeting in September 2024 and the two out-of-city water connections approved in 2021 provide relevant context and precedent for the staff's recommendation.

ALTERNATIVES:

1. **Approve the connection** as recommended.
2. **Deny the request**, requiring the property owner to pursue costly and potentially infeasible septic alternatives.
3. **Pursue annexation of Zone 2**, which would allow multiple properties to connect to City services but is complex, costly, and currently lacks public support.

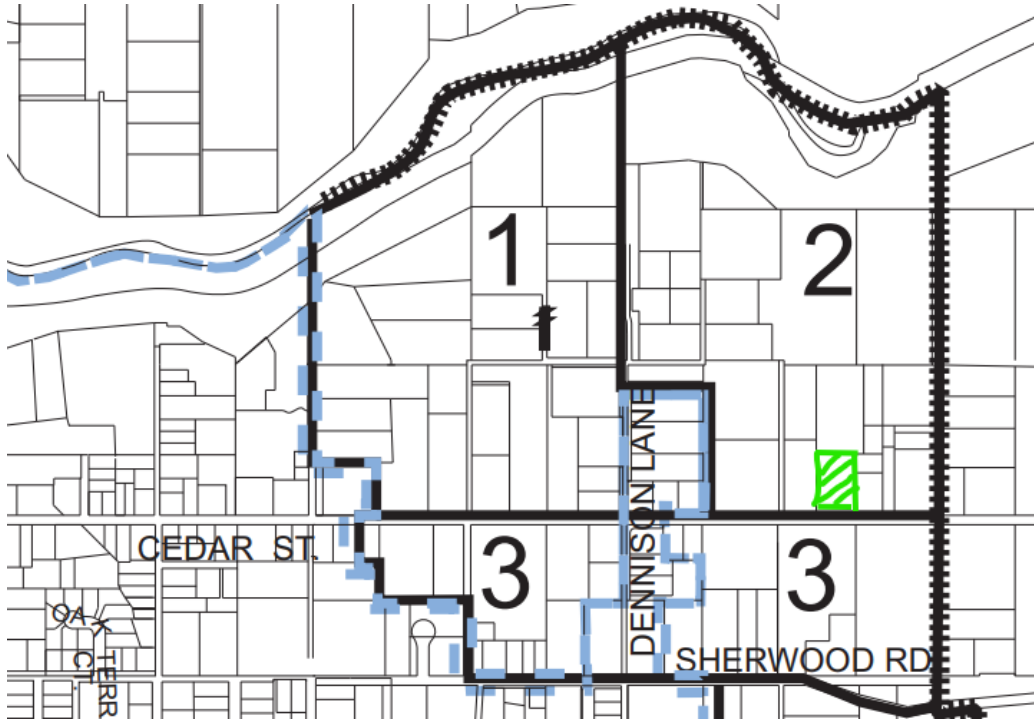


Figure 1: Excerpt from the Annexation Zones Map - Inland General Plan

ATTACHMENTS:

1. Resolution Authorizing Connection
2. Map of Out-of-Area Sewer Requests in 2024
3. LAFCO Instructions Email
4. Request for Sewer Service and Appeal by Applicant
5. Hearing Notice

NOTIFICATION:

1. Albert and Sondra Weaver
2. Mendocino LAFCO
3. "Notify Me" subscriber list for Public Hearings and City Council Agendas

FORT BRAGG RESOLUTION NO. _____-2025

AND

MUNICIPAL IMPROVEMENT DISTRICT RESOLUTION NO. _____-2025

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NO. 1 AND THE CITY COUNCIL OF THE CITY OF FORT BRAGG AUTHORIZING A SEWER CONNECTION FOR OUT-OF-DISTRICT PROPERTY LOCATED AT 31250 CEDAR STREET (APN 020-480-18)

WHEREAS, the property located at 31250 Cedar Street (APN 020-480-18) is outside the boundaries of the City of Fort Bragg and the Fort Bragg Municipal Improvement District No. 1, but within the City's Sphere of Influence; and

WHEREAS, the property is currently served by City water but relies on an on-site septic system for wastewater disposal, which has been reported to be failing during periods of heavy rainfall; and

WHEREAS, the property owners, Albert and Sondra Weaver, submitted a request to connect to the City's sewer system due to the failure of their septic system, and subsequently submitted an appeal of the administrative denial of that request; and

WHEREAS, Government Code Section 56133(c) allows for the extension of municipal services outside of jurisdictional boundaries in response to an existing or impending threat to the health or safety of the public or affected residents, as determined by the Local Agency Formation Commission (LAFCO); and

WHEREAS, A licensed professional has reviewed the circumstances and determined that the failing septic system constitutes a public health and safety concern under Government Code Section 56133(c); and

WHEREAS, Fort Bragg Municipal Code Section 14.24.170 only allows for sewer services in the district boundaries and any exception to this requires City Council/Board of Directors authorization; and

WHEREAS, the proposed connection qualifies for a categorical exemption from environmental review under CEQA Guidelines Section 15303(d), which exempts utility extensions of reasonable length to serve small structures such as single-family residences.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Fort Bragg Municipal Improvement District No. 1 and the City Council of the City of Fort Bragg as follows:

1. The request to connect the property located at 31250 Cedar Street (APN 020-480-18) to the City's sewer system is hereby approved.
2. The property owner shall be responsible for all applicable connection, inspection, and capacity fees as established by the District.
3. The property owner shall comply with all applicable City and District requirements for sewer service installation and inspection.

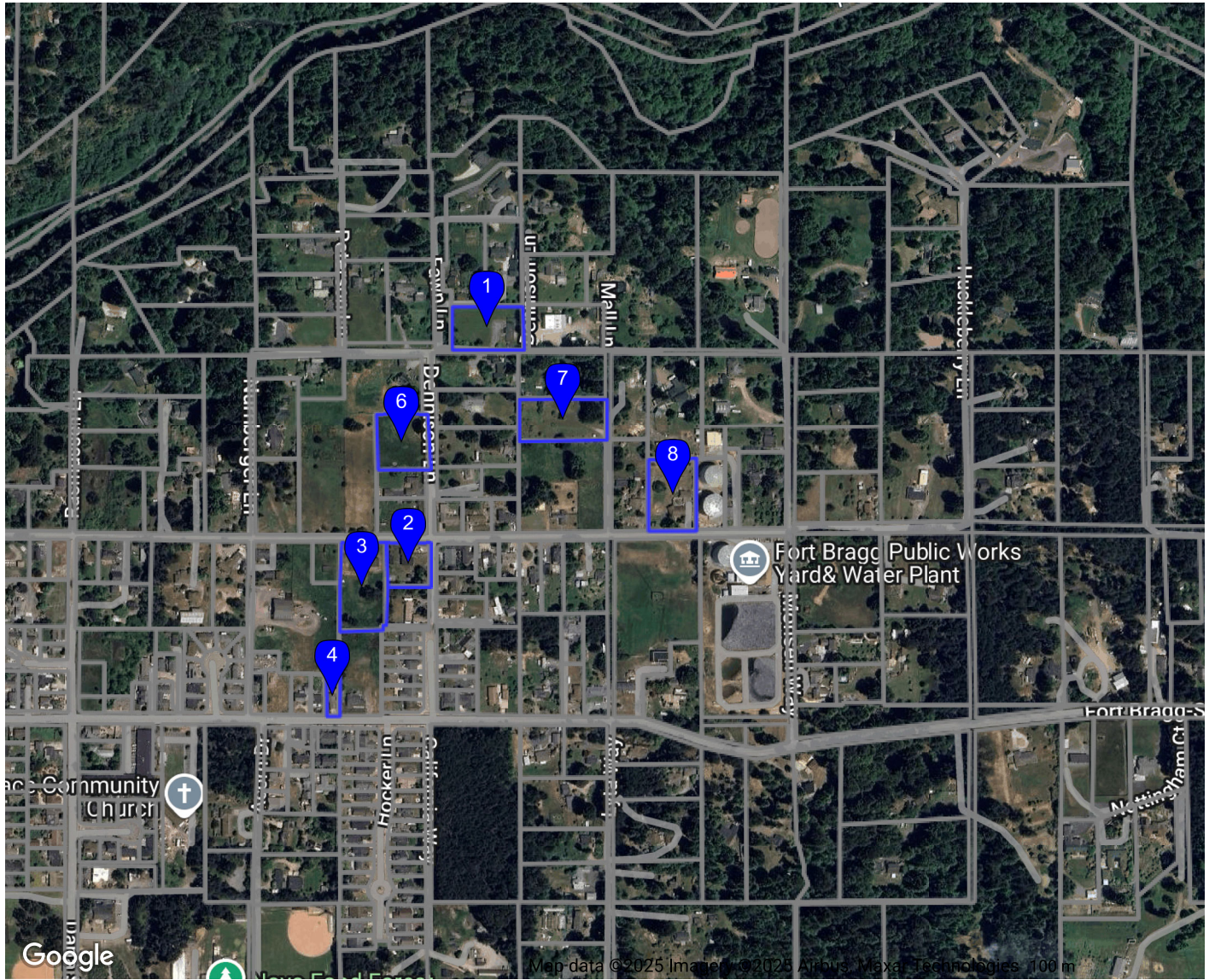
The above and foregoing Resolution was introduced by the Councilmember/Boardmember _____, seconded by _____, and passed and adopted at a regular meeting of the District Board of the Fort Bragg Municipal Improvement District No. 1 and the City Council of the City of Fort Bragg held on the 22nd day of September 2025, by the following vote:

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

**Jason Godeke
Chair/Mayor**

ATTEST:

**Diana Paoli
District Clerk/City Clerk**



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Heath & Safety OASAs

From eo@mendolafco.org <eo@mendolafco.org>

Date Fri 1/10/2025 2:57 PM

To O'Neal, Chantell <coneal@fortbraggca.gov>

Hello Chantell,

Thank you for taking the time to talk about the two health and safety emergency requests for sewer service at 20710 Dennison Ln and 31501 Cedar Ln.

The preferred approach is for the property owner to make their request to the City and the City apply to LAFCo on their behalf (see Minnesota Ave example sent under separate email).

Application forms are here: <https://www.mendolafco.org/application-materials>

- [Application Form](#) (includes list of application needs)
- [Fee Agreement and Indemnification](#)
- [Deposit to cost](#): \$500 per property (all applications are processed at cost; if over, additional fees will be required, if under we will return unused remainder)

Following is our policy on considering outside agency service extensions outside an agency's SOI (emphasis added):

12.2.4.2 Outside SOI

The Commission recognizes the importance of promptly addressing threats to public health and safety, especially in considering outside agency services related to water and sewer services.

The Commission shall authorize a city or special district's request to provide new or extended services outside their jurisdictional boundary and outside their SOI only in response to an existing or impending threat to the health or safety of the public or affected residents in accordance with G.C. §56133(c).

For water and sewer services, the affected agency and/or landowner(s) shall provide the Commission with documentation consistent with the public health and safety criteria for water and sewer services below.

An existing on-site sewage disposal system may be deemed a threat to the health and safety of the public or the affected residents if it meets one or more of the following criteria, as determined by Mendocino County Environmental Health or another qualified professional:

- i. There is ponding or accumulation of wastewater or septic tank effluent at or above the surface of the ground.
- ii. There is a lack of an unsaturated vertical soil separation between the bottom of a disposal field and seasonal high groundwater.
- iii. There is a failure of the disposal field or septic tank to accept, treat, and dispose of wastewater in quantities discharged by the structure served, and additional capacity cannot adequately or reasonably be developed.
- iv. Any other condition associated with the operation or use of an on-site sewage system that could permit the exposure, either directly or indirectly, of individuals or domestic animals to

inadequately treated wastewater.

Please let me know if you have any questions.

Thank you,

Uma Hinman | Executive Officer

Mendocino Local Agency Formation Commission

200 S. School Street, Ukiah, CA 95482

Office: (707) 463-4470

www.mendolafco.org

John Smith
416 N. Franklin
Dept. of Public Works
Fort Bragg, Ca

January 25, 2025

Dear Mr. Smith,

We have lived at 31250 Cedar St. for the past 13 years, immediately west of the new water tank and the on-going work there. Our house is 70 plus years old, as is the septic tank and leach field. Last December, during the period of the heavy rains, we had a temporary system failure. Brandon Nailor did all he could, and we limped along thru the wet weather. However, Mr. Nailor said the leach field was failing, and maybe another winter would be it's last.

We have City water and the sewer line is in front of our house. Our neighbor, Paul Clark, suggested I write you to begin the process of requesting a hookup to the sewer. We hope to do this before next winter and at least get the necessary permit. Any information you can provide and who we can talk to next would be very helpful as we hope to keep this process moving along.

Thank you very much for any help you can provide.

Sincerely,
Albert and Sondra Weaver

[REDACTED]

RECEIVED

JAN 31 2025

City of Fort Bragg
Finance Department



**CITY OF FORT BRAGG
FORT BRAGG WATER WORKS**

416 N FRANKLIN STREET

FORT BRAGG, CA 95437

PHONE: (707) 961-2825 FAX: (707) 961-2913 E-Mail: water@fortbragg.com

REQUEST FOR WATER/SEWER SERVICES

SERVICE ADDRESS: 31250 CEDAR ST CONNECTION DATE: _____

Please select one of the following:

☐ RENTER/TENANT ☒ PROPERTY OWNER ☐ PROPERTY MANAGEMENT

NAME: Albert S. Weaver

BUSINESS NAME: _____
(IF APPLICABLE)

MAILING ADDRESS: 31250 Cedar St

CITY/STATE/ZIP: Fort Bragg 95437

TELEPHONE: _____

DRIVERS LICENSE: _____ DATE OF BIRTH: _____

EMAIL ADDRESS: _____

FOR FINANCE DEPT. USE ONLY

CUSTOMER # _____

DEPOSIT AMT. _____

CASH ____ CHECK # _____

CREDIT CARD _____

RECEIPT # _____

TRANSFER DEPOSIT FROM
CUSTOMER NUMBER: _____

TO CUSTOMER NUMBER: _____

Verifications

Lease/Rental Agreement: _____
(initial)

Ownership: _____
(initial)

Identification: _____
(initial)

Property Mgmt Agmt: _____
(initial)

REQUIRED TO ESTABLISH SERVICE:

Tenants must provide a lease/rental agreement, photo ID and pay \$ 50 deposit.

Owner occupied properties must provide proof of ownership (Grant Deed) and photo ID.

Property Management companies must provide a property management agreement.

A deposit of \$150.00 is required for all non owner occupied single family residences at the time of connection. Fort Bragg Municipal Code section 14.04.155A states in part that: "the amount of the cash deposit to establish credit for water service shall be no more than twice the amount of the estimated average periodic bill and the deposit for commercial accounts shall be at the discretion of the director of finance". All deposits are refunded upon termination of water service by the consumer. Deposit balances will only be refunded to the account holder.

Customer agrees to pay all utility charges in a timely manner. Charges for service are due and payable upon receipt and become delinquent after 20 days. Bills are past due if left unpaid at the close of business on the date printed on the front of the invoice. Unpaid accounts are subject to a 5% penalty and will be mailed a delinquent notice.

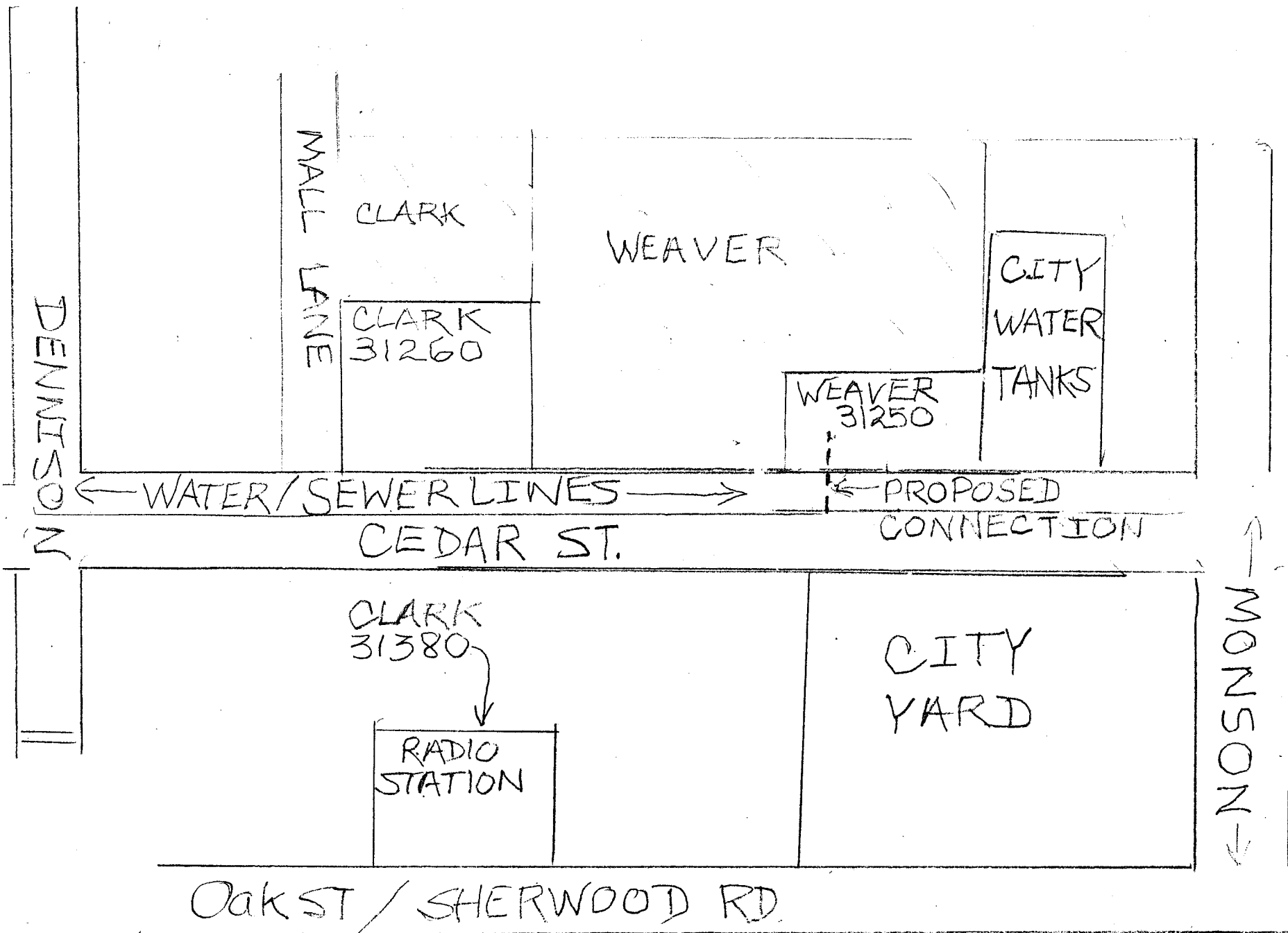
In the event of non-payment, utility service will be terminated. Customer will be required to pay a reconnection charge of \$60.00 in addition to the full account balance before service is restored.

The City of Fort Bragg offers ACH direct debit payments from your checking or savings account. All ACH authorized payments will be debited on the twenty-fifth (25th) of every month. If you are interested please request an authorization form.

The City of Fort Bragg offers online bill pay, if interested please visit city.fortbragg.com and click on the Bill Pay button to get started.

Signature _____

Date 5/18/25



CARL RITTIMAN & ASSOCIATES, INC.

**Certified Professional Soil Scientist
PO Box 590 • Mendocino CA 95460**

Al and Sandy Weaver
[REDACTED]

Date: May 15th, 2025

Re: on-site sewage disposal system evaluation at 31250 Cedar Street

Al and Sandy,

As requested, we visited your above referenced site on 5/5/25 to conduct an evaluation of the existing on-site sewage disposal system.

Due to the vintage of the development of the site (considered to be pre-code in Mendocino County), there are no records relating to the on-site sewage disposal system at the County Environmental Health Department office.

It was found that the system consists of a 1,200 gallon concrete septic tank and two leachlines, each approximately 60 feet in length. The top of the leachlines were noted to be 28 inches below grade, which places the bottom of the trench approximately 43 inches below the surface.

The septic tank was uncovered and the liquid level was noted to be at the inside top of the tank, approximately nine inches higher than the normal operating level (which is the outlet pipe flow line). This indicates that the leachfield is not accepting water as intended. We next evaluated the condition of each of the leachlines. This was done by augering down into the top of each of the leachlines (down to the gravel at the top of the trenches), at several points along each trench. The augered observations served to allow for two main observations to occur. First, was the gravel/trench full of effluent at the observation point? If saturation was noted, then it can be assumed that effluent has the ability to travel to that point of the leachline (no blockage was present in the pipe from the tank to the leachline(s) which caused the high water level in the tank). Secondly, what was the visual condition of the gravel in the leachlines? After prolonged effluent saturation a leachlines turns anaerobic, with the gravel in the trench becoming black and covered with sludge.

Our evaluation of the leachfield found that the trenches are full of effluent throughout their length (to the top of the gravel in the trenches, which is 5" above the leachpipe). It was also noted that the condition of the gravel was poor (black and sludgy). Our observations indicate that the leachfield is no longer operating as intended. Effluent is not leaching downward into the soil, but instead has risen above the leachlines and to the top of the septic tank, which has lead to plumbing back-ups.

In order to conduct a brief evaluation of the soil conditions in area available for a potential replacement leachfield, we conducted an augered soil profile. Mottled, cemented hardpan soils were encountered at a depth of 13 inches. Both soil mottling and hardpan are indication of an elevated winter watertable.

Phone 707-937-0804 • e-mail andy.carlrittiman@gmail.com

It is our conclusion that the existing leachfield is in a failed state and that the soil conditions onsite are not ideal for a replacement on-site sewage disposal system. The wastewater treatment needs of the site and the protection of the winter groundwater would be best served by the connection to the City sewer.

If you have any questions regarding our evaluation, please feel free to reach out. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Kawczak". The signature is fluid and cursive, with a large loop at the end.

Andrew Kawczak
Associate

Nailor's Plumbing Service

16551 Canyon Dr.
Fort Bragg, CA 95437

Invoice

Date	Invoice #
12/2/2024	2581

Bill To
Al Weaver 31250 Cedar St. Fort Bragg, CA 95437

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	<p>First visit.</p> <p>On November 25th of 2024 inspected the area of the leach field system and found it to be experiencing a high water table issue due to the heavy amount of rain that we experienced in the evening. Located a concrete D box and advise the customer to have the leach field system serviced when we are not experiencing so much rain.</p> <p>Second visit December 2nd of 2024. The leach field servicing had approximately seven days of no rain so the ground could dry out. Serviced the leach field system with the assistance of A-1 septic provided vacuum. Deployed the Jetter down the one 3 inch PVC line approximately 40 to 50 feet. The other two 4 inch PVC lines exiting the D box were draining out to two pits on each side of the box. These pits are no more than 2 feet away from the D box. Unfortunately during this time the leach field system is still under state of failure.</p> <p>Deployed the sewer camera up the underground sewer main through a two way 4 inch cleanout to inspect the cast-iron sewer main under the residence due to reports of the customer experiencing toilet blockage issues. Found the cast-iron 4 inch sewer main to be in good condition. Inspected the toilet and found that the fill valve was not providing adequate amount of water in the overflow tube due to mis-installation. Furthermore it was discovered that there was a heavy mineral buildup in the main flush port at the bottom of the toilet bowl that was also affecting the performance of this toilet. Cleaned out the main flush port and found the toilet to be flushing normally.</p> <p>Recommendations.</p> <p>I do advise the customer to contact Carl Ritterman and</p>			
CREDIT CARD PAYMENTS ARE SUBJECT TO A 3.5% SURCHARGE. THANK YOU FOR YOUR BUSINESS!			Total	

Nailor's Plumbing Service

16551 Canyon Dr.
Fort Bragg, CA 95437

Invoice

Date	Invoice #
12/2/2024	2581

Bill To
Al Weaver 31250 Cedar St. Fort Bragg, CA 95437

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	Associates at 7079370804 to discuss repairs or replacement of the septic system. Also advise the customer to purchase some CLR solution and dump it down the overflow tube located inside the tank of the toilet so the mineral deposits can be broken down in the casting of the ball the toilet. SALES TAX		7.875%	0.00
CREDIT CARD PAYMENTS ARE SUBJECT TO A 3.5% SURCHARGE. THANK YOU FOR YOUR BUSINESS!			Total	\$0.00

FOR CITY USE ONLY:

File # _____

Date Filed: _____

Received by: _____

APPEAL OF ADMINISTRATIVE DECISIONAPPELLANT(S): Albert and Sondra WeaverMAILING ADDRESS: 31250 Cedar StCITY: Fort BraggSTATE & ZIP CODE: Ca 95437

**Describe the action being appealed and state the reasons for the appeal.
(You may attach a letter or other exhibits to describe or justify this appeal.)**

We applied for a connection to establish services on May 19, for connection to city sewer.

It was denied as the City does not have authority to authorize out of city requests. We provided documents that verified our failing septic system, and documentation describing the continuing failed condition at present. The system operates adequately in the summer months but will likely fail again during the heavy winter rains as we have had the past few years. During those months we had to pump the tank, use very little water- few showers, avoid use of clothes washer and try to get by with as little water use as possible.

We hope to avoid a repeat of this situation this winter and complete the sewer connection, which runs in front of our property on Cedar Street. We are already connected with city water.

APPELLANT(S) SIGNATURE: _____

DATE: 8/15/25DATE: 8/14/25**FOR CITY USE ONLY:**

Fee Paid (_____) \$415.00

Receipt # _____

Date: _____

Notice of Public Hearing:

Mailed (_____) Date: _____

Published (_____) Date: _____

Posted (_____) Date: _____

CITY COUNCIL ACTION:

Approve: _____

Deny: _____

Table: _____ Until _____

Receive & File: _____

On Agenda
25th



CITY OF FORT BRAGG

Incorporated August 5, 1889
416 N. Franklin St.
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

NOTICE OF HEARING

(Fort Bragg Municipal Code §1.06.040)

TO: Albert and Sondra Weaver
31250 Cedar Street
Fort Bragg, CA 95437

YOU ARE HEREBY NOTIFIED that a hearing will be held before the Fort Bragg City Council at Town Hall, 363 North Main Street (corner of Laurel and Main Streets), Fort Bragg, California 95437, on the 22nd day of September, 2025, at the hour of 6:00 PM or as soon thereafter as the matter may be heard, regarding your Appeal of Administrative Decision filed with the City on August 15, 2025.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense, or to represent yourself without legal counsel. You may present any relevant evidence, question any witnesses testifying or evidence presented against you, and call witnesses on your behalf.

Dated: September 2, 2025

Diana Paoli
City Clerk



City of Fort Bragg

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

Text File

File Number: 25-405

Agenda Date: 9/22/2025

Version: 1

Status: Business

In Control: City Council

File Type: Staff Report

Agenda Number: 8A.

Police Chief Recruitment Process Overview & Feedback

Recruitment for Chief of Police

City of Fort Bragg



Bob Hall & Associates
Executive Recruiters

www.bobhallandassociates.com

Lead Recruiter: Joe Gorton

Fort Bragg Police Chief Recruitment

Agenda



- Introduction of Recruitment Team
- Overview of the Recruitment Process
- Timeline
- Council Feedback on Ideal Police Chief Candidate

Fort Bragg Police Chief Recruitment

Introduction of Recruitment Team

Joe Gorton- Lead Recruiter (35 years Experience)

- Former City Manager
- Former Police Chief
- Advisory Committee on Mental Health Response in CCC.
- Master's Degree in Organizational Development (USF)

<https://www.bobhallandassociates.com/joe>



Fort Bragg Police Chief Recruitment

Introduction of Recruitment Team

Carl Charles (28 years experience)

- Former Police Chief (Retired)
- Instructor at the Center of Criminal Justice at California State University, Long Beach
- Expert Witness
- Masters Degree in Public Administration
- Bachelor of Arts Degree in Criminology and Corrections

<https://www.bobhallandassociates.com/carl>



Fort Bragg Police Chief Recruitment

Introduction of Recruitment Team

Dr. Marcella Marlowe (25+ years experience)

- Former City Manager/HR Manager (Retired)
- PhD Political Science
- Adjunct Professor: College of Law and Public Service (Univ. LaVerne),
Dept. of Political Science (CSF), School of Public Policy (USC)
- Author: Jurisprudential Regimes: The Supreme Court, Civil Rights, and the Life Cycle of Judicial Doctrine, published in 2011

<https://www.bobhallandassociates.com/marcella>



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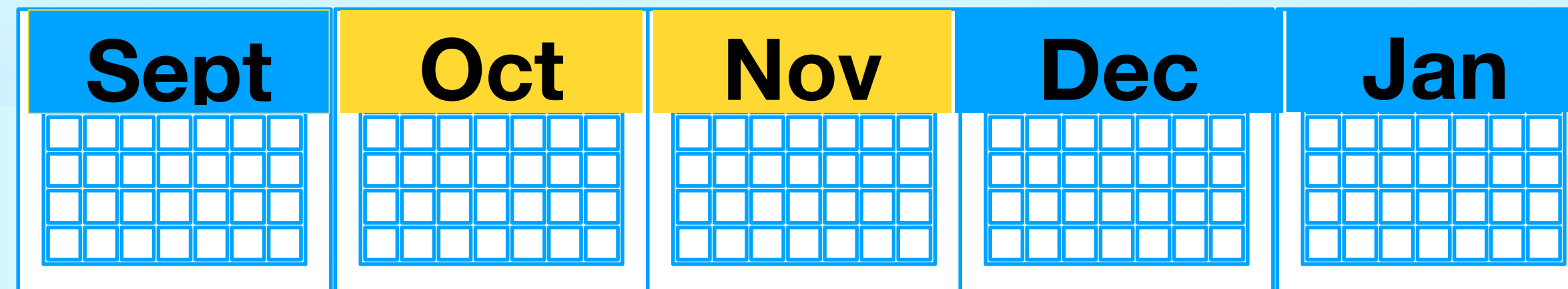
- Solicit City Council Feedback on Ideal Candidate
- Hold Community-wide Feedback Forum (Tuesday, September 23 @ 5:30pm-Town Hall)
- Solicit Stakeholder Feedback
 - ➡ Business Community
 - ➡ Youth & Schools
 - ➡ Faith-based Community
 - ➡ FBPOA
 - ➡ Other Stakeholders

Month	Days
Sept	30
Oct	31
Nov	30
Dec	31
Jan	31

- Launch Nationwide Recruitment
- Conduct Online Community Survey
- Meet with additional stakeholders as necessary.

Fort Bragg Police Chief Recruitment

Recruitment Process & Timeline



Candidate Screening

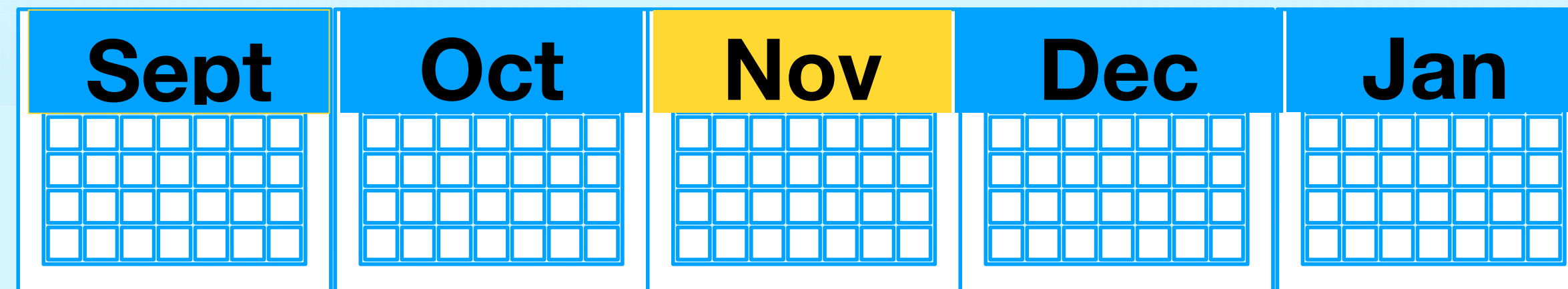
- Preliminary Screening Candidates
 - ➔ Candidate Resumes and Cover Letters will be Evaluated to Determine Experience and Education Most Closely Aligned to City's Desired Qualifications
 - ➔ Bob Hall & Associates Will Conduct Screening Interviews with Candidates to Assess which Applicants Should be Moved Forward to the City's Selection Process
- Most Qualified Candidates Presented to the City for Consideration to be Invited to Participate in the Interview Panels

The figure shows a calendar grid for the first quarter of the year. The months are Sept, Oct, Nov, Dec, and Jan. The grid shows days of the month, with Nov highlighted in yellow.

➡ **Staff Panel:** Consisting of Leadership Team and other Key Staff Members

Fort Bragg Police Chief Recruitment

Recruitment Process & Timeline



Finalists

- Candidates Determined by the Interview Panels to be Most Aligned with the City's Desired Qualifications will be Invited to an Initial Oral Interview with the City Manager and a "Meet and Greet".
- If necessary, Finalists will Participate In a Final Interview with the City Manager
- City Manager will Make the Hiring Decision

[illegible]

- City will Conduct Background Investigation, reference check and other HR Functions
- New Chief Start Date will be Determined.

Fort Bragg Police Chief Recruitment

City Council Feedback



PLEASE PROVIDE FEEDBACK FOR

- Ideal Police Chief Candidate
- Desired Experience & Qualifications
- Desired Leadership and Management Style
- Desired Community Engagement and Communication Style
- Police/Community Relations
- Collaboration and Partnerships



TOWNHALL MEETING

Police Chief Recruitment

We want to hear from you! Share the qualities, priorities, and leadership style you'd like to see in Fort Bragg's next Police Chief. Your input will guide the recruitment process and help shape the future of our Police Department & City. Thank you.



Monday, 29 Sept 2025
5:30pm



Town Hall
363 N Main St, Fort
Bragg, CA 95437

63



City of Fort Bragg

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

Text File

File Number: 25-408

Agenda Date: 9/22/2025

Version: 1

Status: Business

In Control: City Council

File Type: Staff Report

Agenda Number: 8B.

Economic Development Strategy Overview (Phase:1) - Presentation by Kosmont



CITY OF FORT BRAGG

ECONOMIC DEVELOPMENT OPPORTUNITIES PLAN

AUGUST 2025

DISCLAIMER

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma analyses are projections only. Actual results may differ from those expressed in this analysis, as results are difficult to predict as a function of market conditions, natural disasters, pandemics, significant economic impacts, legislation and administrative actions.

INTRODUCTION

The City of Fort Bragg (“City”) retained Kosmont Companies (“Kosmont”) to assist City with Economic Development Advisory Services. Kosmont prepared an Economic Development Opportunities Plan including demographic, market and opportunity site assessment and identification of economic development tools for the City (“EDOP”). Land uses assessed include retail / entertainment, multi-family residential, and hospitality; strategies centered on three strategic focus areas; and economic development tools include preview of special district financing such as a Community Resilience District (CRD).

Kosmont prepared the EDOP using a variety of resources such as ESRI Business Analyst, CoStar, Placer.ai, and Crexi, which are sourced throughout.

The following is an overview of Kosmont’s scope of work:

1. Project Kickoff & Meeting Coordination
2. Real Estate & Market / Trends Analysis
3. Opportunity Site Assessment
4. Economic Development Tools

TABLE OF CONTENTS

- I. Executive Summary.....5
- II. Demographic Analysis.....32
- III. Market Analysis.....42
- IV. Placer Visitor Analysis.....56
- V. Opportunity Site Assessment.....68
- VI. Economic Development Tools.....77



EXECUTIVE SUMMARY

CITY OF FORT BRAGG – EDOP

BACKGROUND

- The City is located in Mendocino County along California's scenic North Coast and is a small coastal community with a population of around ~6,800. The population has seen a slight decline since 2020 (6,941) but has generally maintained a population size of ~6,800 since 2000.
- Originally established as a military garrison in the 19th century, Fort Bragg developed into a logging and fishing hub. The City is popular for its coastline views, beaches like the popular Glass Beach, and redwood forests nearby. Fort Bragg's coastal location and cooler climate make it a popular destination for tourists during the summer.
- Over the past two decades, Fort Bragg has undergone economic transition with the closure of the Georgia-Pacific lumber mill in 2002, which marked the decline of the timber-based economy. In its place, tourism, healthcare, cannabis, and small-scale retail have emerged as economic drivers.
- The City attracts visitors driven by the Skunk Train, Mendocino Coast Botanical Gardens, and a historic downtown district, and primarily sees its peak season from June to September.
- Healthcare services have expanded to meet the needs of an aging population, and the City has supported the regulated cannabis industry to stimulate economic activity and generate tax revenues.



BACKGROUND (CONT'D)

- Fort Bragg faces both opportunities and challenges as it looks toward the future. The 400-acre former Mill Site is a focal point for long-term redevelopment, offering potential for blue economy and mixed-use projects, open space, and economic revitalization—though environmental cleanup remains a hurdle.
- Affordable housing and water security are also ongoing concerns, prompting infrastructure investments and research initiatives like the Oneka Seawater Desalination Buoy Pilot Study.
- Fort Bragg continues to position itself as a resilient, sustainability-focused community, leveraging its natural assets, small-town feel, and commitment to economic diversification.
- Given the City's recent decline in population and limited year-round tourism, the City has three (3) primary options as it seeks to chart a path forward toward economic growth:
 1. Attract retirement communities at diverse income levels that are drawn to the coastal and outdoor lifestyle with higher-end retail and entertainment offerings;
 2. Attract more tourists throughout the year with the inclusion of new retail / entertainment / attraction offerings that appeal to broader trade area beyond the current 250-mile capture range; and/or
 3. Attract young professionals through a comprehensive strategy of promoting innovative industries and employment options with low cost of living, and remote work all within a beautiful location.
- Kosmont provides preliminary economic development strategic focus areas for the City's consideration that addresses the above options aimed at capitalizing on existing assets, marketing the City's growth potential, and cultivating redevelopment of opportunity sites.



COMMUNITY ASSETS



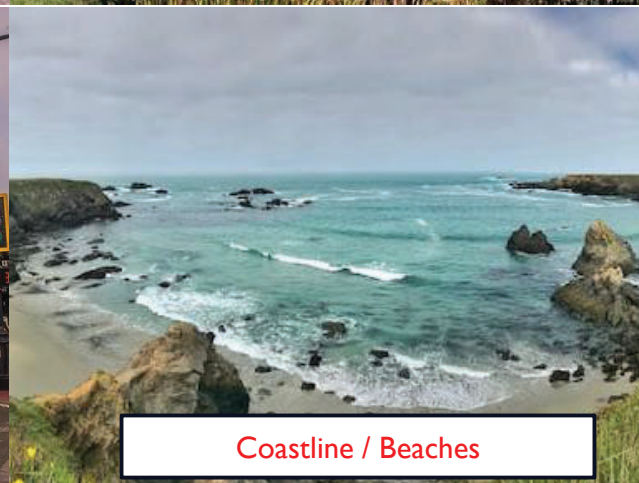
Skunk Train / Tourism



Botanical Gardens



Historic Downtown



Coastline / Beaches

FORT BRAGG AREA MAP AND DRIVE TIMES TO NEARBY CITIES



RESIDENT DEMOGRAPHIC FUNDAMENTALS

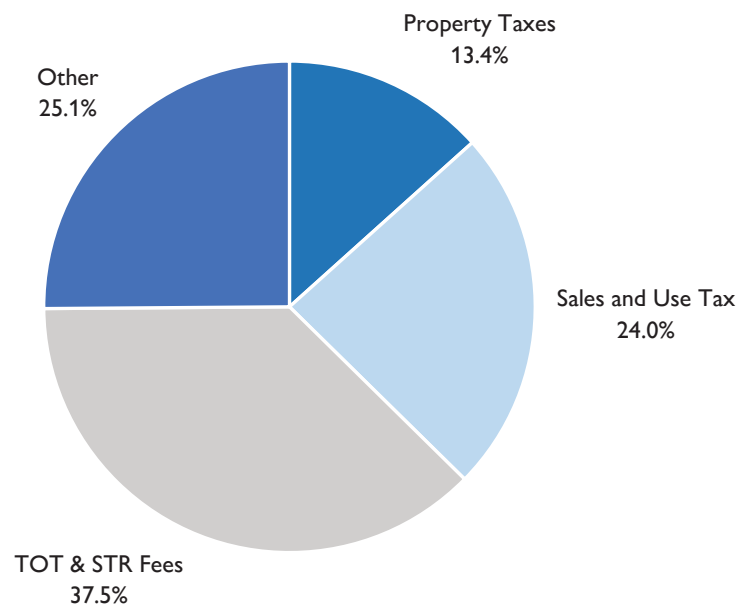
- Fort Bragg has a population of ~6,800, with population slightly decreasing by 4% since 2020 (6,941); The City saw a height of 7,010 population in 2022 but has decreased slightly since then.
- **Average Household Size** is 2.2 persons, the **Median Age** is 44.3 years, and, with ~16% achieved at least a Bachelor's degree or higher.
- City **Average Household Income** is \$75,693.
- The City is mostly (52%) a homeowner population with 77.5% of homes valued over \$500,000.
- Fort Bragg sees ~2,200 people coming into the City to work with ~1,800 commuting outside for work for a Net **Outflow** of ~390 jobs, with many workers living in Fort Bragg, Cleone, Ukiah, Caspar, Mendocino, Willits, and Sacramento amongst others.
- Main industries people of coming into Fort Bragg for work include Healthcare / Social Assistance (27%), Accommodation and Food Service (17%), Retail trade (16%), Manufacturing (5%), and Construction (3%).

VISITOR DEMOGRAPHIC FUNDAMENTALS

- Placer.ai data shows the City sees its **highest daily number of out-of-market visitors (32,100) during the month of July** followed by September (20,800). The lowest point of tourism is in November at 4,700 daily visitors.
- Visitor patterns highlight the dual role Fort Bragg plays in serving both everyday needs and tourism-driven experiences. Placer.ai data shows visitors frequent **Starbucks and Cowlick's** and visit key attractions like the **Skunk Train and Botanical Gardens** the most during their stay.
- Among visitors who visit the Skunk Train and Rail Bikes:
 - **78.6% of visitors come from within 250 miles** showing its strong regional service trade area.
 - **Top booked hotels in the City** were Harbor Lite Lodge, Beachcomber Motel, Holiday Inn Express, and Surf & Sand Lodge.
 - **Average household income** is \$98,000.
 - Based on a consumer lifestyle segmentation report by Mosaic, visitors are primarily classified as **Golden Year Guardians, Blue Sky Boomers, Autumn Years, Thriving Boomers, and Family Union**, which can generally be summarized as visitors who are an older/retired population with varying income / lifestyle choices, as well as middle-income families.

FISCAL & BUDGET FUNDAMENTALS

CITY & COUNTY



City of Fort Bragg

Fort Bragg collects ~37.5% of general fund revenues from TOT & STR fees, 24% from sales and use taxes, and 13.4% from property taxes.

Taxable sales in the City grew ~10% between 2019 and 2023 to \$169.2 million, with Clothing and Food Services / Drinking Places seeing the largest overall growth at 86% and 29% in the same period, respectively.

The City is seeking to identify opportunities that can spur economic development and increase revenues.

MARKET FUNDAMENTALS

Retail	Hotel	Multifamily
<ul style="list-style-type: none"> • Small retail market, primarily locally serving / dining during off season; tourist serving / dining during peak season • Tight retail market with a 0.5% vacancy rate • No new development activity in over 10 years • Opportunity: maximize sales volume with increase in tourist and visitor-serving uses throughout the year 	<ul style="list-style-type: none"> • Mid-size hotel market – primarily small independent properties, bed and breakfasts (950 total rooms) • Some vacant properties in need of renovation • No planned new development activity in Trade Area • Opportunity: selective redevelopment / repositioning; upgrading existing properties and rebranding aging facilities 	<ul style="list-style-type: none"> • Tight rental market (0.9% vacancy) • Inventory is small and comprised of 455 units across 20 properties • 93 total apartment units built in the past 10 years • No planned new development activity in Trade Area • Opportunity: Adding housing units may be a strategy to increase local demand and attract new businesses

MENDOCINO COUNTY ECONOMIC DEVELOPMENT ANALYSIS (2021)

	Economic Development Insights Related to Mendocino County
Economic Resilience & Structural Challenges	Identifies long-standing economic vulnerabilities in Mendocino County that were exacerbated by the COVID-19 pandemic. These include demographic stagnation, outmigration, an aging workforce, and the decline of key industries such as timber-based manufacturing. These trends have led to a shrinking labor force and limited economic diversity, leaving the region particularly susceptible to economic shocks. Recovery efforts must be centered on creating a more diverse and resilient economic ecosystem through coordinated local action and investment.
Strategic Industry Focus & Sector Diversification	While health care and tourism are major economic drivers in the county, they are nontraded sectors and thus limited in their potential for long-term economic expansion. Manufacturing and agriculture, although historically significant, have faced sharp declines, with timber and wine grapes being the leading agricultural commodities. The cannabis sector, despite notable taxable sales, faces uncertainty due to regulatory and market challenges. Moving forward, the County must prioritize export-oriented industry diversification, exploring emerging sectors like AgTech, green energy, and viticulture to enhance sustainable growth.
Workforce Development & Education	A central recommendation is to develop robust workforce training programs. These aim to build talent pipelines that align with future job opportunities, improve adult career mobility, and address gaps in digital, financial, and technological literacy. Emphasis is placed on upskilling underrepresented and lower-income individuals, improving access to technical and vocational training, and integrating support services like childcare and transportation to ensure program completion.
Housing & Infrastructure Barriers	Housing affordability remains a significant barrier, with a substantial portion of the population being housing-burdened. The report recommends regulatory reforms, increased housing supply through alternative housing types (like ADUs and workforce housing), and improved development processes. Similarly, broadband connectivity and road conditions are cited as critical infrastructure challenges. Expanded broadband is essential for education, small business operations, and digital equity, while poor road conditions hinder agricultural exports and logistics efficiency.
Climate Change & Environmental Sustainability	Mendocino County faces escalating threats from climate change, including wildfires, droughts, and water shortages, all of which directly impact its key sectors like agriculture, tourism, and cannabis cultivation. The report urges the integration of climate resilience into all aspects of economic planning. This includes investments in fire-safe infrastructure, sustainable water management, and leveraging opportunities in the green economy to build a more adaptable and future-ready economic base.

“SOMO STRONG 2025” COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (2022)

	CEDS Insights Related to the City of Fort Bragg
Blue Economy Development	Fort Bragg is at the forefront of the region's Blue Economy initiative, which aims to diversify traditional maritime activities into sustainable ventures. Key projects include the Mendocino Coast Blue Economy Initiative, the Noyo Center Ocean Science Center, and the Seawater Intake Project. These projects focus on climate-resilient fisheries, marine research, education, aquaculture, and harbor infrastructure upgrades to foster economic growth and job creation.
Green Economy Integration	Fort Bragg is also contributing to the regional Green Economy through initiatives like the Fort Bragg Food Products Incubator, Farmers Market Building, and other community agriculture-related ventures. These projects are designed to support local food entrepreneurs, strengthen the value-added agriculture sector, and promote sustainable production practices.
Tourism & Creative Synergies	Recognizing its potential as a coastal destination, Fort Bragg is aligning with efforts to blend tourism with creative and cultural assets. Projects such as the proposed Fort Bragg Performing Arts Center, Industrial Arts Center, and Recreational Playing Fields aim to elevate the city's attractiveness to both visitors and creative professionals, enhancing local quality of life and boosting economic diversification.
Workforce & Housing Priorities	The CEDS identifies affordable housing and workforce readiness as essential to Fort Bragg's sustainable growth. The City is involved in initiatives such as the Fort Bragg Home & Community Land Trust and the Mill Site Rezoning Project, which aim to increase workforce and affordable housing stock. These are paired with workforce training and education programs to upskill residents in sectors like green energy, healthcare, and construction.
Climate Resiliency & Infrastructure Planning	Fort Bragg's economic development strategy is deeply intertwined with climate resiliency. The City is actively engaged in projects that address sea level rise, fire safety, and drought preparedness. These include the Noyo Harbor Redevelopment and participation in the Safe Communities Planning Initiative and Business Rapid Assist Program, which aim to bolster community and economic resilience against environmental disruptions.

ECONOMIC DEVELOPMENT STRATEGIC FOCUS AREAS

Using the County's economic development plan (2021) and the SOMO Strong 2025 as a framework, the City has a variety of strategies it can implement to address its challenges, capitalize on its strengths, and pursue economic development opportunities. The strategies presented herein capitalize on existing assets, aim to market the City's growth potential, and cultivate redevelopment that prepares the City for the future. The City's economic opportunities center around three (3) Economic Development Strategic Focus Areas:

BEAR	Mill Site	Blue Economy
Business Expansion, Attraction, and Retention (BEAR) strategies to ensure City is supporting a business-friendly environment. These actions are designed to promote business growth, attract investment, and improve economic resilience while contributing to population and tourism growth.	Position Mill Site as a model for climate-resilient coastal development and mixed-use development. Utilize Tax Increment Financing (TIF), such as Enhanced Infrastructure Financing Districts (EIFD) or Climate Resilience Districts (CRD) to support the long-term growth of the site and City through the funding of critical infrastructure.	Opportunity to diversify from traditional extractive industries and maximize the City's access to its largest natural resource, the Pacific Ocean. Blue Economy can expand economic activity through business incubation, education, conservation, fisheries, aquaculture, ecotourism, and research & science.

The following section identifies potential strategies for the City to consider to pursue the goal of economic development. Action Items are also identified; these Action Items are meant to summarize potential actions the City can take to pursue the strategies, and are not listed in order of importance or chronologically.

FOCUS AREA 1: BUSINESS EXPANSION, ATTRACTION, AND RETENTION (“BEAR”)

The **BEAR strategy** focuses on the City of Fort Bragg being pro-active about messaging its overall business-friendliness to the broker, developer, and retailer/tenant community. It is critical for the City to monitor its current assets while maintaining an eye toward the future. Whether it's redevelopment, new development, addressing vacancies, or attracting new tenants/retailers to the area, the City must be pro-active in advancing its overall economic development goals while other initiatives are simultaneously underway. Examples of BEAR activities include the following:

- **Property Owner Outreach** – collaborate with property owners to understand their plans for properties, challenges that they face with development, and opportunities that may align with economic development goals. Regularly contact the top Sales Tax generators / employers / suppliers.
- **Rehabilitation / Renovation** – encourage rehabilitation and/or renovation of facilities, signage or store-front facades; can include public programs such as façade improvement loans / grants, or assisting with identifying other sources of funding.
- **Marketing** – Highlight the City as a business-friendly destination with community assets, talented workforce, and success stories.
- **Outreach** – Conduct targeted outreach to developers, businesses, and brokers with opportunity site marketing collateral, correspondence, meetings / site tours, and participation at industry events (e.g., ICSC).
- **Public-Private Partnerships (P3)** – Enter into formal partnerships with property-owners that commit City resources to fund improvements (e.g., infrastructure) that will advance both the property owner's goals for development and the City's goals for economic development.

FOCUS AREA 1: BUSINESS EXPANSION, ATTRACTION, AND RETENTION (“BEAR”)

There are a wide range of business and economic development incentive programs utilized by communities across the State. The City can create such a program, but first it is important to set specific goals (e.g. assist small business, expand job creation, attract major tax generator, attract specific type of development) and create a system to measure the success of each initiative.

Cost and method of implementing these program can vary, including job credits, façade improvements for local businesses and infrastructure development/repair, which are typically out of pocket costs. While tax sharing agreements and fee waivers can be utilized to catalyze development and are typically offset by new development tax revenues. It will be imperative for the City to maintain a pro-active partnership with the local business community (i.e., Chamber, union, trades, corporate, mom-and-pop, etc.) to ensure needs are understood and the City is able to facilitate direction of funds, remedies, or incentives to the business partner.

Examples of incentives include:

- Façade improvement program
- Infrastructure investment
- Tax sharing agreements / tax abatements
- Efficient permitting
- Job tax credits / Workforce training
- Fee waivers / deferrals in targeted areas

FOCUS AREA 1: BUSINESS EXPANSION, ATTRACTION, AND RETENTION (“BEAR”)

Action Items:

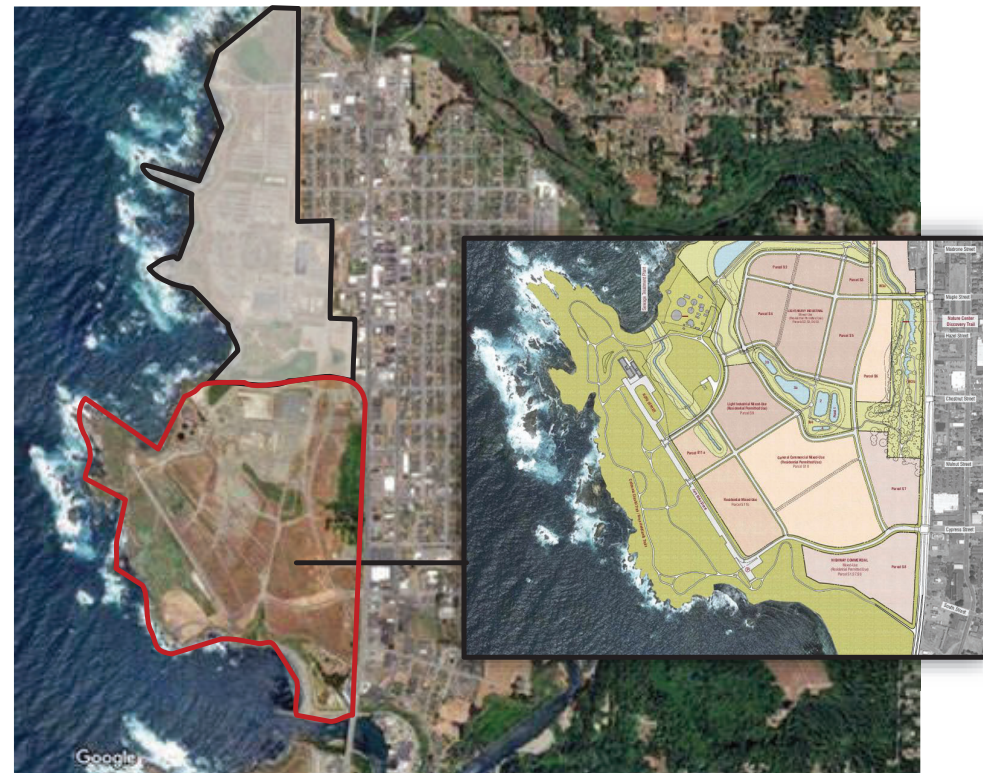
- Regularly engage with key property and business owners to understand redevelopment plans, vacancy challenges, and opportunities aligned with the City’s goals.
- Promote Fort Bragg as a business-friendly coastal City through targeted marketing campaigns, success stories, and site-ready property highlights.
- Conduct targeted outreach to developers, investors, brokers, and retailers/users through correspondence, site tours, and industry conference participation (e.g., ICSC Monterey; ICSC Western; ICSC Las Vegas). Prepare marketing materials such as site flyers/maps and workforce data to accelerate interest and decision-making, especially as it relates to key vacancies in the market.
- Maintain consistent contact with top employers, sales tax generators, and local suppliers to build proactive communication and collaboration.
- Launch or expand a mix of incentive programs, such as a façade improvement program with grants or low-interest loans to enhance storefronts, signage, and curb appeal, especially in high-visibility areas in the downtown.
- Assist property owners with identifying renovation funding sources and encourage upgrades to underutilized commercial properties.
- Collaborate closely with local business groups (e.g., Chamber of Commerce, unions, trades, and small business owners) to ensure programs meet real needs and deliver measurable value.
- Establish performance metrics to evaluate the success of business incentive programs in job creation, tax base growth, and vacancy reduction.

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

The City is currently undergoing a comprehensive planning and rezoning effort to envision the redevelopment opportunities for the former Georgia-Pacific Mill Site (“Mill Site”). Comprised of 192.5 acres of the entire Mill Site, the following preliminary illustrative plan (see map) highlights the development potential and vision for the southern portion:

- Zone for Light and Heavy Industrial
- General Commercial and Mixed-Use zoning
- Residential Mixed-Use
- Noyo Center
- Variety of open space including Nature Center

Its strategic location on the Pacific Ocean, combined with the City's commitment to forward-thinking planning efforts such as the Mill Site rezoning effort and Blue Economy initiatives, positions Fort Bragg to leverage this asset as a driver of long-term economic growth, sustainability, and community enhancement.



FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

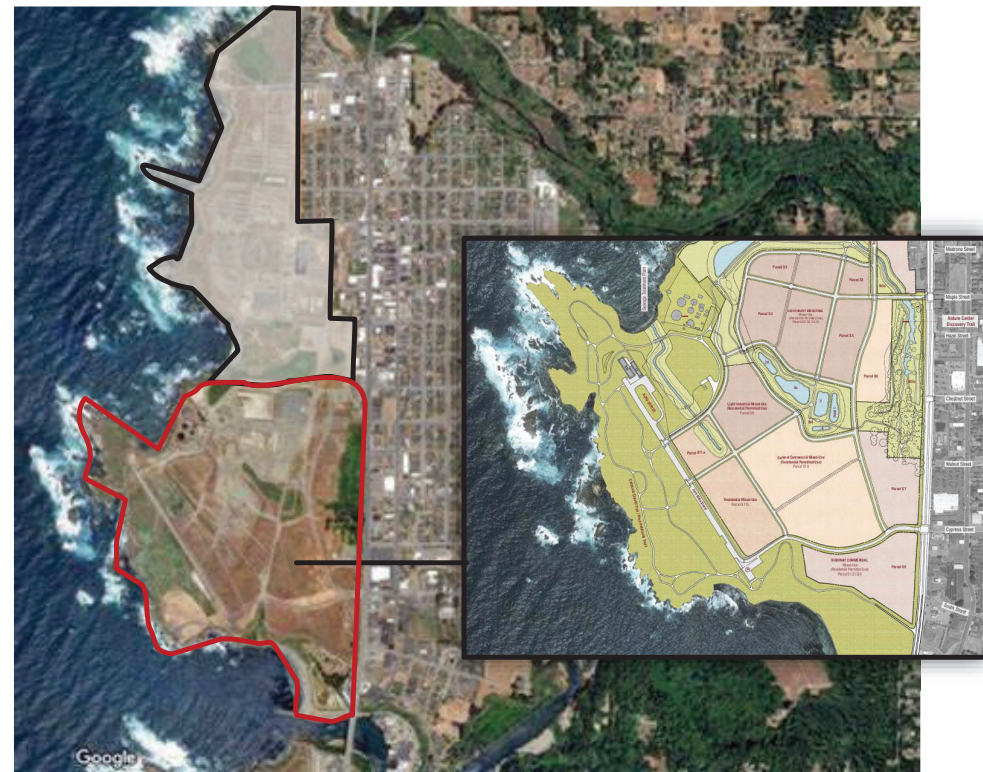
Overview of Mill Site Strategies:

Given the site's size, it offers the prospect for a transformative, mixed-use development that can attract talent and higher income individuals looking to take advantage of the City's lower cost of living and beautiful location.

With the City's demographic and market fundamentals in mind, the following are four (4) key areas/strategies for the City's consideration as it seeks to redevelop the Mill Site.

1. Tourism/Hospitality and Retail Development

- The Mill Site's scenic coastal frontage is an ideal setting for boutique hotels, eco-lodges, and tourism-driven retail and dining that can attract a broader visitor population from beyond the current 250-mile trade area.
- Additionally, with seasonal visitation among boomers and middle-income families, there's a unique opportunity to expand year-round amenities that attract a wider variety visitor income levels while improving the City's overall retail and dining offerings for its current resident population.
- As population grows, new retail / entertainment / attraction offerings may be viable, which are more likely to support the interests of year-round tourists and young professionals / skilled labor relocating to the City.



FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

2. Mixed-Use and Residential Growth

- With only 455 total multifamily units in the area and a less-than-one-percent (>1%) vacancy rate, demand for new residential options is high and the space availability is present to support the growth. Population growth will be critical for the City's long-term success, and the influx of new residents will require additional housing options.
- Introducing mixed-use housing on the Mill Site can support local workforce retention, attract new residents, and boost overall economic activity through additional property taxes and population growth.
- Similarly, for-sale development could provide opportunities for additional home ownership among a wider demographic (e.g., young professionals, families, and retirees) that are seeking long-term residency. The City is in a position to attract a new cohort of workers in expanding industries associated with the Blue Economy that will grow the City's overall population and thereby also improving business expansion and attraction efforts of popular retailers/businesses.

3. Innovation and Sustainability Leadership

- The City can establish the Mill Site as a model for climate-resilient coastal development, incorporating features like the Noyo Center for Ocean Science, sustainable food/fishery production, and open space for public use. The site can also serve as a hub for eco-industrial and marine research initiatives, reinforcing Fort Bragg's role in California's Blue and Green Economy.

4. Local Partnerships and Economic Inclusion

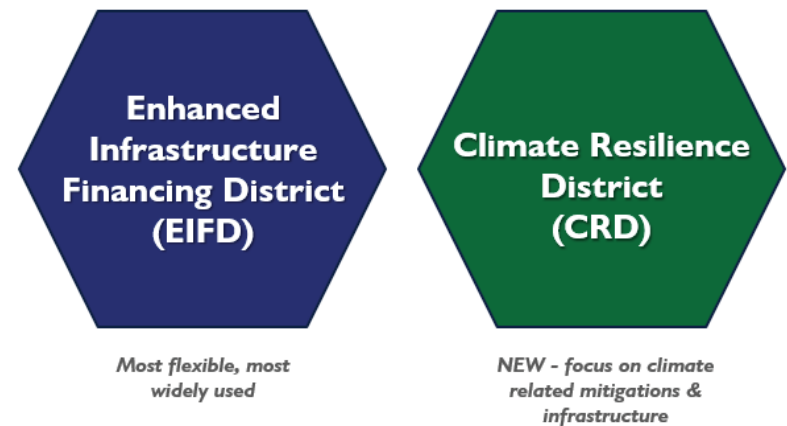
- By collaborating with organizations such as potentially the Fort Bragg Home & Community Land Trust in the future. The City can integrate affordable housing and job training programs into the development plan. These efforts will foster local inclusion, address housing needs, and enhance community well-being.

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

As evidenced by its investment of \$10.3 million in Build Back America Funds toward the development of broadband, the City understands the need for critical infrastructure improvements and modernization to support the growing need for distance learning, remote work, and business operations.

Similarly, other critical infrastructure will be required to support the variety of initiatives led by the City, including development of the Mill Site. Thus, the City should consider assessing the benefit of creating a Tax Increment Financing District (TIF). Two (2) specific TIF districts available in the state of California that could benefit the City of Fort Bragg includes, Enhanced Infrastructure Financing Districts (EIFDs) and Climate Resilience Districts (CRDs).

The creation of EIFDs and CRDs could be useful tool in supporting Fort Bragg's Blue Economy initiative and the Mill Site redevelopment opportunity by unlocking targeted, place-based financing to fund critical infrastructure (i.e., roads, utilities, broadband, etc.), environmental resilience, and sustainable economic development.



TIF Districts can elevate eligibility for State funding

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

WHAT IS A TAX INCREMENT FINANCING (TIF) DISTRICT?

TIF Fundamentals

TIF is a method of capturing increased property tax revenue from new development or property value increases within a designated area to fund public improvements or those that implement public policy, such as housing.

How it Works

As private property investment occurs, the resulting increase in property tax revenue is deposited into a separate TIF fund and used to pay for public improvements within a district.

The benefits of incorporating TIF districts include:

1. Return on Investment (“ROI”): Private sector investment induced by district commitment on a “but for” basis accelerates growth of net fiscal revenues, job creation, housing production, essential infrastructure improvements
2. Ability to attract additional funds / other public money (“OPM”) – tax increment from other entities (county, special districts), federal / state grants / loans (e.g., for TOD, water, housing, parks, remediation)

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

Action Items:

- **Long term:** establish the Mill Site as a “Blue Innovation Zone” that promotes a live, work, learn, and play mixed-use environment centered around the City’s Blue Economy initiatives. The Blue Innovation Zone should co-locate housing, employment / business incubation, marine research, public amenities, and retail/entertainment. Mixed-use coastal district should feature residential units, boutique hotels, retail, and dining to attract both new residents and a wider demographic of tourists to promote year-round spending.
 - **Short term:** design/plan the Mill Site as a model for climate-resilient coastal development, incorporating open space, trails, and adaptive infrastructure that promotes the City’s beautiful natural resources.
- **Long term:** utilize TIF mechanisms to capture rising property tax revenue from new development for reinvestment into public improvements that support residential and tourism growth. Invest in critical infrastructure upgrades—such as roads, utilities, and broadband—to enable residential development, support remote work, and improve visitor mobility. Prioritize infrastructure improvements around the Mill Site and harbor to unlock development capacity and connect key destinations within the City.
 - **Short term:** assess the prospect of implementing a EIFD and/or CRD to fund essential public infrastructure and climate adaptation initiatives. CRD may be integrated to ensure infrastructure projects meet long-term sustainability goals, including resistance to sea-level rise, saltwater intrusion, and extreme weather.
- Utilize local academic and professional resources from Mendocino College, artists, businesses, and non-profits to collaborate in integrating cultural, recreational, and educational assets (like nature centers and amphitheaters) that enrich the visitor experience and foster community engagement among locals.
- Prioritize affordable and for-sale housing at the Mill Site to expand long-term residency opportunities for young professionals, families, and retirees looking to relocate for new jobs and remote work.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

As stated on the City's website:

"Blue Economy is a way of considering economic development and ocean health as compatible. A place where economic activity is in balance with the long-term capacity of ocean ecosystems. It's a fresh, exciting way of looking at everything from traditional marine sectors to new businesses focused on ocean resiliency, and it touches on activities related to climate change, fisheries, aquaculture, renewable energy, tourism and transportation."

Implementing the Blue Economy initiative in Fort Bragg will involve several key economic considerations that will need to be addressed to ensure sustainable growth, job creation, and long-term viability is achieved. Based on Mendocino County's economic development plan (2021), the SOMO Strong 2025 strategy, and Fort Bragg's local demographic and market conditions, here are areas for the City's consideration:

1. Economic Diversification

- City will need to promote diversification in employment (skilled labor, research, fish farming, ecotourism, educators, environmental planners, etc.) to attract a variety of labor and employment opportunities.
- Long term, City can encourage local entrepreneurs to build complementary businesses (marine equipment repair, ecotourism, seafood processing, etc.) and support through business incentive programs.

2. Capital Investment Needs

- Upgrades to harbor facilities are likely needed, including docks, seawalls, and cold storage, to support marine research, aquaculture, and sustainable fisheries.
- Seawater Intake Project may require specific capital for engineering, environmental permitting, and construction to support research and commercial activities; seeking available grant funding should be considered.
- Development or expansion of the Noyo Center for Ocean Science may require additional funding for lab space, exhibition areas, and educational/academic infrastructure.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

3. Workforce Development

- There will be a need for trained workers in marine science, aquaculture, research technology, and sustainable fisheries. Programs should be established in partnership with Mendocino College and regional workforce boards.
- Investments in vocational training and partnerships with institutions like Mendocino College or marine-focused universities throughout California can help supply a qualified workforce.

4. Tourism and Education Integration

- Opportunity for creating visitor-facing components (eco-tours, aquariums, educational centers), which can drive revenue and additional public engagement opportunities for local tourism vendors.
- Fort Bragg can brand itself as a leader in marine sustainability, enhancing its identity and attracting educational tourism and conferences.

5. Public and Private Sector Collaboration

- Federal and state blue economy grants, NOAA and EDA support, and California's coastal resiliency funding streams are critical for large-scale capital projects.
- Create incentives (e.g., tax credits, enterprise zones) to attract private capital into aquaculture, ocean tech, and marine biotech ventures.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

6. Environmental and Regulatory Compliance

- Projects must undergo environmental impact assessments and meet state and federal regulations. Delays and added costs for public and private partners should be anticipated and budgeted.
- Economic strategies should consider the integration of circular economy models, reduce marine pollution, and emphasize climate-resilient design to qualify for green financing and public support.

7. Long-Term Operational Sustainability

- Projects like the Noyo Center must have sustainable operating models — including grants, ticket sales, research partnerships, and rental revenue.
- Budgeting for long-term maintenance and ensuring facilities are resilient to sea-level rise, saltwater corrosion, and extreme weather is essential.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

CASE STUDY OF COASTAL TOWN ATTRACTING YOUNG PROFESSIONALS

Eastport, Maine

Eastport, the easternmost city in the continental U.S., is a small coastal community of around 1,300 residents (2025) with a historic core and renewed energy rooted in cultural and industrial adaptation.

Key Attractors & Transformation:

Economic Revival: In recent years, Eastport's population has risen by ~15%, unemployment has declined, and property values have increased. This resurgence has been fueled by adaptive reuse of historic buildings into modern apartments— attracting both young professionals and retirees.

Heritage & Creative Reinvestment: The historic Water Street district offer both identity and authenticity.

Entrepreneurship in Marine Trades: Young entrepreneurs have founded marine-oriented enterprises—boatbuilding, repair, and aquaculture—often working in city-supplied spaces and rooted in local mentorship systems.

Lifestyle Appeal: Eastport's remote, serene environment attracts individuals seeking a change from urban life.

Impact on Young Professionals:

The availability of affordable housing (via repurposed buildings), combined with opportunities in niche enterprises (boatcraft, aquaculture), makes it appealing to young, mission-driven individuals.



FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

Action Items:

- Market Fort Bragg nationally as a Blue Economy hub to attract grants, corporate investment, businesses, research institutions, and the respective skilled labor / young professionals that will support sustainable population growth.
- Advance other pilot projects, like the Oneka Seawater Desalination Buoy Pilot Study, to support marine science, aquaculture, and climate research activities that generate jobs and attract funding.
- Support local business incubation in ocean-related sectors, including marine biotech, seafood processing, and eco-recreation services to provide opportunities for existing business owners and entrepreneurs.
- Promote marine-based job training programs through partnerships with Mendocino College and marine universities in the state and nationally to build a local workforce skilled in ocean tech, aquaculture, and ecotourism.
- Develop visitor-facing Blue Economy attractions like aquariums, eco-tours, and interpretive centers to boost year-round tourism. Expand the Noyo Center for Ocean Science to serve as a premier research, education, and tourism destination, featuring labs, exhibits, and public programming.

NEXT / FUTURE STEPS

Economic Development Implementation & Strategies (Work Plan for Ongoing Economic Development Advisory Services):

- Business Expansion, Attraction, and Retention ("BEAR") implementation strategies related to filling key vacancies, ongoing business retention, development of opportunity sites, incentive programs, and the promotion of public-private partnerships (P3).
- Assessment of tax-increment financing district opportunities, such as Enhanced Infrastructure Financing Districts (EIFD) and Climate Resilience Districts (CRD) in light of proposed development opportunities within the City.
- Leverage strength of Blue Economy for future marketing campaigns (e.g., seek corporate investment, academic and research partners, and startup company interest).



CITY OF FORT BRAGG

ECONOMIC DEVELOPMENT OPPORTUNITIES PLAN

AUGUST 2025

DISCLAIMER

The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma analyses are projections only. Actual results may differ from those expressed in this analysis, as results are difficult to predict as a function of market conditions, natural disasters, pandemics, significant economic impacts, legislation and administrative actions.

INTRODUCTION

The City of Fort Bragg (“City”) retained Kosmont Companies (“Kosmont”) to assist City with Economic Development Advisory Services. Kosmont prepared an Economic Development Opportunities Plan including demographic, market and opportunity site assessment and identification of economic development tools for the City (“EDOP”). Land uses assessed include retail / entertainment, multi-family residential, and hospitality; strategies centered on three strategic focus areas; and economic development tools include preview of special district financing such as a Community Resilience District (CRD).

Kosmont prepared the EDOP using a variety of resources such as ESRI Business Analyst, CoStar, Placer.ai, and Crexi, which are sourced throughout.

The following is an overview of Kosmont’s scope of work:

1. Project Kickoff & Meeting Coordination
2. Real Estate & Market / Trends Analysis
3. Opportunity Site Assessment
4. Economic Development Tools

TABLE OF CONTENTS

- I. Executive Summary.....5
- II. Demographic Analysis.....32
- III. Market Analysis.....42
- IV. Placer Visitor Analysis.....56
- V. Opportunity Site Assessment.....68
- VI. Economic Development Tools.....77





EXECUTIVE SUMMARY

CITY OF FORT BRAGG – EDOP



BACKGROUND

- The City is located in Mendocino County along California's scenic North Coast and is a small coastal community with a population of around ~6,800. The population has seen a slight decline since 2020 (6,941) but has generally maintained a population size of ~6,800 since 2000.
- Originally established as a military garrison in the 19th century, Fort Bragg developed into a logging and fishing hub. The City is popular for its coastline views, beaches like the popular Glass Beach, and redwood forests nearby. Fort Bragg's coastal location and cooler climate make it a popular destination for tourists during the summer.
- Over the past two decades, Fort Bragg has undergone economic transition with the closure of the Georgia-Pacific lumber mill in 2002, which marked the decline of the timber-based economy. In its place, tourism, healthcare, cannabis, and small-scale retail have emerged as economic drivers.
- The City attracts visitors driven by the Skunk Train, Mendocino Coast Botanical Gardens, and a historic downtown district, and primarily sees its peak season from June to September.
- Healthcare services have expanded to meet the needs of an aging population, and the City has supported the regulated cannabis industry to stimulate economic activity and generate tax revenues.



BACKGROUND (CONT'D)

- Fort Bragg faces both opportunities and challenges as it looks toward the future. The 400-acre former Mill Site is a focal point for long-term redevelopment, offering potential for blue economy and mixed-use projects, open space, and economic revitalization—though environmental cleanup remains a hurdle.
- Affordable housing and water security are also ongoing concerns, prompting infrastructure investments and research initiatives like the Oneka Seawater Desalination Buoy Pilot Study.
- Fort Bragg continues to position itself as a resilient, sustainability-focused community, leveraging its natural assets, small-town feel, and commitment to economic diversification.
- Given the City's recent decline in population and limited year-round tourism, the City has three (3) primary options as it seeks to chart a path forward toward economic growth:
 1. Attract retirement communities at diverse income levels that are drawn to the coastal and outdoor lifestyle with higher-end retail and entertainment offerings;
 2. Attract more tourists throughout the year with the inclusion of new retail / entertainment / attraction offerings that appeal to broader trade area beyond the current 250-mile capture range; and/or
 3. Attract young professionals through a comprehensive strategy of promoting innovative industries and employment options with low cost of living, and remote work all within a beautiful location.
- Kosmont provides preliminary economic development strategic focus areas for the City's consideration that addresses the above options aimed at capitalizing on existing assets, marketing the City's growth potential, and cultivating redevelopment of opportunity sites.



COMMUNITY ASSETS



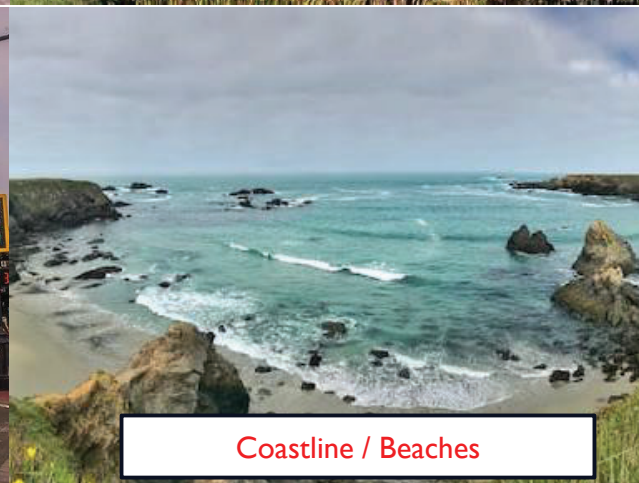
Skunk Train / Tourism



Botanical Gardens



Historic Downtown



Coastline / Beaches

FORT BRAGG AREA MAP AND DRIVE TIMES TO NEARBY CITIES



RESIDENT DEMOGRAPHIC FUNDAMENTALS

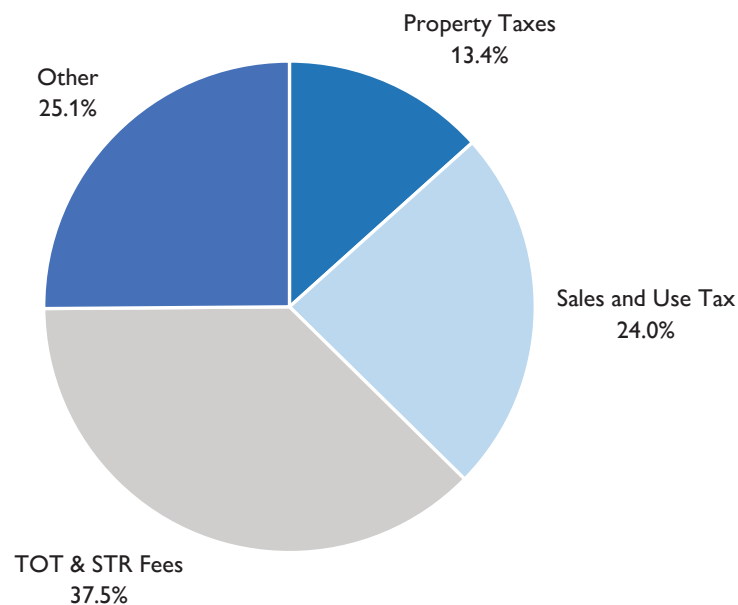
- Fort Bragg has a population of ~6,800, with population slightly decreasing by 4% since 2020 (6,941); The City saw a height of 7,010 population in 2022 but has decreased slightly since then.
- **Average Household Size** is 2.2 persons, the **Median Age** is 44.3 years, and, with ~16% achieved at least a Bachelor's degree or higher.
- City **Average Household Income** is \$75,693.
- The City is mostly (52%) a homeowner population with 77.5% of homes valued over \$500,000.
- Fort Bragg sees ~2,200 people coming into the City to work with ~1,800 commuting outside for work for a Net **Outflow** of ~390 jobs, with many workers living in Fort Bragg, Cleone, Ukiah, Caspar, Mendocino, Willits, and Sacramento amongst others.
- Main industries people of coming into Fort Bragg for work include Healthcare / Social Assistance (27%), Accommodation and Food Service (17%), Retail trade (16%), Manufacturing (5%), and Construction (3%).

VISITOR DEMOGRAPHIC FUNDAMENTALS

- Placer.ai data shows the City sees its **highest daily number of out-of-market visitors (32,100) during the month of July** followed by September (20,800). The lowest point of tourism is in November at 4,700 daily visitors.
- Visitor patterns highlight the dual role Fort Bragg plays in serving both everyday needs and tourism-driven experiences. Placer.ai data shows visitors frequent **Starbucks and Cowlick's** and visit key attractions like the **Skunk Train and Botanical Gardens** the most during their stay.
- Among visitors who visit the Skunk Train and Rail Bikes:
 - **78.6% of visitors come from within 250 miles** showing its strong regional service trade area.
 - **Top booked hotels in the City** were Harbor Lite Lodge, Beachcomber Motel, Holiday Inn Express, and Surf & Sand Lodge.
 - **Average household income** is \$98,000.
 - Based on a consumer lifestyle segmentation report by Mosaic, visitors are primarily classified as **Golden Year Guardians, Blue Sky Boomers, Autumn Years, Thriving Boomers, and Family Union**, which can generally be summarized as visitors who are an older/retired population with varying income / lifestyle choices, as well as middle-income families.

FISCAL & BUDGET FUNDAMENTALS

CITY & COUNTY



City of Fort Bragg

Fort Bragg collects ~37.5% of general fund revenues from TOT & STR fees, 24% from sales and use taxes, and 13.4% from property taxes.

Taxable sales in the City grew ~10% between 2019 and 2023 to \$169.2 million, with Clothing and Food Services / Drinking Places seeing the largest overall growth at 86% and 29% in the same period, respectively.

The City is seeking to identify opportunities that can spur economic development and increase revenues.

MARKET FUNDAMENTALS

Retail	Hotel	Multifamily
<ul style="list-style-type: none"> • Small retail market, primarily locally serving / dining during off season; tourist serving / dining during peak season • Tight retail market with a 0.5% vacancy rate • No new development activity in over 10 years • Opportunity: maximize sales volume with increase in tourist and visitor-serving uses throughout the year 	<ul style="list-style-type: none"> • Mid-size hotel market – primarily small independent properties, bed and breakfasts (950 total rooms) • Some vacant properties in need of renovation • No planned new development activity in Trade Area • Opportunity: selective redevelopment / repositioning; upgrading existing properties and rebranding aging facilities 	<ul style="list-style-type: none"> • Tight rental market (0.9% vacancy) • Inventory is small and comprised of 455 units across 20 properties • 93 total apartment units built in the past 10 years • No planned new development activity in Trade Area • Opportunity: Adding housing units may be a strategy to increase local demand and attract new businesses

MENDOCINO COUNTY ECONOMIC DEVELOPMENT ANALYSIS (2021)

	Economic Development Insights Related to Mendocino County
Economic Resilience & Structural Challenges	Identifies long-standing economic vulnerabilities in Mendocino County that were exacerbated by the COVID-19 pandemic. These include demographic stagnation, outmigration, an aging workforce, and the decline of key industries such as timber-based manufacturing. These trends have led to a shrinking labor force and limited economic diversity, leaving the region particularly susceptible to economic shocks. Recovery efforts must be centered on creating a more diverse and resilient economic ecosystem through coordinated local action and investment.
Strategic Industry Focus & Sector Diversification	While health care and tourism are major economic drivers in the county, they are nontraded sectors and thus limited in their potential for long-term economic expansion. Manufacturing and agriculture, although historically significant, have faced sharp declines, with timber and wine grapes being the leading agricultural commodities. The cannabis sector, despite notable taxable sales, faces uncertainty due to regulatory and market challenges. Moving forward, the County must prioritize export-oriented industry diversification, exploring emerging sectors like AgTech, green energy, and viticulture to enhance sustainable growth.
Workforce Development & Education	A central recommendation is to develop robust workforce training programs. These aim to build talent pipelines that align with future job opportunities, improve adult career mobility, and address gaps in digital, financial, and technological literacy. Emphasis is placed on upskilling underrepresented and lower-income individuals, improving access to technical and vocational training, and integrating support services like childcare and transportation to ensure program completion.
Housing & Infrastructure Barriers	Housing affordability remains a significant barrier, with a substantial portion of the population being housing-burdened. The report recommends regulatory reforms, increased housing supply through alternative housing types (like ADUs and workforce housing), and improved development processes. Similarly, broadband connectivity and road conditions are cited as critical infrastructure challenges. Expanded broadband is essential for education, small business operations, and digital equity, while poor road conditions hinder agricultural exports and logistics efficiency.
Climate Change & Environmental Sustainability	Mendocino County faces escalating threats from climate change, including wildfires, droughts, and water shortages, all of which directly impact its key sectors like agriculture, tourism, and cannabis cultivation. The report urges the integration of climate resilience into all aspects of economic planning. This includes investments in fire-safe infrastructure, sustainable water management, and leveraging opportunities in the green economy to build a more adaptable and future-ready economic base.

“SOMO STRONG 2025” COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (2022)

	CEDS Insights Related to the City of Fort Bragg
Blue Economy Development	Fort Bragg is at the forefront of the region's Blue Economy initiative, which aims to diversify traditional maritime activities into sustainable ventures. Key projects include the Mendocino Coast Blue Economy Initiative, the Noyo Center Ocean Science Center, and the Seawater Intake Project. These projects focus on climate-resilient fisheries, marine research, education, aquaculture, and harbor infrastructure upgrades to foster economic growth and job creation.
Green Economy Integration	Fort Bragg is also contributing to the regional Green Economy through initiatives like the Fort Bragg Food Products Incubator, Farmers Market Building, and other community agriculture-related ventures. These projects are designed to support local food entrepreneurs, strengthen the value-added agriculture sector, and promote sustainable production practices.
Tourism & Creative Synergies	Recognizing its potential as a coastal destination, Fort Bragg is aligning with efforts to blend tourism with creative and cultural assets. Projects such as the proposed Fort Bragg Performing Arts Center, Industrial Arts Center, and Recreational Playing Fields aim to elevate the city's attractiveness to both visitors and creative professionals, enhancing local quality of life and boosting economic diversification.
Workforce & Housing Priorities	The CEDS identifies affordable housing and workforce readiness as essential to Fort Bragg's sustainable growth. The City is involved in initiatives such as the Fort Bragg Home & Community Land Trust and the Mill Site Rezoning Project, which aim to increase workforce and affordable housing stock. These are paired with workforce training and education programs to upskill residents in sectors like green energy, healthcare, and construction.
Climate Resiliency & Infrastructure Planning	Fort Bragg's economic development strategy is deeply intertwined with climate resiliency. The City is actively engaged in projects that address sea level rise, fire safety, and drought preparedness. These include the Noyo Harbor Redevelopment and participation in the Safe Communities Planning Initiative and Business Rapid Assist Program, which aim to bolster community and economic resilience against environmental disruptions.

ECONOMIC DEVELOPMENT STRATEGIC FOCUS AREAS

Using the County's economic development plan (2021) and the SOMO Strong 2025 as a framework, the City has a variety of strategies it can implement to address its challenges, capitalize on its strengths, and pursue economic development opportunities. The strategies presented herein capitalize on existing assets, aim to market the City's growth potential, and cultivate redevelopment that prepares the City for the future. The City's economic opportunities center around three (3) Economic Development Strategic Focus Areas:

BEAR	Mill Site	Blue Economy
Business Expansion, Attraction, and Retention (BEAR) strategies to ensure City is supporting a business-friendly environment. These actions are designed to promote business growth, attract investment, and improve economic resilience while contributing to population and tourism growth.	Position Mill Site as a model for climate-resilient coastal development and mixed-use development. Utilize Tax Increment Financing (TIF), such as Enhanced Infrastructure Financing Districts (EIFD) or Climate Resilience Districts (CRD) to support the long-term growth of the site and City through the funding of critical infrastructure.	Opportunity to diversify from traditional extractive industries and maximize the City's access to its largest natural resource, the Pacific Ocean. Blue Economy can expand economic activity through business incubation, education, conservation, fisheries, aquaculture, ecotourism, and research & science.

The following section identifies potential strategies for the City to consider to pursue the goal of economic development. Action Items are also identified; these Action Items are meant to summarize potential actions the City can take to pursue the strategies, and are not listed in order of importance or chronologically.

FOCUS AREA 1: BUSINESS EXPANSION, ATTRACTION, AND RETENTION (“BEAR”)

The **BEAR strategy** focuses on the City of Fort Bragg being pro-active about messaging its overall business-friendliness to the broker, developer, and retailer/tenant community. It is critical for the City to monitor its current assets while maintaining an eye toward the future. Whether it's redevelopment, new development, addressing vacancies, or attracting new tenants/retailers to the area, the City must be pro-active in advancing its overall economic development goals while other initiatives are simultaneously underway. Examples of BEAR activities include the following:

- **Property Owner Outreach** – collaborate with property owners to understand their plans for properties, challenges that they face with development, and opportunities that may align with economic development goals. Regularly contact the top Sales Tax generators / employers / suppliers.
- **Rehabilitation / Renovation** – encourage rehabilitation and/or renovation of facilities, signage or store-front facades; can include public programs such as façade improvement loans / grants, or assisting with identifying other sources of funding.
- **Marketing** – Highlight the City as a business-friendly destination with community assets, talented workforce, and success stories.
- **Outreach** – Conduct targeted outreach to developers, businesses, and brokers with opportunity site marketing collateral, correspondence, meetings / site tours, and participation at industry events (e.g., ICSC).
- **Public-Private Partnerships (P3)** – Enter into formal partnerships with property-owners that commit City resources to fund improvements (e.g., infrastructure) that will advance both the property owner's goals for development and the City's goals for economic development.

FOCUS AREA 1: BUSINESS EXPANSION, ATTRACTION, AND RETENTION (“BEAR”)

There are a wide range of business and economic development incentive programs utilized by communities across the State. The City can create such a program, but first it is important to set specific goals (e.g. assist small business, expand job creation, attract major tax generator, attract specific type of development) and create a system to measure the success of each initiative.

Cost and method of implementing these program can vary, including job credits, façade improvements for local businesses and infrastructure development/repair, which are typically out of pocket costs. While tax sharing agreements and fee waivers can be utilized to catalyze development and are typically offset by new development tax revenues. It will be imperative for the City to maintain a pro-active partnership with the local business community (i.e., Chamber, union, trades, corporate, mom-and-pop, etc.) to ensure needs are understood and the City is able to facilitate direction of funds, remedies, or incentives to the business partner.

Examples of incentives include:

- Façade improvement program
- Infrastructure investment
- Tax sharing agreements / tax abatements
- Efficient permitting
- Job tax credits / Workforce training
- Fee waivers / deferrals in targeted areas

FOCUS AREA 1: BUSINESS EXPANSION, ATTRACTION, AND RETENTION (“BEAR”)

Action Items:

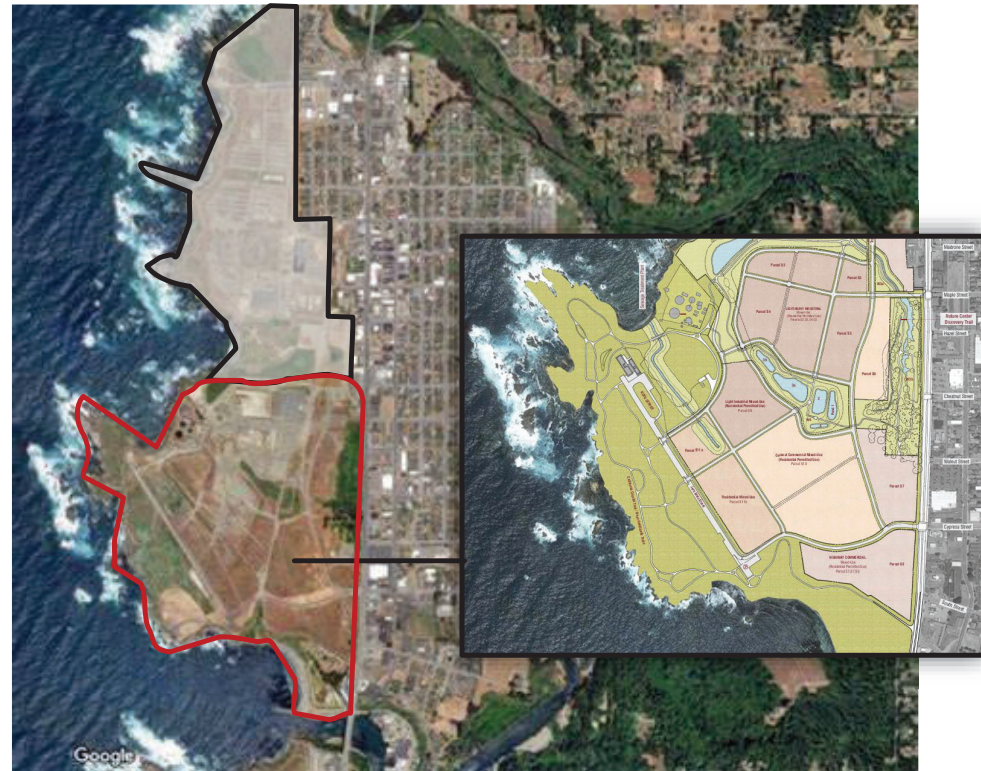
- Regularly engage with key property and business owners to understand redevelopment plans, vacancy challenges, and opportunities aligned with the City’s goals.
- Promote Fort Bragg as a business-friendly coastal City through targeted marketing campaigns, success stories, and site-ready property highlights.
- Conduct targeted outreach to developers, investors, brokers, and retailers/users through correspondence, site tours, and industry conference participation (e.g., ICSC Monterey; ICSC Western; ICSC Las Vegas). Prepare marketing materials such as site flyers/maps and workforce data to accelerate interest and decision-making, especially as it relates to key vacancies in the market.
- Maintain consistent contact with top employers, sales tax generators, and local suppliers to build proactive communication and collaboration.
- Launch or expand a mix of incentive programs, such as a façade improvement program with grants or low-interest loans to enhance storefronts, signage, and curb appeal, especially in high-visibility areas in the downtown.
- Assist property owners with identifying renovation funding sources and encourage upgrades to underutilized commercial properties.
- Collaborate closely with local business groups (e.g., Chamber of Commerce, unions, trades, and small business owners) to ensure programs meet real needs and deliver measurable value.
- Establish performance metrics to evaluate the success of business incentive programs in job creation, tax base growth, and vacancy reduction.

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

The City is currently undergoing a comprehensive planning and rezoning effort to envision the redevelopment opportunities for the former Georgia-Pacific Mill Site (“Mill Site”). Comprised of 192.5 acres of the entire Mill Site, the following preliminary illustrative plan (see map) highlights the development potential and vision for the southern portion:

- Zone for Light and Heavy Industrial
- General Commercial and Mixed-Use zoning
- Residential Mixed-Use
- Noyo Center
- Variety of open space including Nature Center

Its strategic location on the Pacific Ocean, combined with the City's commitment to forward-thinking planning efforts such as the Mill Site rezoning effort and Blue Economy initiatives, positions Fort Bragg to leverage this asset as a driver of long-term economic growth, sustainability, and community enhancement.



FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

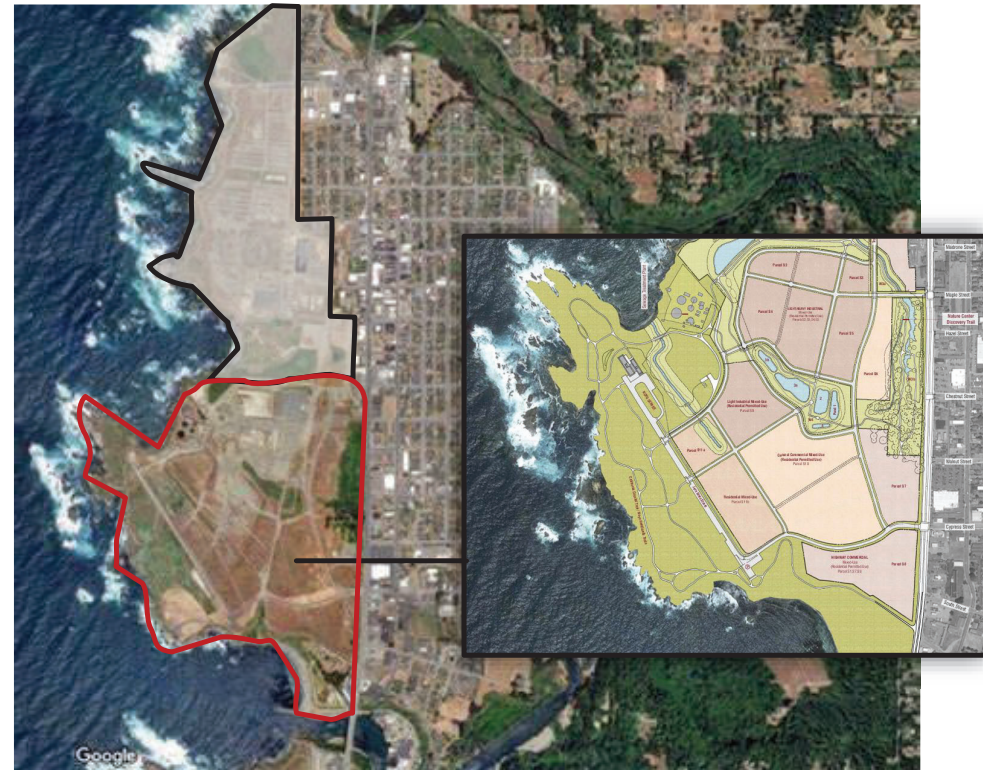
Overview of Mill Site Strategies:

Given the site's size, it offers the prospect for a transformative, mixed-use development that can attract talent and higher income individuals looking to take advantage of the City's lower cost of living and beautiful location.

With the City's demographic and market fundamentals in mind, the following are four (4) key areas/strategies for the City's consideration as it seeks to redevelop the Mill Site.

1. Tourism/Hospitality and Retail Development

- The Mill Site's scenic coastal frontage is an ideal setting for boutique hotels, eco-lodges, and tourism-driven retail and dining that can attract a broader visitor population from beyond the current 250-mile trade area.
- Additionally, with seasonal visitation among boomers and middle-income families, there's a unique opportunity to expand year-round amenities that attract a wider variety visitor income levels while improving the City's overall retail and dining offerings for its current resident population.
- As population grows, new retail / entertainment / attraction offerings may be viable, which are more likely to support the interests of year-round tourists and young professionals / skilled labor relocating to the City.



FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

2. Mixed-Use and Residential Growth

- With only 455 total multifamily units in the area and a less-than-one-percent (>1%) vacancy rate, demand for new residential options is high and the space availability is present to support the growth. Population growth will be critical for the City's long-term success, and the influx of new residents will require additional housing options.
- Introducing mixed-use housing on the Mill Site can support local workforce retention, attract new residents, and boost overall economic activity through additional property taxes and population growth.
- Similarly, for-sale development could provide opportunities for additional home ownership among a wider demographic (e.g., young professionals, families, and retirees) that are seeking long-term residency. The City is in a position to attract a new cohort of workers in expanding industries associated with the Blue Economy that will grow the City's overall population and thereby also improving business expansion and attraction efforts of popular retailers/businesses.

3. Innovation and Sustainability Leadership

- The City can establish the Mill Site as a model for climate-resilient coastal development, incorporating features like the Noyo Center for Ocean Science, sustainable food/fishery production, and open space for public use. The site can also serve as a hub for eco-industrial and marine research initiatives, reinforcing Fort Bragg's role in California's Blue and Green Economy.

4. Local Partnerships and Economic Inclusion

- By collaborating with organizations such as potentially the Fort Bragg Home & Community Land Trust in the future. The City can integrate affordable housing and job training programs into the development plan. These efforts will foster local inclusion, address housing needs, and enhance community well-being.

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

As evidenced by its investment of \$10.3 million in Build Back America Funds toward the development of broadband, the City understands the need for critical infrastructure improvements and modernization to support the growing need for distance learning, remote work, and business operations.

Similarly, other critical infrastructure will be required to support the variety of initiatives led by the City, including development of the Mill Site. Thus, the City should consider assessing the benefit of creating a Tax Increment Financing District (TIF). Two (2) specific TIF districts available in the state of California that could benefit the City of Fort Bragg includes, Enhanced Infrastructure Financing Districts (EIFDs) and Climate Resilience Districts (CRDs).

The creation of EIFDs and CRDs could be useful tool in supporting Fort Bragg's Blue Economy initiative and the Mill Site redevelopment opportunity by unlocking targeted, place-based financing to fund critical infrastructure (i.e., roads, utilities, broadband, etc.), environmental resilience, and sustainable economic development.



Most flexible, most widely used



NEW - focus on climate related mitigations & infrastructure

TIF Districts can elevate eligibility for State funding

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

WHAT IS A TAX INCREMENT FINANCING (TIF) DISTRICT?

TIF Fundamentals

TIF is a method of capturing increased property tax revenue from new development or property value increases within a designated area to fund public improvements or those that implement public policy, such as housing.

How it Works

As private property investment occurs, the resulting increase in property tax revenue is deposited into a separate TIF fund and used to pay for public improvements within a district.

The benefits of incorporating TIF districts include:

1. Return on Investment (“ROI”): Private sector investment induced by district commitment on a “but for” basis accelerates growth of net fiscal revenues, job creation, housing production, essential infrastructure improvements
2. Ability to attract additional funds / other public money (“OPM”) – tax increment from other entities (county, special districts), federal / state grants / loans (e.g., for TOD, water, housing, parks, remediation)

FOCUS AREA 2: FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

Action Items:

- **Long term:** establish the Mill Site as a “Blue Innovation Zone” that promotes a live, work, learn, and play mixed-use environment centered around the City’s Blue Economy initiatives. The Blue Innovation Zone should co-locate housing, employment / business incubation, marine research, public amenities, and retail/entertainment. Mixed-use coastal district should feature residential units, boutique hotels, retail, and dining to attract both new residents and a wider demographic of tourists to promote year-round spending.
 - **Short term:** design/plan the Mill Site as a model for climate-resilient coastal development, incorporating open space, trails, and adaptive infrastructure that promotes the City’s beautiful natural resources.
- **Long term:** utilize TIF mechanisms to capture rising property tax revenue from new development for reinvestment into public improvements that support residential and tourism growth. Invest in critical infrastructure upgrades—such as roads, utilities, and broadband—to enable residential development, support remote work, and improve visitor mobility. Prioritize infrastructure improvements around the Mill Site and harbor to unlock development capacity and connect key destinations within the City.
 - **Short term:** assess the prospect of implementing a EIFD and/or CRD to fund essential public infrastructure and climate adaptation initiatives. CRD may be integrated to ensure infrastructure projects meet long-term sustainability goals, including resistance to sea-level rise, saltwater intrusion, and extreme weather.
- Utilize local academic and professional resources from Mendocino College, artists, businesses, and non-profits to collaborate in integrating cultural, recreational, and educational assets (like nature centers and amphitheaters) that enrich the visitor experience and foster community engagement among locals.
- Prioritize affordable and for-sale housing at the Mill Site to expand long-term residency opportunities for young professionals, families, and retirees looking to relocate for new jobs and remote work.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

As stated on the City's website:

"Blue Economy is a way of considering economic development and ocean health as compatible. A place where economic activity is in balance with the long-term capacity of ocean ecosystems. It's a fresh, exciting way of looking at everything from traditional marine sectors to new businesses focused on ocean resiliency, and it touches on activities related to climate change, fisheries, aquaculture, renewable energy, tourism and transportation."

Implementing the Blue Economy initiative in Fort Bragg will involve several key economic considerations that will need to be addressed to ensure sustainable growth, job creation, and long-term viability is achieved. Based on Mendocino County's economic development plan (2021), the SOMO Strong 2025 strategy, and Fort Bragg's local demographic and market conditions, here are areas for the City's consideration:

1. Economic Diversification

- City will need to promote diversification in employment (skilled labor, research, fish farming, ecotourism, educators, environmental planners, etc.) to attract a variety of labor and employment opportunities.
- Long term, City can encourage local entrepreneurs to build complementary businesses (marine equipment repair, ecotourism, seafood processing, etc.) and support through business incentive programs.

2. Capital Investment Needs

- Upgrades to harbor facilities are likely needed, including docks, seawalls, and cold storage, to support marine research, aquaculture, and sustainable fisheries.
- Seawater Intake Project may require specific capital for engineering, environmental permitting, and construction to support research and commercial activities; seeking available grant funding should be considered.
- Development or expansion of the Noyo Center for Ocean Science may require additional funding for lab space, exhibition areas, and educational/academic infrastructure.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

3. Workforce Development

- There will be a need for trained workers in marine science, aquaculture, research technology, and sustainable fisheries. Programs should be established in partnership with Mendocino College and regional workforce boards.
- Investments in vocational training and partnerships with institutions like Mendocino College or marine-focused universities throughout California can help supply a qualified workforce.

4. Tourism and Education Integration

- Opportunity for creating visitor-facing components (eco-tours, aquariums, educational centers), which can drive revenue and additional public engagement opportunities for local tourism vendors.
- Fort Bragg can brand itself as a leader in marine sustainability, enhancing its identity and attracting educational tourism and conferences.

5. Public and Private Sector Collaboration

- Federal and state blue economy grants, NOAA and EDA support, and California's coastal resiliency funding streams are critical for large-scale capital projects.
- Create incentives (e.g., tax credits, enterprise zones) to attract private capital into aquaculture, ocean tech, and marine biotech ventures.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

6. Environmental and Regulatory Compliance

- Projects must undergo environmental impact assessments and meet state and federal regulations. Delays and added costs for public and private partners should be anticipated and budgeted.
- Economic strategies should consider the integration of circular economy models, reduce marine pollution, and emphasize climate-resilient design to qualify for green financing and public support.

7. Long-Term Operational Sustainability

- Projects like the Noyo Center must have sustainable operating models — including grants, ticket sales, research partnerships, and rental revenue.
- Budgeting for long-term maintenance and ensuring facilities are resilient to sea-level rise, saltwater corrosion, and extreme weather is essential.

FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

CASE STUDY OF COASTAL TOWN ATTRACTING YOUNG PROFESSIONALS

Eastport, Maine

Eastport, the easternmost city in the continental U.S., is a small coastal community of around 1,300 residents (2025) with a historic core and renewed energy rooted in cultural and industrial adaptation.

Key Attractors & Transformation:

Economic Revival: In recent years, Eastport's population has risen by ~15%, unemployment has declined, and property values have increased. This resurgence has been fueled by adaptive reuse of historic buildings into modern apartments— attracting both young professionals and retirees.

Heritage & Creative Reinvestment: The historic Water Street district offer both identity and authenticity.

Entrepreneurship in Marine Trades: Young entrepreneurs have founded marine-oriented enterprises—boatbuilding, repair, and aquaculture—often working in city-supplied spaces and rooted in local mentorship systems.

Lifestyle Appeal: Eastport's remote, serene environment attracts individuals seeking a change from urban life.

Impact on Young Professionals:

The availability of affordable housing (via repurposed buildings), combined with opportunities in niche enterprises (boatcraft, aquaculture), makes it appealing to young, mission-driven individuals.



FOCUS AREA 3: BLUE ECONOMY IMPLEMENTATION

Action Items:

- Market Fort Bragg nationally as a Blue Economy hub to attract grants, corporate investment, businesses, research institutions, and the respective skilled labor / young professionals that will support sustainable population growth.
- Advance other pilot projects, like the Oneka Seawater Desalination Buoy Pilot Study, to support marine science, aquaculture, and climate research activities that generate jobs and attract funding.
- Support local business incubation in ocean-related sectors, including marine biotech, seafood processing, and eco-recreation services to provide opportunities for existing business owners and entrepreneurs.
- Promote marine-based job training programs through partnerships with Mendocino College and marine universities in the state and nationally to build a local workforce skilled in ocean tech, aquaculture, and ecotourism.
- Develop visitor-facing Blue Economy attractions like aquariums, eco-tours, and interpretive centers to boost year-round tourism. Expand the Noyo Center for Ocean Science to serve as a premier research, education, and tourism destination, featuring labs, exhibits, and public programming.

NEXT / FUTURE STEPS

Economic Development Implementation & Strategies (Work Plan for Ongoing Economic Development Advisory Services):

- Business Expansion, Attraction, and Retention ("BEAR") implementation strategies related to filling key vacancies, ongoing business retention, development of opportunity sites, incentive programs, and the promotion of public-private partnerships (P3).
- Assessment of tax-increment financing district opportunities, such as Enhanced Infrastructure Financing Districts (EIFD) and Climate Resilience Districts (CRD) in light of proposed development opportunities within the City.
- Leverage strength of Blue Economy for future marketing campaigns (e.g., seek corporate investment, academic and research partners, and startup company interest).

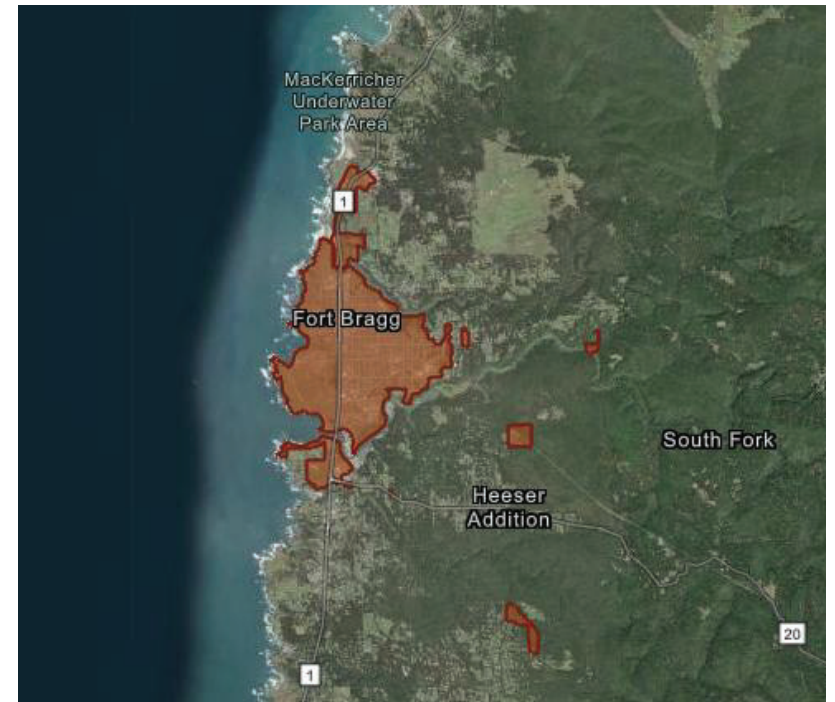
DEMOGRAPHIC ANALYSIS

CITY OF FORT BRAGG – EDOP

POPULATION & INCOME OVERVIEW

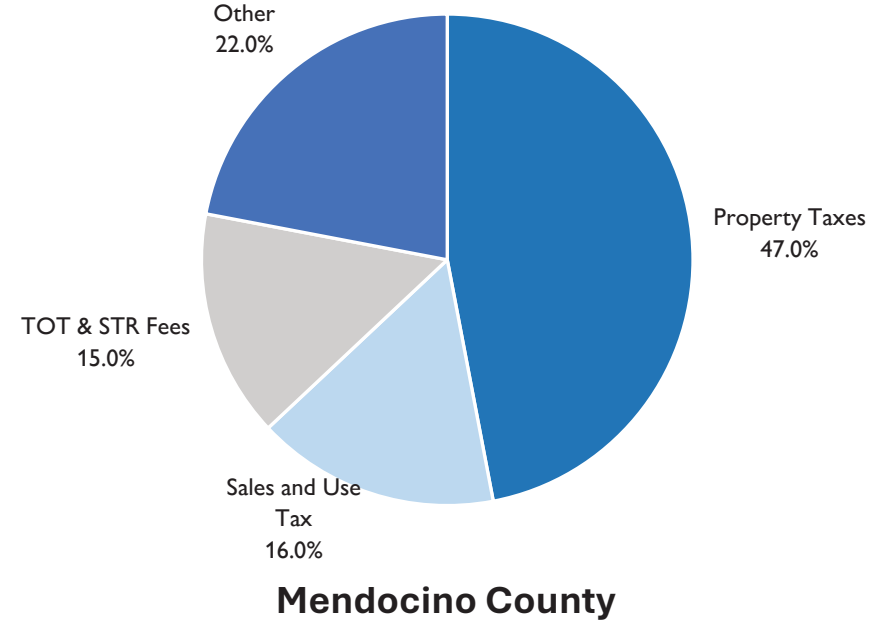
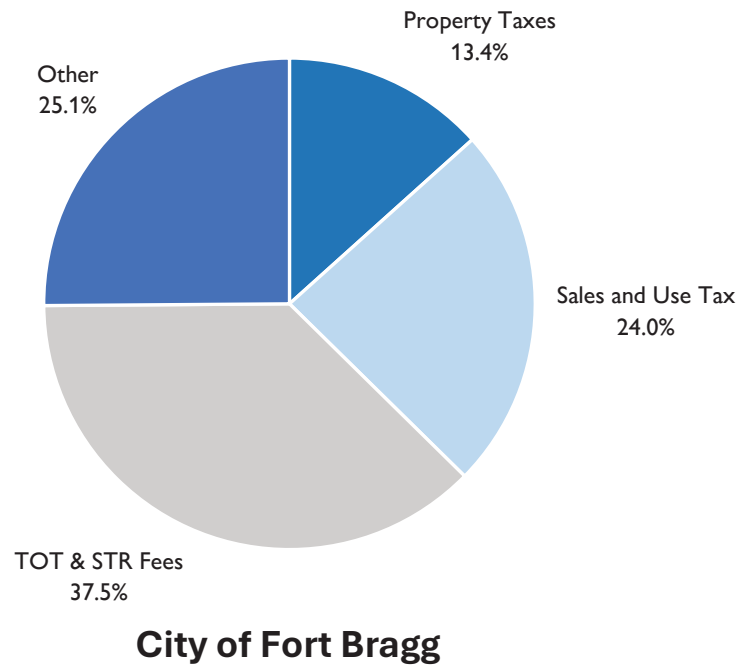
CITY AND COUNTY

2025	City of Fort Bragg	Mendocino County
Population	6,747	90,177
Daytime Population	8,702	90,706
Households	3,001	36,267
Average HH Size	2.21	2.45
Median Age	44.7	44
% Bachelor's Degree or Higher	18.7%	16.7%
Owner Occupied Units (%)	44.5%	60.3%
Average HH Income	\$76,883	\$98,120
Average Home Value	\$518,260	\$660,809



GENERAL FUND REVENUE

CITY & COUNTY

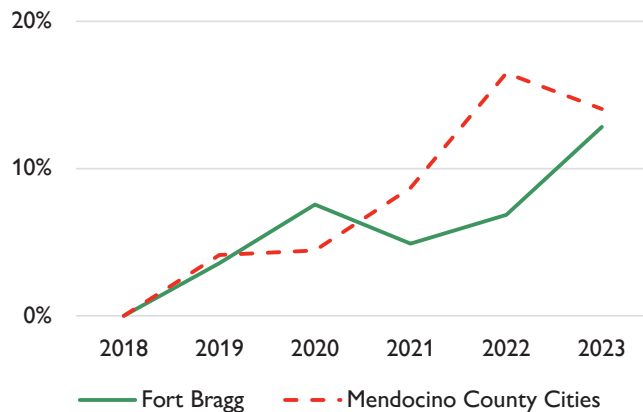


HISTORIC TAX REVENUE GROWTH (2018-2023)

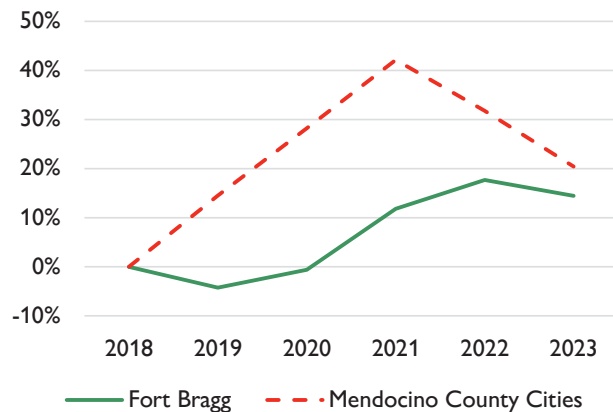
CITY OF FORT BRAGG VS MENDOCINO COUNTY CITIES

- The charts below show the growth in the three key tax revenues examined (property, sales, and TOT) on an annual basis for the City of Fort Bragg and Mendocino County.
- TOT revenue exhibited the strongest growth between 2021 and 2023 going from a low of \$2.6 M (2018) to \$3.2 M in 2023, which is an over 22% increase.
- Sales and Use Tax and Property tax has had a steady increase for both City and County with over a 14% and 13% increase from 2018-2023, respectively.

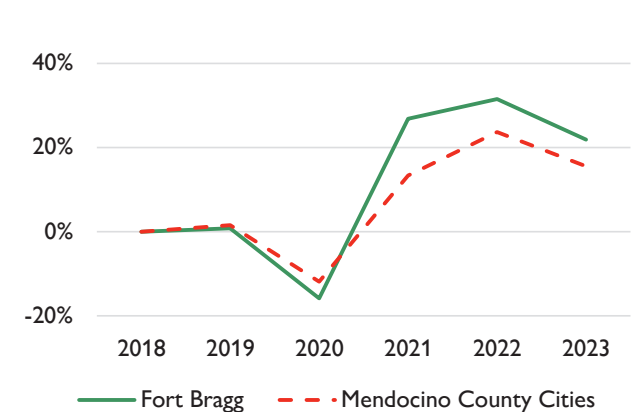
Property Tax Revenue Growth
2018-2023



Sales Tax Revenue Growth
2018-2023



TOT Revenue Growth
2018-2023



RETAIL GOODS AND SERVICES EXPENDITURES


Understanding where residents spend their money and how much they spend, is helpful to determine what household priorities are and which businesses to attract in the City. Additionally, it can be an indicator of future spending potential as the City grows its population with new residents from housing growth.

The ~2,949 households in the City spend approximately \$47.9 million annually across these select brick-and-mortar retail expenditure categories. The top three spending categories are Food at Home (e.g., groceries), Entertainment and Food Away From Home (e.g., restaurants, fast food).

Residents are spending approximately \$16,235 per household per year on brick-and-mortar retail, with approximately a third of retail expenditures going toward Food at Home (~\$5,000). Food at Home and Food Away From Home generally fall within the top five retail expenditures by household across many cities.

Household Budget Expenditures		City of Fort Bragg	
Population		6,747	
Households		3,001	
Avg. Household Income		\$76,883	

	Per Household	City-wide Spending	%
Food at Home	\$5,048	\$14,886,862	7.6%
Food Away from Home	\$2,673	\$7,882,768	4.0%
Alcoholic Beverages	\$454	\$1,340,265	0.7%
Housekeeping Supplies	\$613	\$1,807,492	0.9%
Household Furnishings and Equipment	\$2,087	\$6,155,272	3.1%
Apparel and Services	\$1,625	\$4,791,518	2.4%
Entertainment and Recreation	\$2,727	\$8,041,087	4.1%
Personal Care Products & Services	\$696	\$2,053,926	1.0%
Smoking Products	\$311	\$917,324	0.5%
Total Brick-and-Mortar Retail Spending	\$16,235	\$47,876,514	24.3%



Source: ESRI Business Analyst Online (Accessed June 2025);

Note: Food at Home category primarily pertains to groceries

TAXABLE SALES DATA (5-YEAR)

According to data from the CA Dept of Tax and Fee Administration, the City of Fort Bragg saw ~\$169.2 million in overall taxable sales in 2023 (~10% increase since 2019). Clothing and Food Services / Drinking Places saw the largest overall growth from 2019-2023 of 86% and 29%, respectively.

City of Fort Bragg

Taxable Sales (2019 – 2023)

Business Type	# of Outlets	2019	2020	2021	2022	2023	Growth/Decline: 2019 - 2023
Clothing and Clothing Accessories Stores	28	\$2,933,447	\$3,054,449	\$5,736,599	\$5,925,302	\$5,443,666	86%
Food Services and Drinking Places	55	\$24,394,215	\$20,065,264	\$27,983,717	\$28,307,529	\$31,570,441	29%
Food and Beverage Stores	21	\$23,216,429	\$24,758,597	\$25,617,829	\$25,194,569	\$24,671,007	6%
Building Material and Garden Equipment and Supplies Dealers	10	\$24,863,029	\$27,068,779	\$29,915,383	\$27,209,999	\$25,191,247	1%
Gasoline Stations	5	\$19,867,616	\$15,920,254	\$21,605,340	\$22,012,156	\$20,044,805	1%
Home Furnishings and Appliance Stores	14	\$3,759,273	\$3,172,583	\$3,674,860	\$3,918,992	\$3,753,121	0%
Motor Vehicle and Parts Dealers	8	\$11,172,650	\$9,072,783	\$10,636,661	\$9,945,908	\$9,284,998	-17%
General Merchandise Stores	7	\$0	\$0	\$1,116,492	\$1,790,062	\$1,870,150	-
Subtotal	148	\$110,206,659	\$103,112,709	\$126,286,881	\$124,304,517	\$121,829,435	11%
Other Retail Group	134	\$22,439,392	\$20,557,452	\$22,839,924	\$24,192,114	\$21,938,273	-2%
Total Retail and Food Services	282	\$132,646,051	\$123,670,161	\$149,126,805	\$148,496,631	\$143,767,708	8%
All Other Outlets	163	\$21,761,911	\$16,490,216	\$21,633,826	\$27,917,860	\$25,437,094	17%
Total All Outlets	445	\$154,407,962	\$140,160,377	\$170,760,631	\$176,414,491	\$169,204,802	10%



Source: CA Department of Tax and Fee Administration; 2018-2023 Full Year Data. “# of Outlets” based on 2023 Q4 data.

SWOT ANALYSIS

CITY'S STRENGTHS

	SWOT Analysis
Strengths	<p>Tourism & Natural Assets: Fort Bragg benefits from rich natural amenities including coastline views, redwood forests, and popular destinations like Glass Beach, the Skunk Train, and Botanical Gardens which make it a key tourist draw.</p> <p>Cultural & Historic Identity: Its historic downtown, small-town charm, and community-focused character enhance local pride and attract niche travelers and creative professionals.</p> <p>Strategic Economic Initiatives: The City is at the forefront of Blue and Green Economy initiatives, with efforts like the Noyo Center Ocean Science Center and food entrepreneurship incubators supporting sustainable development and job creation.</p> <p>Tight Real Estate Markets: The retail and housing markets exhibit extremely low vacancy rates (0.5% and 0.9% respectively), indicating strong demand and opportunity for targeted development.</p> <p>Cross-Sector Coordination: Strong alignment among economic development efforts, including blue/green economy, tourism, workforce, and climate resilience planning, signal an integrated growth strategy.</p>

SWOT ANALYSIS

CITY'S WEAKNESSES

	SWOT Analysis
Weaknesses	<p>Declining Population: The population has declined by 4% since 2020, with only ~6,700 residents as of 2024, posing challenges for labor force retention and local demand.</p> <p>Limited Development Activity: No new multifamily or hotel developments are planned; retail development has stalled for over a decade, which may hinder economic vitality.</p> <p>Aging Infrastructure: Several hotel and residential properties are aging and in need of renovation, reducing attractiveness for new investment.</p> <p>Seasonal Economy: Heavy reliance on summer tourism limits year-round economic stability and business sustainability.</p> <p>Educational Attainment: Only 16% of residents hold a bachelor's degree or higher, impacting workforce skill levels and economic mobility.</p>

SWOT ANALYSIS

CITY'S OPPORTUNITIES

	SWOT Analysis
Opportunities	<p>Mill Site Redevelopment: The 400-acre former mill site is a major opportunity for mixed-use redevelopment, open space enhancements, and waterfront revitalization. Significant opportunity for additional residential and hotel development to promote economic revitalization with additional “rooftops” and higher-end hospitality/amenities to attract a varied tourist demographic from outside of the state.</p> <p>Visitor-Serving Retail Growth: Given the tight retail market and strong seasonal visitation, there is potential to increase year-round retail offerings and boost sales.</p> <p>Workforce Upskilling & Housing: Initiatives like the Fort Bragg Home & Community Land Trust and workforce training programs could expand housing options and retain talent.</p> <p>Creative Economy Expansion: Projects such as the Performing Arts Center and Industrial Arts Center could attract visitors, foster local culture, and stimulate entrepreneurship.</p> <p>Climate-Resilient Infrastructure: Fort Bragg’s proactive investments in harbor and fire safety infrastructure can position it as a resilient coastal community. The implementation of a Climate Resilience District, or other tax increment financing tool, could capture the value of future tax revenue increases from new development and divert toward projects related to infrastructure, mobility, climate resilience, and other community benefits.</p>

SWOT ANALYSIS

CITY'S THREATS

	SWOT Analysis
Threats	<p>Economic Isolation: Its rural, coastal location and limited connectivity to larger urban centers (e.g., 59 minute to Ukiah) can restrict economic integration and accessibility.</p> <p>Aging Population: With a median age of 44.3, the City faces a growing demand for healthcare services and a shrinking working-age population.</p> <p>Environmental Risks: Climate-related threats such as sea level rise, drought, and wildfires could impact long-term sustainability and infrastructure.</p> <p>Workforce Outflow: A net outflow of approximately 390 workers and limited local job opportunities may continue to strain the local labor market.</p> <p>Dependence on Tourism: Heavy dependence on seasonal visitors for economic activity could expose the City to market shocks or tourism downturns.</p>



MARKET ANALYSIS

CITY OF FORT BRAGG – EDOP



Key Market and Economic Development Trends



Housing is Not a Loss Leader, it's a Growth Driver

Housing Creation as Economic Development

- New housing can generate significant new tax revenues and support local jobs from resident spending
- Housing is not necessarily a net negative fiscal impact, especially at current property values

Retail is Not Just Retail Anymore

Retail Reimagination as Economic Development

- U.S. retail over-built and needs "right sizing;" Covid accelerated trends; today its about essentials, experience & e-commerce
- Blended/mixed use projects integrate multiple uses (housing, retail, open space, creative office, hotel)

Telework is Reconfiguring Office

Office Conversions as Economic Development

- Telework and work from home options are reshaping the needs for office space and business districts
- Job redistribution tied to housing
- Vacancies can lead to fiscal impact pressure

Industrial / Distribution is Critical for the Economy

Industrial & Fulfillment as Economic Development

- Modern industrial is not "your father's industrial" – it is a blend
- Retail can't thrive without distribution; Booming demand for e-commerce, particularly smaller last-mile delivery facilities
- Flex space (a blend of industrial, office, research and development space) is a growing market. Cities can attract high tech / skill firms with such space

HEED™: HOUSING AS ECONOMIC DEVELOPMENT

ROOFTOPS NEEDED

New housing can:

Generate new demand for commercial and retail uses

Significantly boost new tax revenues

Support local jobs

Keeping “wallets” in local communities

Housing / hybrid living spaces

*E-commerce will capture 25% of sales within 5 years
(~\$9k per CA household)*



Townhomes by Landsea Homes in Ontario, CA

RETAIL & INDUSTRIAL TRENDS

RETAIL

- COVID accelerated two important retail trends:
 - *The need for convenient access to essentials (delivery/pick-up)*
 - *Blending retail and entertainment (“Retailtainment”) to offer unique experiences that generates new foot traffic and attracts all ages*
- Retail cannot thrive without distribution due to consumer needs for convenient delivery solutions (same-day/overnight shipping)

INDUSTRIAL

- Booming demand from e-commerce for distribution / fulfillment / delivery; point-of-sale being included in some industrial / flex spaces
- Has become a leading job creator in communities outside of urban centers
- Uncertainty with government priorities / incentives is leading to growing interest in reshoring of manufacturing
- Growth in industrial will also be around A.I. and technology infrastructure (data and automated logistics centers)



SteelCraft Garden Grove



Amazon Logistics Center – Eastvale, CA

RETAIL MARKET SUMMARY

CITY OF FORT BRAGG

Market Stability and Performance:

Fort Bragg's retail real estate market has demonstrated steady conditions over the past decade, with total inventory remaining constant at 659,248 square feet from 2014 through 2025 YTD. The market asking rent has gradually increased from \$13.72/SF in 2014 to \$18.43/SF in 2025 YTD, indicating a long-term appreciation in lease values and demand for retail space. Despite fluctuations in net absorption and vacancy over the years, the most recent data (2025 YTD) shows positive signs with 8,400 SF absorbed and just 3,000 SF vacant, translating to a low vacancy rate of 0.5%.

Vacancy and Absorption Trends:

Vacancy has generally trended downward with the highest rate being 5.0% in 2014 (32,733 SF). Vacancy rates have been more commonly between 0.3%–1.7% over the past five years, suggesting a tightening retail market. Notably, 2023 and 2025 YTD both report vacancy rates at or below 0.5%, indicating near-full occupancy. Absorption trends have been variable—positive in years like 2015 (+19,340 SF) and 2017 (+8,309 SF), but also showing negative absorption in years like 2018 and 2024, reflecting temporary contractions in the market.

Construction Activity and Outlook:

Importantly, there has been no new retail space delivered over this period and no square footage currently under construction, which implies limited supply-side growth. Combined with high occupancy rates and rising rents, this constrained supply may continue to support stable or increasing lease rates. The Fort Bragg retail market appears to be maturing, with minimal speculative development and consistent tenant demand maintaining a competitive landscape for retail space.

RETAIL MARKET TRENDS

CITY OF FORT BRAGG

	Inventory SF	Market Asking Rent/SF	Vacant SF	Vacant Percent %	Net Absorption SF	Deliveries SF
2025 YTD	659,248	\$18.43	3,000	0.5%	8,400	-
2024	659,248	\$18.44	11,400	1.7%	(9,576)	-
2023	659,248	\$18.04	1,824	0.3%	1,256	-
2022	659,248	\$17.29	3,080	0.5%	1,844	-
2021	659,248	\$16.49	4,924	0.7%	150	-
2020	659,248	\$15.84	5,074	0.8%	(75)	-
2019	659,248	\$15.49	4,999	0.8%	9,544	-
2018	659,248	\$15.04	14,543	2.2%	(11,343)	-
2017	659,248	\$14.56	3,200	0.5%	8,309	-
2016	659,248	\$14.31	11,509	1.7%	1,884	-
2015	659,248	\$13.99	13,393	2.0%	19,340	-
2014	659,248	\$13.72	32,733	5.0%	(14,689)	-

0.5%

Current Vacancy
Rate

0

SF Under Construction

\$18.43

Current Market Rate
(Cost / SF)



Source: ESRI Business Analyst Online (Accessed May 2025)

KOSMONT COMPANIES

47

MULTI-FAMILY MARKET SUMMARY

CITY OF FORT BRAGG

Tight Rental Market & Limited Supply Growth:

Fort Bragg's current multi-family vacancy rate is just 0.9%, signaling an extremely tight rental housing market. Despite increasing demand, only 93 apartment units have been delivered in the past 10 years—primarily from two developments: The Cottages at Cypress (2014) and The Plateau (2023). The inventory remains small, with only 455 units across 20 buildings, of which 8 are affordable or subsidized.

Rents Are Rising Steadily Above Inflation:

Asking rents have increased from \$879/month in 2014 to \$1,214/month in 2025 YTD, a 38% increase over 11 years. Annual rent growth has remained strong even during economic slowdowns, reflecting structural undersupply and high demand.

Recent Unit Additions Are Not Keeping Pace with Need:

Only two (2) multi-family projects were delivered in the last decade, which is inadequate for meeting the city's housing allocation, which is approximately 263 housing units. The most recent RHNA cycle (6th Cycle: 2021–2029) assigned Fort Bragg multiple income-category targets—including a strong emphasis on very low- and low-income units, which are unlikely to be met under current production trends.

MULTI-FAMILY MARKET TRENDS

CITY OF FORT BRAGG

	Inventory Units	Inventory Avg SF	Asking Rent Per Unit	Vacancy Percent	Absorption Units	Deliveries (Units)
2025 YTD	455	926	\$1,214	0.9%	2	-
2024	455	926	\$1,205	1.3%	3	-
2023	455	926	\$1,177	2.0%	63	68
2022	387	926	\$1,144	0.8%	-	-
2021	387	926	\$1,104	0.5%	-	-
2020	387	926	\$1,065	0.5%	-	-
2019	387	926	\$1,028	0.5%	-	-
2018	387	926	\$996	0.8%	-	-
2017	387	926	\$964	0.8%	-	-
2016	387	926	\$938	1.3%	-	-
2015	387	926	\$897	1.6%	7	-
2014	387	926	\$879	3.6%	19	25

0.9%

Current Vacancy
Rate

20

Apartment Buildings

8

Affordable or Rent
Restricted/Subsidized
Housing Buildings

93

Apt. Units Delivered
(Past 10 Years)



Source: ESRI Business Analyst Online (Accessed May 2025); Two (2) apartment buildings delivered in the past 10 years include The Cottages at Cypress (2014) and The Plateau (2023)

HOSPITALITY MARKET SUMMARY

CITY OF FORT BRAGG

Market Composition and Room Inventory:

Fort Bragg's hotel market is composed of approximately 950 total rooms spread across multiple service levels, with a notable share of economy and midscale segments. Economy hotels consist of 10 properties and 438 rooms, representing 46% of the total market share. Midscale (218 rooms) and upper midscale (199 rooms) together account for another 44%, while upscale and upper upscale hotels comprise just 10% of the total inventory, indicating a value-focused market trade area with limited premium offerings.

Performance by Hotel Tier:

Across all segments in the City, hotel performance is modest and varies by class. Upper upscale hotels achieve the highest ADR at \$209 but maintain only a 59.6% occupancy rate and represent 2% of the market. Upscale hotels show the highest occupancy at 65.2% with an ADR of \$152. Meanwhile, midscale and upper midscale hotels provide balanced performance, with ADRs of \$123 and \$146 respectively, and occupancy ranging from 52.9% to 64%.

Economic and Budget-Oriented Demand:

Economy hotels, though least profitable in rate and occupancy (48.1% and \$99 ADR), comprise most of the local lodging offerings. This concentration reflects a budget-conscious demand base and a lack of investment in higher-tier hotel products. The limited presence of upscale hotels highlights a gap in premium accommodation options that could be leveraged for future development to attract higher-spending visitors.

Aging Infrastructure and Closures:

The average hotel property in Fort Bragg is 67 years old, dating back to around 1958. This aging stock presents both a challenge and an opportunity for reinvestment and modernization. Two (2) bed & breakfast properties have closed in the last six years, according to CoStar, suggesting pressures on smaller, independent lodging providers amid shifting visitor preferences and aging facilities.

HOTEL MARKET TRENDS

CITY TRADE AREA

Fort Bragg Trade Area Overview:

- Variety of Hotel Class Levels
 - Economy – 10 hotels
 - Midscale – 5 Hotels
 - Upper Midscale – 3 Hotels
 - Upscale – 3 Hotels
 - Upper Upscale – 2 Hotels
- Two (2) bed & breakfast hotels are “permanently closed” on CoStar within the past 6 years
- Average age of hotel properties is 67 years (1958)

54.1%

12-Month
Occupancy Rate

950

Total Inventory Rooms
(City Trade Area)

\$123

12-mo ADR



Source: CoStar (Accessed June 2025)



KOSMONT COMPANIES

51

HOTEL MARKET TRENDS

CITY TRADE AREA

Upper Upscale Summary:

- 12-mo Occupancy Rate: 59.6%
- 12-mo ADR: \$209
- Total Inventory: **16 units** (2% market share)

Upper Midscale Summary:

- 12-mo Occupancy Rate: 64.0%
- 12-mo ADR: \$146
- Total Inventory: **199 units** (21% market share)

Economy Summary:

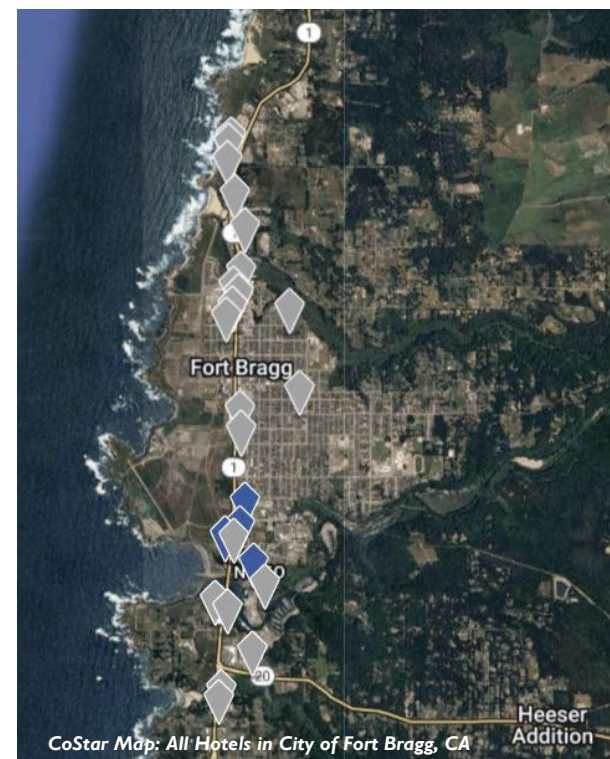
- 12-mo Occupancy Rate: 48.1%
- 12-mo ADR: \$99
- Total Inventory: **438 units** (46% market share)

Upscale Summary:

- 12-mo Occupancy Rate: 65.2%
- 12-mo ADR: \$152
- Total Inventory: **79 units** (8% market share)

Midscale Summary:

- 12-mo Occupancy Rate: 52.9%
- 12-mo ADR: \$123
- Total Inventory: **218 units** (23% market share)



BLUE ECONOMY INITIATIVE

As stated on the City's website:

"Blue Economy is a way of considering economic development and ocean health as compatible. A place where economic activity is in balance with the long-term capacity of ocean ecosystems. It's a fresh, exciting way of looking at everything from traditional marine sectors to new businesses focused on ocean resiliency, and it touches on activities related to climate change, fisheries, aquaculture, renewable energy, tourism and transportation."



ESTABLISHED INDUSTRIES EMERGING INDUSTRIES



BLUE ECONOMY INITIATIVE

Implementing the Blue Economy initiative in Fort Bragg will involve several key economic considerations that will need to be addressed to ensure sustainable growth, job creation, and long-term viability is achieved. Based on Mendocino County's economic development plan (2021), the SOMO Strong 2025 strategy, and Fort Bragg's local demographic and market conditions, here are areas for the City's consideration:

1. Economic Diversification

- City will need to promote diversification in employment (skilled labor, research, fish farming, ecotourism, educators, environmental planners, etc.) to attract a variety of labor and employment opportunities.
- Long term, City can encourage local entrepreneurs to build complementary businesses (marine equipment repair, ecotourism, seafood processing, etc.) and support through business incentive programs.

2. Capital Investment Needs

- Upgrades to harbor facilities are likely needed, including docks, seawalls, and cold storage, to support marine research, aquaculture, and sustainable fisheries.
- Seawater Intake Project may require specific capital for engineering, environmental permitting, and construction to support research and commercial activities; seeking available grant funding should be considered.
- Development or expansion of the Noyo Center for Ocean Science may require additional funding for lab space, exhibition areas, and educational/academic infrastructure.

3. Workforce Development

- There will be a need for trained workers in marine science, aquaculture, research technology, and sustainable fisheries. Programs should be established in partnership with Mendocino College and regional workforce boards.
- Investments in vocational training and partnerships with institutions like Mendocino College or marine-focused universities throughout California can help supply a qualified workforce.

BLUE ECONOMY INITIATIVE

4. Tourism and Education Integration

- Opportunity for creating visitor-facing components (eco-tours, aquariums, educational centers), which can drive revenue and additional public engagement opportunities for local tourism vendors.
- Fort Bragg can brand itself as a leader in marine sustainability, enhancing its identity and attracting educational tourism and conferences.

5. Public and Private Sector Collaboration

- Federal and state blue economy grants, NOAA and EDA support, and California's coastal resiliency funding streams are critical for large-scale capital projects.
- Create incentives (e.g., tax credits, enterprise zones) to attract private capital into aquaculture, ocean tech, and marine biotech ventures.



PLACER.AI VISITOR DATA

CITY OF FORT BRAGG – EDOP



SUMMARY

VISITATION TRENDS

Out-of-Market Visitor Trends:

Fort Bragg experiences spikes in out-of-market visitors during major holiday weekends, particularly July 4th (~32K/day), Labor Day (~21K/day), and Memorial Day (~16K/day). Outside of these peaks, daily visitor numbers trend around 10K–15K, indicating steady tourism alongside seasonal surges. This influx is crucial to the local economy and retail performance during peak seasons.

Boatyard Shopping Center Performance:

The Boatyard Shopping Center attracted approximately 1.3 million annual visits between July 2024 and June 2025, with an average visit frequency of 8.3 per person and a dwell time of 31 minutes. The center draws predominantly local traffic, with 55.5% of visitors coming from within three (3) miles and 62% from Fort Bragg's 95437 zip code. Anchored by Harvest Market and Dollar Tree, it captures daily needs shopping and peaks between noon and 4pm.

Skunk Train & Rail Bikes Attraction:

The Skunk Train & Rail Bikes, a regional tourism draw, saw 52,100 annual visits with peak activity during summer months. Most visitors (74%) traveled over 100 miles, highlighting its draw as a destination attraction.



Source: Placer.ai (Accessed June 2025)

Average visit length is 40 minutes, and visits have grown by 11.4% year-over-year and 31.8% over two (2) years, showing strong upward growth.

Visitor Trade Area and Overlap:

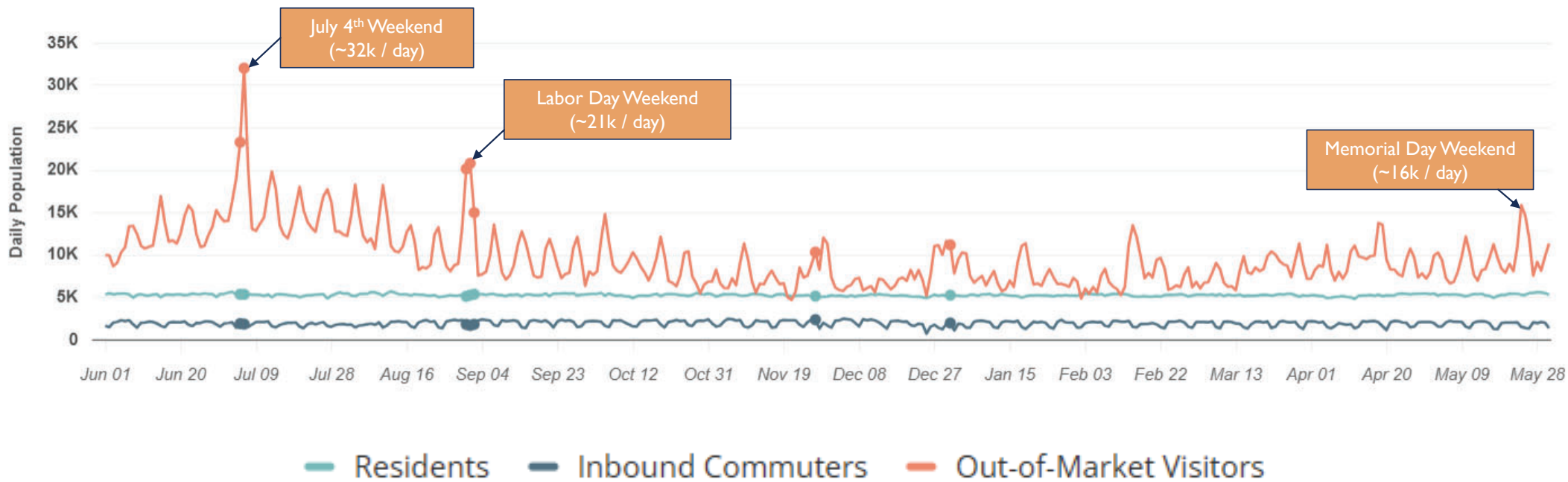
The Boatyard Shopping Center and Skunk Train have overlapping but distinct trade areas, with a shared zone of 5.2 square miles. Boatyard's trade area is larger (14.42 sq mi) and more localized, while Skunk Train's is smaller (8.45 sq mi) but draws from farther distances. This dynamic illustrates the Boatyard's role as a community center versus the Skunk Train's appeal to tourists.

Visitor Behavior and Top Destinations:

Tourists and residents show different destination preferences. Visitors frequent restaurants, fast food outlets, coffee shops (notably Starbucks and Cowlick's), and key attractions like the Skunk Train and Botanical Gardens. Meanwhile, locals patronize grocery stores, pharmacies, and local eateries such as Jenny Giant Burger, A Frame Espresso, and Denny's. These patterns highlight the dual role Fort Bragg plays in serving both everyday needs and tourism-driven experiences.

FORT BRAGG OUT-OF-MARKET VISITOR TRENDS

PREVIOUS 12 MONTHS



BOATYARD SHOPPING CENTER

VISITOR OVERVIEW (7/1/2024 – 6/30/2025)

- Kosmont evaluated visitation trends within the past year to the City's Boatyard Shopping Centers (171-185 Boatyard Dr.), which is a Neighborhood Center.
- From July 1, 2024 to June 30, 2025, Boatyard Shopping Center experienced **~1.3 million annual visits** with an average dwell time of 31 minutes.
- The Boatyard Shopping Center is anchored by a grocery store (Harvest Market) and Dollar Tree. The **Harvest Market is the most often visited retailer in the City** at 68K visits/year followed by Safeway (located on Main Street) at 67k visits/year.
- **55.5% of visitors come from within 3 miles** of the Boatyard Shopping Center demonstrating its strong local service trade area. From a zip code perspective, 62% of visitors come from within Fort Bragg's 95437 zip code.
- The Boatyard Shopping Center sees most of its visitors in the early-afternoon hours **(12pm-4pm)**.

Visitor Data

	Boatyard
Annual Visits	1.3 million
Visit Frequency	8.3 visits / year
Visitors	151,300
Avg. Visit Length	31 minutes
Avg. HH Income	\$88K



Source: Placer.ai (Accessed June 2025)

SKUNK TRAIN & RAIL BIKES

VISITOR OVERVIEW (7/1/2024 – 6/30/2025)

- Kosmont evaluated visitation trends within the past year to one of the City's most popular attractions, Skunk Train & Rail Bikes.
- From July 1, 2024 to June 30, 2025, the Skunk Train experienced **~52,100 annual visits** with an average dwell time of 40 minutes.
- Visits to the Skunk Train on year-over-year basis is up for the past year and two years by 11.4% and 31.8%, respectively.
- Monthly visits were highest during **June, July, and August**. Visits during the summer months can range from 6,200 – 8,600 visits per month.
- 26.2% of visitors come from within 100 miles and **78.6% of visitors come from within 250 miles** to visit Skunk Train showing its strong regional service trade area.
- The Skunk Train sees peak visitation in the late morning until early-afternoon hours (**10am-1pm**), which likely coincides with scheduled departures/reservations.
- Skunk Train visitors' **top booked hotels in the City** were Harbor Lite Lodge, Beachcomber Motel, Holiday Inn Express, and Surf & Sand Lodge.



Source: Placer.ai (Accessed June 2025)

Visitor Data

	Skunk Train
Annual Visits	52,100
Visitors	43,800
Avg. Visit Length	40 minutes
1-yr YoY visitor change	+11.4%
2-yr YoY visitor change	+31.8%

VISITOR COMPARISON

DISTANCE ANALYTICS

Distance from Home Area (Boatyard Center)		
Distance	Visits	Percentage
0 - 3 Miles	695,300	55%
3 - 7 Miles	161,447	13%
7 - 10 Miles	51,500	4%
10 - 30 Miles	98,427	8%
30 - 50 Miles	43,383	3%
50 - 100 Miles	45,243	4%
100+ Miles	163,718	13%

Distance from Home Area (Skunk Train)		
Distance	Visits	Percentage
0 - 3 Miles	5,095	10%
3 - 7 Miles	1,813	3%
7 - 10 Miles	79	0%
10 - 30 Miles	1,275	2%
30 - 50 Miles	1,349	3%
50 - 100 Miles	4,101	8%
100+ Miles	38,472	74%

Top 5 Home Locations (Zip Codes)		
Zip Code	City	Visits
95437	Fort Bragg	783,075
95460	Mendocino	110,231
95456	Little River	22,481
95410	Albion	20,413
95490	Willits	20,194

Top 5 Home Locations (Zip Codes)		
Zip Code	City	Visits
95437	Fort Bragg	5,596
95460	Mendocino	1,108
95490	Willits	836
95482	Calpella	679
95991	Yuba City	589

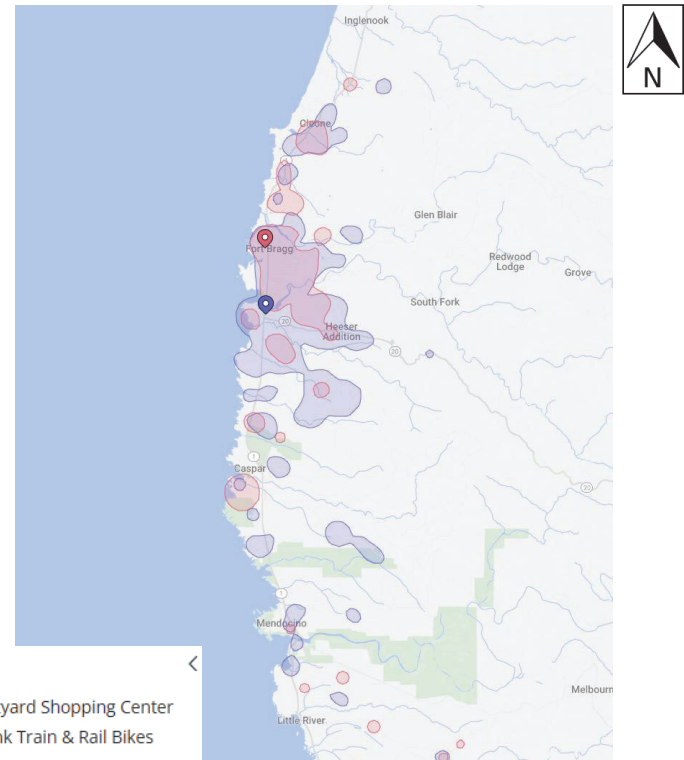


Source: Placer.ai (Accessed March 2024)
Notes: Considers a minimum of 3 visits by visitors to the Sunset and Heritage Park Shopping Centers over the last year.

TRADE AREA COMPARISON

TRADE AREA ANALYTICS

Overlapping Trade Area: 5.2 sq. mi.



Source: Placer.ai (Accessed July 2025)

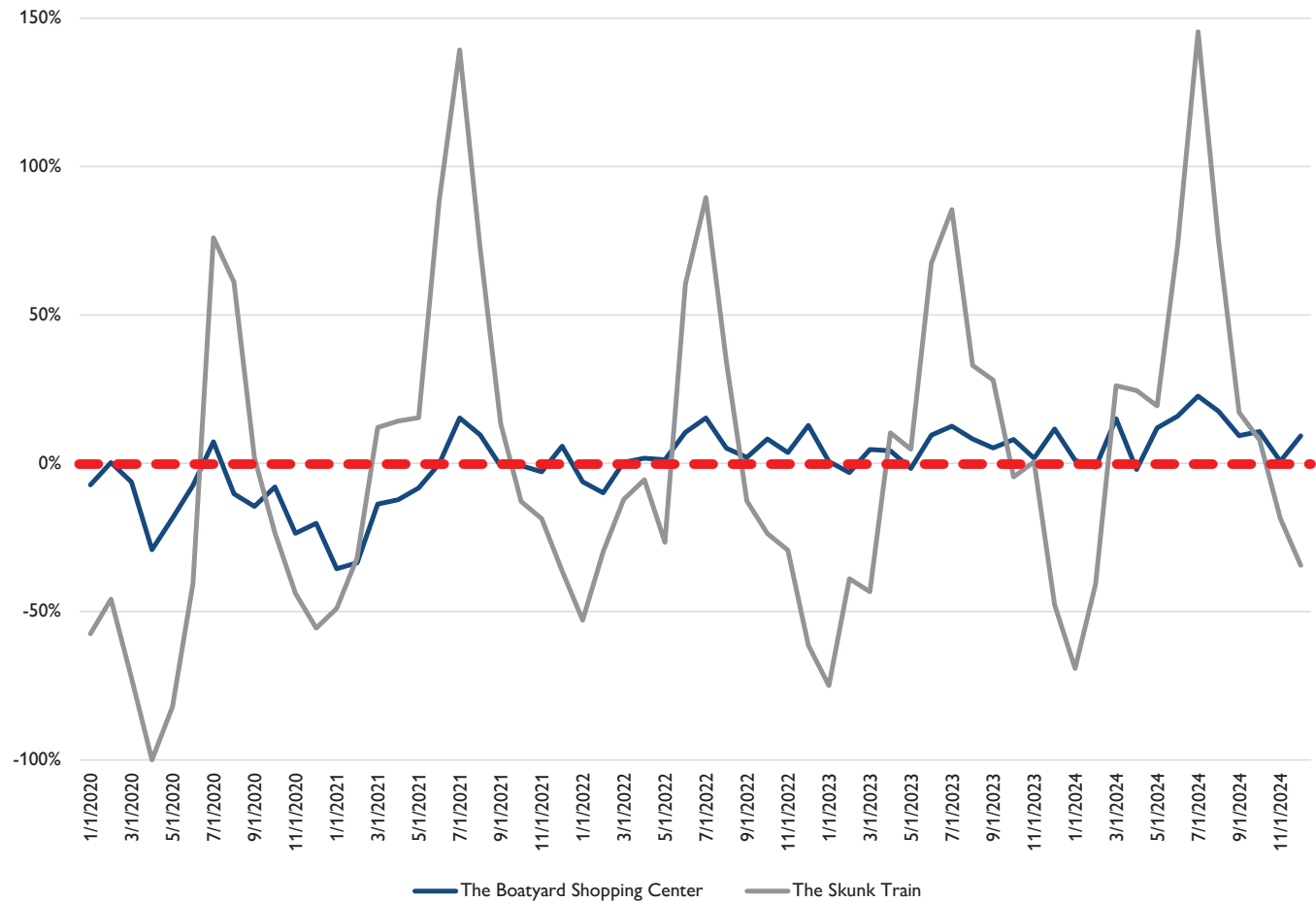
Notes: Considers a minimum of 3 visits by visitors to the Boatyard Shopping Center and Skunk Train over the last year. True trade area represents 70% of all visits to location.

KOSMONT COMPANIES

62

HISTORICAL VISITOR TRAFFIC BY MONTH

BOATYARD SHOPPING
CENTER AND SKUNK
TRAIN (2020-2024)



VISITORS (FORT BRAGG)

TOP VISITED PLACES – PLACER.AI

Location	City	Dist. (miles)	% of Visitors
Restaurants			
Fort Bragg Bakery	Fort Bragg	1.7	6%
Overtime Brewing	Fort Bragg	2.1	5%
Mendocino Cafe	Mendocino	8	3%
Slam Dunk Pizza	Ukiah	36.8	3%
Fast Food / QSR			
McDonald's	Fort Bragg	0.2	29%
Taco Bell	Fort Bragg	0.8	20%
In-N-Out Burger	Ukiah	36.3	20%
McDonald's	Willits	24.5	17%
Bear's Pizza and More	Fort Bragg	0.1	12%

Location	City	Dist. (miles)	% of Visitors
Breakfast / Coffee / Dessert Shops			
Starbucks	Fort Bragg	1	26%
Cowlick's Ice Cream Cafe	Fort Bragg	1.6	15%
A Frame Espresso	Fort Bragg	0.3	13%
Starbucks	Willits	24.3	8%
Starbucks	Ukiah	36.2	7%
Grocery Stores			
Harvest Market IGA	Fort Bragg	0	45%
Safeway	Fort Bragg	0.9	44%
The Harvest Market	Mendocino	7.9	16%
Safeway	Willits	24.4	14%
Raley's	Ukiah	36.4	13%



Sources: Placer.ai; Percentage reflects the percentage of visitors of Fort Bragg who visited each location from 7/1/2024 – 6/30/2025. (Accessed July 2025);

KOSMONT COMPANIES

64

VISITORS (FORT BRAGG)

TOP VISITED PLACES – PLACER.AI

Location	City	Dist. (miles)	% of Visitors
Attractions / Entertainment			
Coast Cinemas	Fort Bragg	1.4	8%
The Skunk Train & Rail Bikes	Fort Bragg	1.7	7%
Regal Ukiah	Ukiah	37.3	5%
Mendocino County Fairgrounds	Boonville	37.2	4%
Little River Inn Golf & Tennis	Little River	10.3	4%
Nature / Landmarks			
Mendocino Coast Botanical Gardens	Fort Bragg	1	13%
Noyo Headlands Park	Fort Bragg	0.8	9%
Pomo Bluffs Park	Fort Bragg	0.6	7%
Friendship Park	Mendocino	7.8	7%
Todd's Point	Fort Bragg	0.6	7%

Location	City	Dist. (miles)	% of Visitors
Hotels			
Harbor Lite Lodge	Fort Bragg	0.5	7%
Motel 6 Fort Bragg	Fort Bragg	1.2	7%
Robinson Rancheria Resort & Casino	Nice	53.1	6%
Surf Motel & Gardens	Fort Bragg	0.1	5%
Oceanside Inn and Suites	Fort Bragg	2.1	5%
Budget Accommodations / Inns			
Beachcomber Motel	Fort Bragg	2.7	10%
Super 8 by Wyndham Fort Bragg	Fort Bragg	0.6	6%
The Beach House Inn	Fort Bragg	2.4	2%



Sources: Placer.ai; Percentage reflects the percentage of visitors of Fort Bragg who visited each location from 7/1/2024 – 6/30/2025. (Accessed July 2025);

KOSMONT COMPANIES

65

RESIDENTS & EMPLOYEES (FORT BRAGG)

TOP VISITED PLACES – PLACER.AI

Location	City	Dist. (miles)	% of Visitors
Restaurants			
Jenny Giant Burger	Fort Bragg	2.2	66%
Denny's	Fort Bragg	2.2	64%
Taqueria Ricarda	Fort Bragg	1.5	32%
Egghead's Restaurant	Fort Bragg	1.6	31%
Taqueria Los Primos	Fort Bragg	1.7	31%
Fast Food / QSR			
McDonald's	Fort Bragg	0.2	82%
Taco Bell	Fort Bragg	0.8	75%
Bear's Pizza and More	Fort Bragg	0.1	49%
SUBWAY	Fort Bragg	0	40%
In-N-Out Burger	Ukiah	36.3	38%

Location	City	Dist. (miles)	% of Visitors
Breakfast / Coffee / Dessert Shops			
Starbucks	Fort Bragg	1	71%
A Frame Espresso	Fort Bragg	0.3	57%
Cowlick's Ice Cream Cafe	Fort Bragg	1.6	29%
Starbucks	Willits	24.3	26%
Mara's Coffee House	Fort Bragg	0.9	17%
Grocery Stores			
Safeway	Fort Bragg	0.9	94%
Harvest Market IGA	Fort Bragg	0	90%
The Harvest Market	Mendocino	7.9	49%
Purity Supermarket	Fort Bragg	1.6	42%
Albion Grocery	Albion	13.8	27%



Sources: Placer.ai; Percentage reflects the percentage of residents and employees who work in Fort Bragg and who visited each location at least 3 times from 7/1/2024 – 6/30/2025. (Accessed July 2025);

RESIDENTS & EMPLOYEES (FORT BRAGG)

TOP VISITED PLACES – PLACER.AI

Location	City	Dist. (miles)	% of Visitors
Attractions / Entertainment			
Figueiredo's Video Movies	Fort Bragg	1.5	23%
Noyo Center For Marine Science	Fort Bragg	1.7	18%
Mendocino County Fairgrounds	Boonville	37.2	18%
Guest House Museum	Fort Bragg	1.7	9%
The Skunk Train & Rail Bikes	Fort Bragg	1.7	9%
Fitness			
CV Starr	Fort Bragg	1.4	26%
Noyo Harbor	Fort Bragg	0.4	13%
Fort Bragg Coastal Trail	Fort Bragg	2.2	10%
Mendocino Sports Club	Fort Bragg	0.9	9%
Fort Bragg Noyo Harbor	Fort Bragg	0.9	6%

Location	City	Dist. (miles)	% of Visitors
Superstores			
Walmart	Ukiah	38.2	60%
Costco Wholesale	Ukiah	38.4	53%
Costco Wholesale	Santa Rosa	90.8	21%
Walmart	Windsor	82.4	18%
Walmart	Rohnert Park	93.5	11%
Pharmacies / Drugstores			
CVS/pharmacy	Fort Bragg	1.4	78%
Rite Aid	Fort Bragg	1.1	76%
Rite Aid	Willits	24.6	4%
Walgreens	Eureka	95.6	3%
CVS/pharmacy	Eureka	96.1	3%



Sources: Placer.ai; Percentage reflects the percentage of residents and employees who work in Fort Bragg and who visited each location at least 3 times from 7/1/2024 – 6/30/2025. (Accessed July 2025);

KOSMONT COMPANIES

67



OPPORTUNITY SITE ASSESSMENT

CITY OF FORT BRAGG – EDOP



CITY LAND USE & ZONING MAP

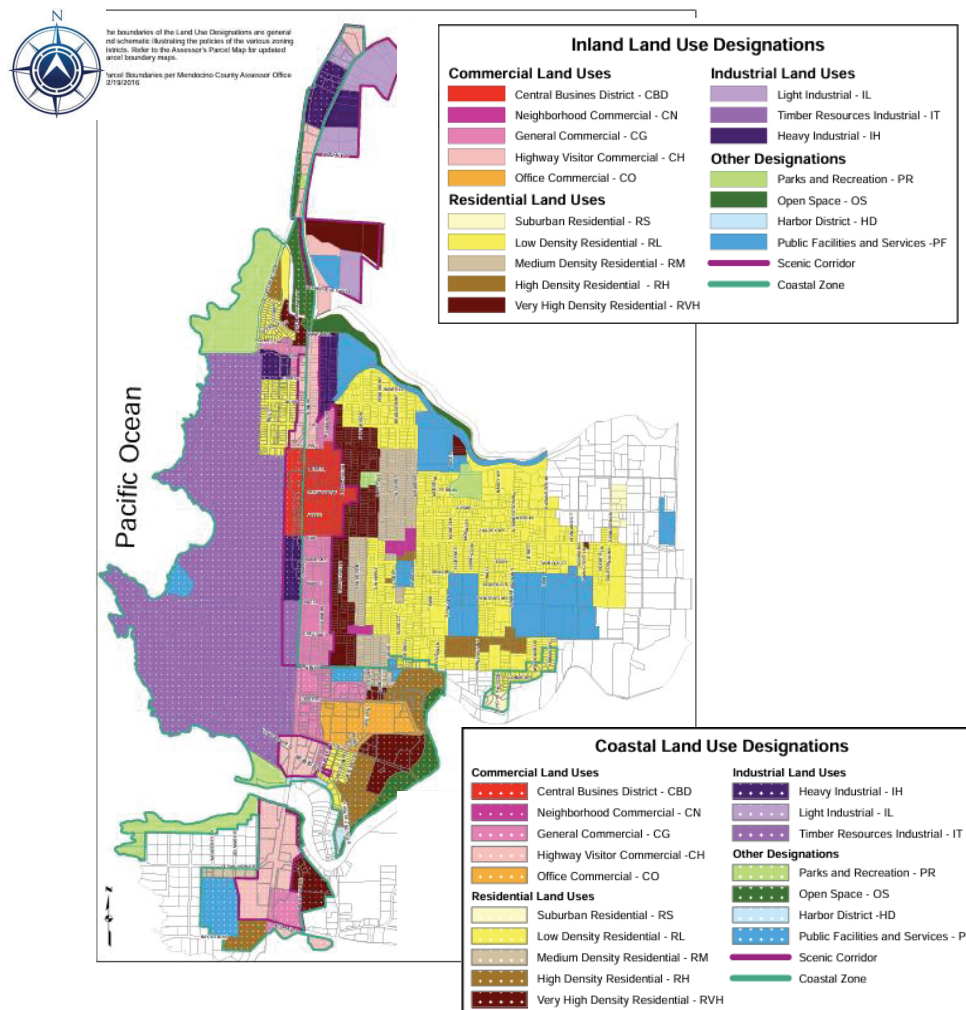
Using findings from the market analysis as a basis for future development potential, a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was completed on one (1) opportunity site – the former Georgic-Pacific Mill Site (“Site”). Additionally, Kosmont references the Illustrative Plan of the Mill Site completed by Hornberger+Worstell in February 2025 as a baseline for the SWOT analysis.

The entire opportunity site was divided into two (2) geographic areas: Northern and Southern. Kosmont evaluated the southern portion of the Site. Although other opportunity sites may exist throughout the City, the City has aimed at identifying the Mill Site as the greatest near-term opportunity for generating economic development growth in Fort Bragg given its size, location, and opportunity value.

The opportunity site fell within three (3) current zoning designations: Timber Resources Industrial (IT), Parks and Recreation (PR), and Public Facilities and Services (PF).



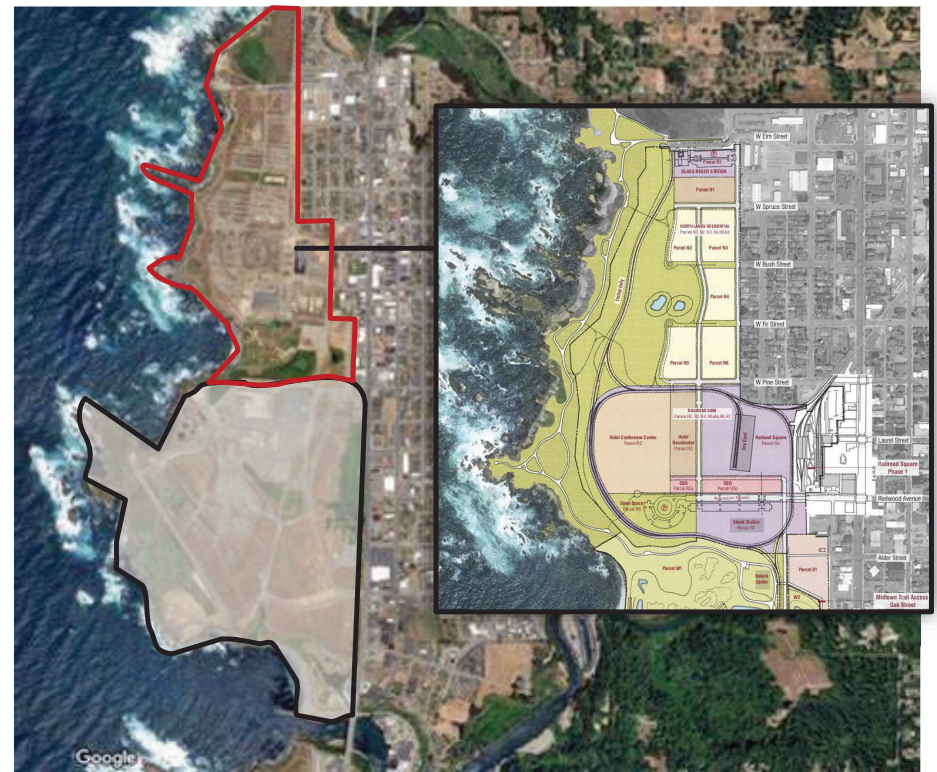
Source: City of Fort Bragg Land Use and Zoning Map



FORMER GEORGIA-PACIFIC MILL SITE

OVERVIEW OF ILLUSTRATIVE PLAN

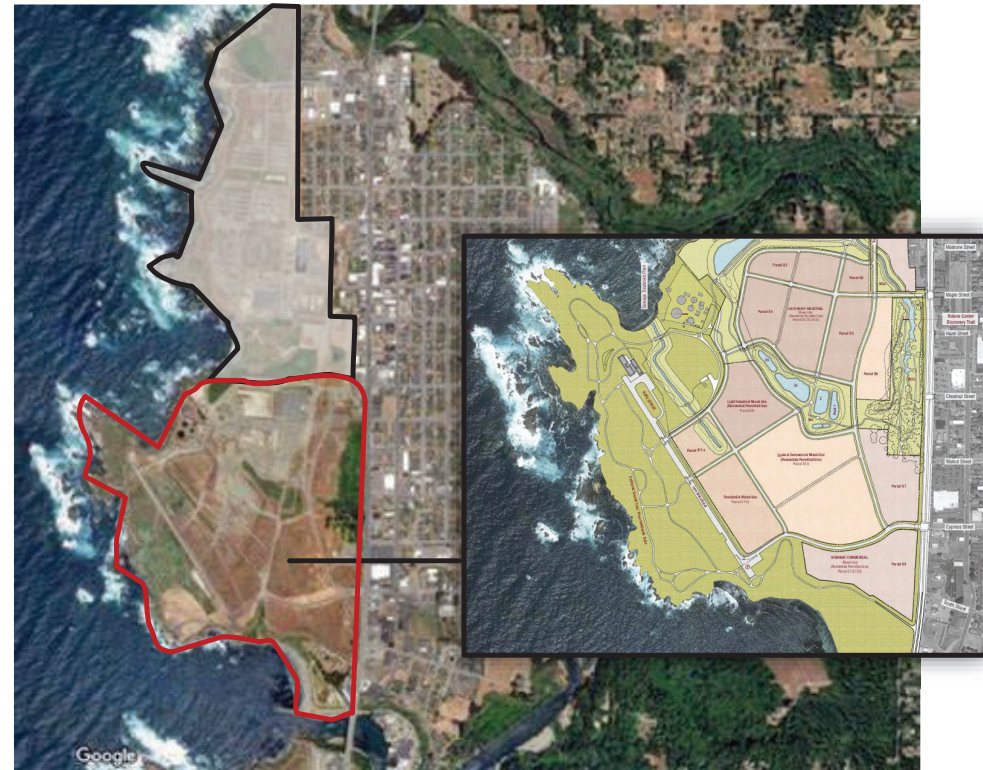
- Preliminary Illustrative Plan (Northern):
 - Zone for residential uses
 - Zone for mixed-use residential in central portion of district
 - Extend Central Business District (CBD)
 - Create zone for hotel and conference center
 - Railroad Square / Skunk Station
 - Glass Beach Station



FORMER GEORGIA-PACIFIC MILL SITE

OVERVIEW OF ILLUSTRATIVE PLAN

- Preliminary Illustrative Plan (Southern):
 - Comprised of 192.5 acres of the entire Mill Site
 - Zone for Light and Heavy Industrial
 - General Commercial and Mixed-Use zoning
 - Residential Mixed-Use
 - Noyo Center
 - Variety of open space including Nature Center



FORMER MILL SITE (SOUTHERN SECTION)

AREA PROFILE:

- APN: 018-120-50, 018-040-61, 018-430-22, 018-430-21, 018-430-15, 018-010-67, 018-020-01, 018-030-45, 008-171-07, 008-020-19
- Size: Approx. ten (10) developable parcels
- Current Zoning: Timber Resources Industrial (IT), Parks and Recreation (PR), and Public Facilities and Services (PF).
- Current Use/Status: Property remains vacant and is privately owned by Sierra Northern Railway; Preliminary plans for the Site include commercial, industrial and residential development.
- Access: The parcel is located along Shoreline Hwy. / Main St. Traffic counts range from ~14,600 VPD at the intersection of Alder St. / Main St. and ~24,300 VPD at the intersection of South St. / Main St.



MILL SITE OPPORTUNITY AREA

SWOT ANALYSIS

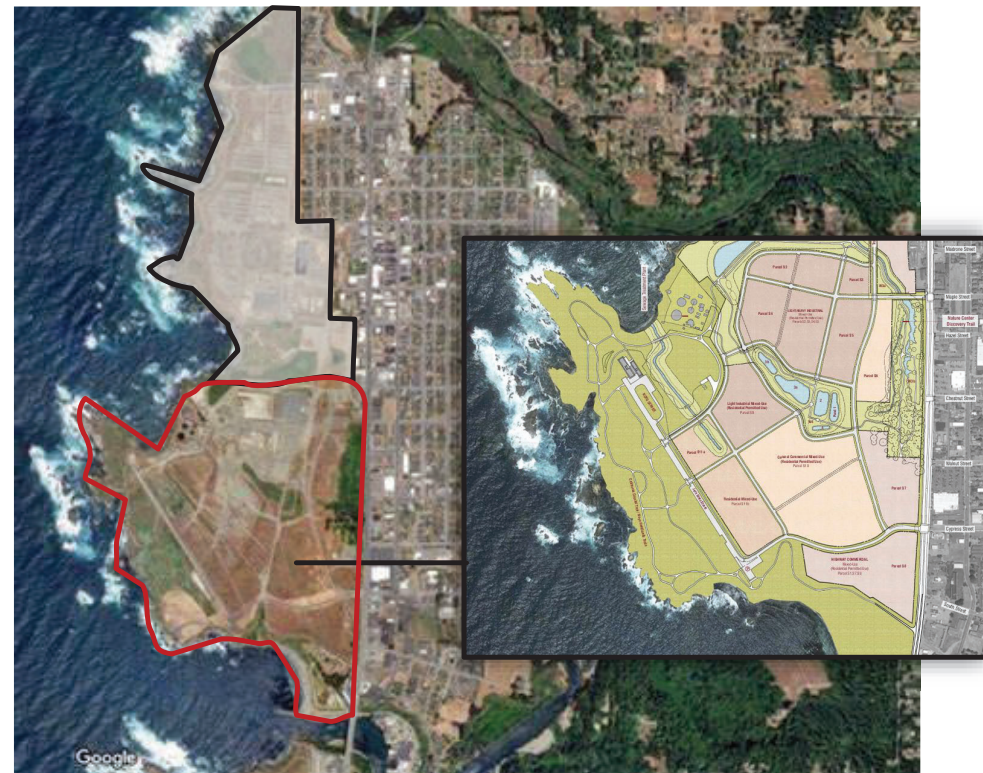
STRENGTHS, WEAKNESSES, OPPORTUNITIES, & THREATS (“SWOT”) ANALYSIS	
STRENGTHS	<ul style="list-style-type: none"> - Situated along the Pacific Ocean with coastal views, ideal for tourism-driven and recreational development. - Encompasses ~192.5 acres, offering large-scale master-planning opportunities with ten developable parcels. - Alignment with citywide development goals under Fort Bragg's Mill Site Rezoning Project and supported by economic development strategies (SOMO Strong 2025).
WEAKNESSES	<ul style="list-style-type: none"> - On-site and adjacent infrastructure and buildings will require renovation or upgrading. - Large site will require significant capital cost and a long-term phasing approach
OPPORTUNITIES	<ul style="list-style-type: none"> - Fort Bragg's 0.5% retail vacancy rate and lack of new development in 10+ years present a major opportunity to create year-round tourist and local-serving retail nodes on the site. - Opportunity to introduce boutique hotels or eco-lodges along the scenic coastline, supported by existing tourism and demand for rebranded aging properties. - With a 0.9% multifamily vacancy rate and only 455 total units in the area, there is demand for new residential units. - Developing mixed-use housing can increase local population and support workforce expansion. - Capitalize on regional initiatives such as the Noyo Center for Ocean Science and the Fort Bragg Food Products Incubator by incorporating eco-industrial, marine research, or sustainable food production elements into the Mill Site. - Position the Mill Site as a model for climate-resilient coastal development, integrating sea-level rise adaptation strategies and public open space (including a Nature Center). - Leverage partnerships with the Fort Bragg Home & Community Land Trust to develop affordable housing and training programs to support economic inclusion.
THREATS	<ul style="list-style-type: none"> - Potential regulatory hurdles tied to environmental protections, sea-level rise, and coastal commission oversight. - Possible workforce shortages in construction or specialty industries may delay implementation or increase costs. - Fort Bragg's small and localized economy may limit the absorption of large-scale commercial or residential product without phased rollout or strategic partnerships. - Existing utilities and access roads may require significant upgrades, potentially raising development costs.

FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

The City is currently undergoing a comprehensive planning and rezoning effort to envision the redevelopment opportunities for the former Georgia-Pacific Mill Site (“Mill Site”). Comprised of 192.5 acres of the entire Mill Site, the following preliminary illustrative plan (see map) highlights the development potential and vision for the southern portion:

- Zone for Light and Heavy Industrial
- General Commercial and Mixed-Use zoning
- Residential Mixed-Use
- Noyo Center
- Variety of open space including Nature Center

Its strategic location on the Pacific Ocean, combined with the City's commitment to forward-thinking planning efforts such as the Mill Site rezoning effort and Blue Economy initiatives, positions Fort Bragg to leverage this asset as a driver of long-term economic growth, sustainability, and community enhancement.



FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

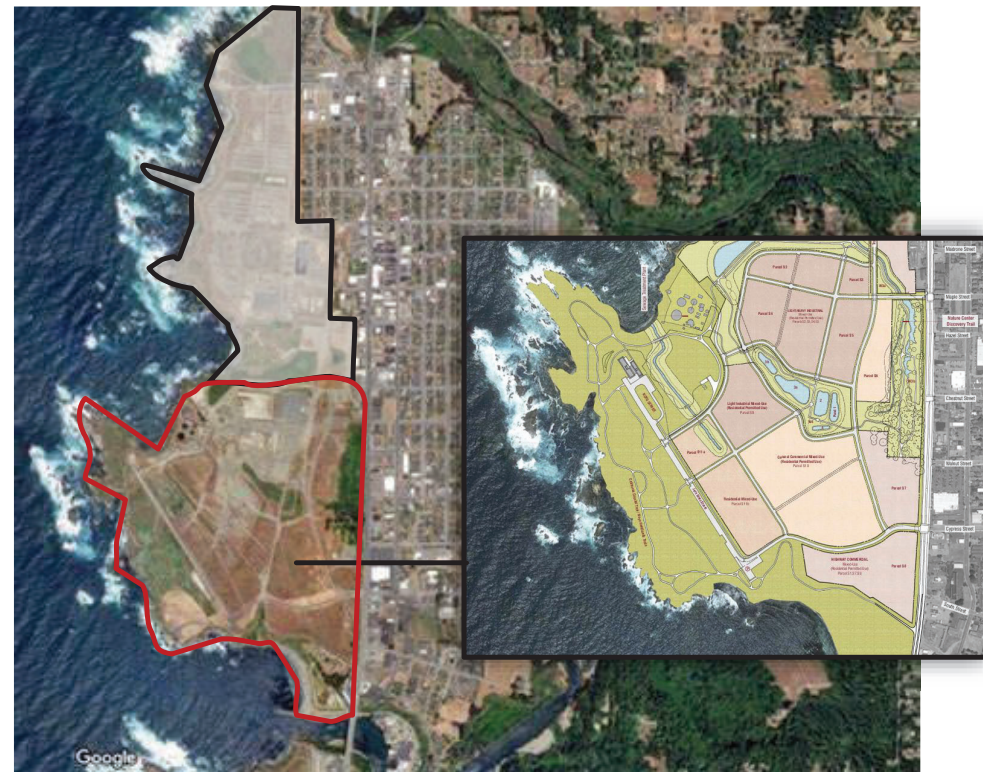
Overview of Mill Site Strategies:

Given the site's size, it offers the prospect for a transformative, mixed-use development that can attract talent and higher income individuals looking to take advantage of the City's lower cost of living and beautiful location.

With the City's demographic and market fundamentals in mind, the following are four (4) key areas/strategies for the City's consideration as it seeks to redevelop the Mill Site.

1. Tourism/Hospitality and Retail Development

- The Mill Site's scenic coastal frontage is an ideal setting for boutique hotels, eco-lodges, and tourism-driven retail and dining that can attract a broader visitor population from beyond the current 250-mile trade area.
- Additionally, with seasonal visitation among boomers and middle-income families, there's a unique opportunity to expand year-round amenities that attract a wider variety visitor income levels while improving the City's overall retail and dining offerings for its current resident population.
- As population grows, new retail / entertainment / attraction offerings may be viable, which are more likely to support the interests of year-round tourists and young professionals / skilled labor relocating to the City.



FORMER GEORGIA-PACIFIC MILL OPPORTUNITY SITE

2. Mixed-Use and Residential Growth

- With only 455 total multifamily units in the area and a less-than-one-percent (>1%) vacancy rate, demand for new residential options is high. Introducing mixed-use housing on the site can support local workforce retention, attract new residents, and boost overall economic activity through additional property taxes and population growth. Similarly, for-sale development could provide opportunities for home ownership among a wider demographic (e.g., young professionals, families, and retirees) that are seeking permanent residency as part of long-term growth in expanding industries associated with the Blue Economy initiatives spearheaded by the City.

3. Innovation and Sustainability Leadership

- The City can establish the Mill Site as a model for climate-resilient coastal development, incorporating features like the Noyo Center for Ocean Science, sustainable food/fishery production, and open space for public use. The site can also serve as a hub for eco-industrial and marine research initiatives, reinforcing Fort Bragg's role in California's Blue and Green Economy.

4. Local Partnerships and Economic Inclusion

- By collaborating with organizations such as the Fort Bragg Home & Community Land Trust, the City can integrate affordable housing and job training programs into the development plan. These efforts will foster local inclusion, address housing needs, and enhance community well-being.

ECONOMIC DEVELOPMENT TOOLS

CITY OF FORT BRAGG – EDOP

EMBRACING A DIGITAL AND GREEN ECONOMY

PATHWAYS TO ECONOMIC DEVELOPMENT

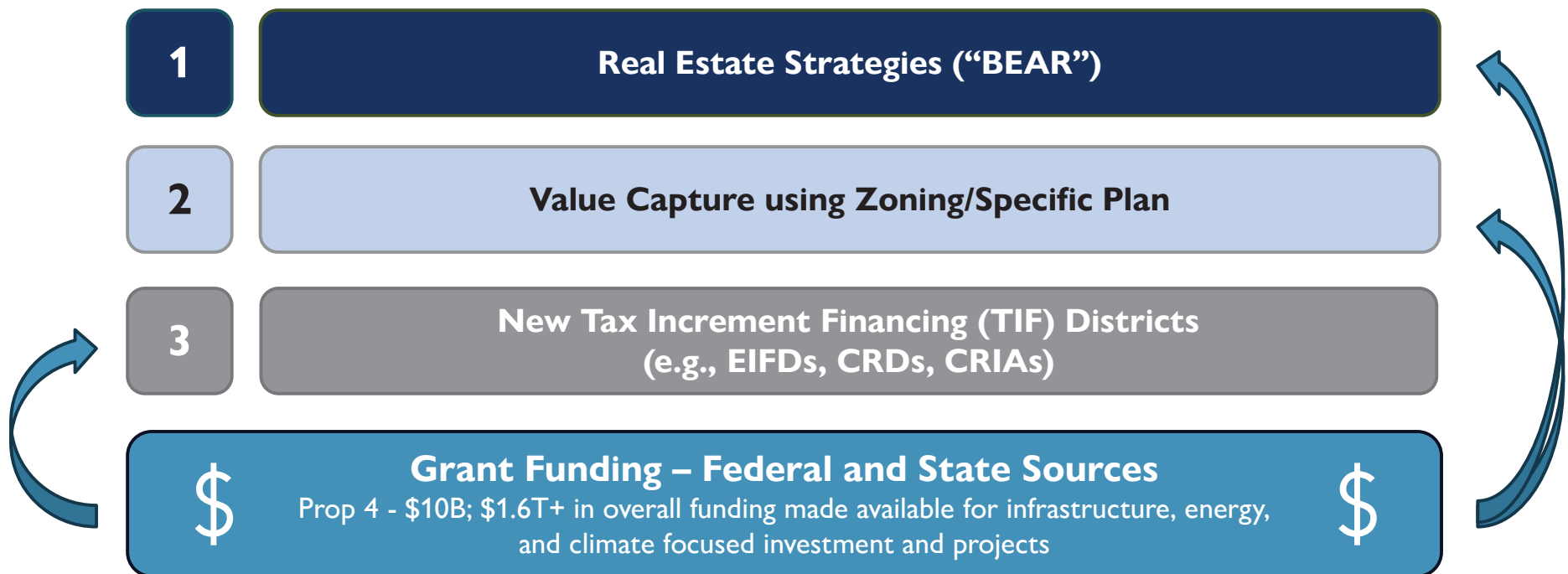
The **New Economic Development** should:

- Capitalize on **consumer preferences and ‘spend’ / work patterns** (digital shopping, delivery, remote work).
- Induce private investment in **projects that meet consumer demand and elevate community quality of life** (e.g., generate trips that induce sales)
- Embrace **Sustainability and Technology** as priorities and preferences for a growing younger consumer base.
- Maximize **housing as an engine** for vibrant, community-centered economies as constituents prefer to live and invest locally.
- Prioritize/target **funding sources for housing/infrastructure and climate**



ECONOMIC DEVELOPMENT STRATEGIES

ROADMAP



REAL ESTATE STRATEGIES FOR PRIVATELY-OWNED PROPERTY

“BEAR” = BUSINESS EXPANSION, ATTRACTION, AND RETENTION

The **BEAR strategy** focuses on the City of Fort Bragg being pro-active about messaging its overall business-friendliness to the broker, developer, and retailer/tenant community. It is critical for the City to monitor its current assets while maintaining an eye toward the future. Whether it's redevelopment, new development, addressing vacancies, or attracting new tenants/retailers to the area, the City must be pro-active in advancing its overall economic development goals while other initiatives are simultaneously underway. Examples of BEAR activities include the following:

- **Property Owner Outreach** – collaborate with property owners to understand their plans for properties, challenges that they face with development, and opportunities that may align with economic development goals. Regularly contact the top Sales Tax generators / employers / suppliers.
- **Rehabilitation / Renovation** – encourage rehabilitation and/or renovation of facilities, signage or store-front facades; can include public programs such as façade improvement loans / grants, or assisting with identifying other sources of funding.
- **Marketing** – Highlight the City as a business-friendly destination with community assets, talented workforce, and success stories.
- **Outreach** – Conduct targeted outreach to developers, businesses, and brokers with opportunity site marketing collateral, correspondence, meetings / site tours, and participation at industry events (e.g., ICSC).
- **Public-Private Partnerships (P3)** – Enter into formal partnerships with property-owners that commit City resources to fund improvements (e.g., infrastructure) that will advance both the property owner's goals for development and the City's goals for economic development.

ECONOMIC DEVELOPMENT (BEAR CONT'D)

BUSINESS INCENTIVE PROGRAMS

There are a wide range of business and economic development incentive programs utilized by communities across the State. The City can create such a program, but first it is important to set specific goals (e.g. assist small business, expand job creation, attract major tax generator, attract specific type of development) and create a system to measure the success of each initiative.

Cost and method of implementing these program can vary, including job credits, façade improvements for local businesses and infrastructure development/repair, which are typically out of pocket costs. While tax sharing agreements and fee waivers can be utilized to catalyze development and are typically offset by new development tax revenues. It will be imperative for the City to maintain a pro-active partnership with the local business community (i.e., Chamber, union, trades, corporate, mom-and-pop, etc.) to ensure needs are understood and the City is able to facilitate direction of funds, remedies, or incentives to the business partner.

Examples of incentives include:

- Façade improvement program
- Infrastructure investment
- Tax sharing agreements / tax abatements
- Efficient permitting
- Job tax credits / Workforce training
- Fee waivers / deferrals in targeted areas

ECONOMIC DEVELOPMENT STRATEGIES

SUCCESSFUL “BEAR” PROGRAMS

City of Indian Wells

Project: Retail Recruitment Services

Objective: Attract grocer to fill major vacancy

Outcome: Filled a large vacant building with a Sprouts Farmers Market using visitor data analytics, relationships and ICSC Conference

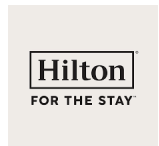


City of Norwalk

Project: Retail Recruitment Services

Objective: Solicit interest from hotels and restaurants for new developments within the City of Norwalk

Outcome: Successful introductions and continued outreach at ICSC Conference to achieve interest from hotels (e.g., Marriott expressed strong interest) and restaurants, including Darden Restaurants (Olive Garden, LongHorn Steakhouse, Yard House)



City of Carson

Project: Business Incentive Program

Objective: Identify ways to support local businesses with improving storefronts/facades to attract new visitors along major commercial corridors

Outcome: Through the program, tenants and/or property owners may qualify for a reimbursement grant of \$2,500 to \$25,000 for storefront aesthetic improvements



VALUE CAPTURE ZONING (VCZ™) FOR COMMUNITY BENEFITS

Zoning and Entitlements can create value that can be captured

Don't just give that value away by assigning density to specific properties – **capture that value as currency** to support your community via amenities & benefits.

**Create the
Zoning**

In higher-demand Areas

**Bank the
Zoning**

*In a DOR® BANK
“reserve bucket”*

**Trade the
Zoning**

*To projects for community
benefits / amenities /
infrastructure / fees*

MECHANICS OF IMPLEMENTING VCZ™

CAPTURING VALUE THROUGH ZONING



Step 1:

City creates density for target areas via planning process

Step 2:

Density in D.O.R.

Step 3:

Project requests density from DOR® BANK ("zoning bank account")

Step 4:

City withdraws & assigns density if project delivers amenities or infrastructure and/or fees through a Development Agreement

HOW ARE CITIES USING VALUE CAPTURE ZONING™?

VALUE CAPTURE ZONING™ STRATEGY:

BUELLTON

DEVELOPMENT OPPORTUNITY RESERVE (DOR)®

The City of Buellton included a DOR® tool in its Avenue of the Flags Specific Plan to encourage development in the downtown area and create a vibrant main street.

DOR® tool trades zoning incentives (*density, building heights, parking, setbacks, fees, etc.*) to projects that deliver community amenities, infrastructure, or other benefits.



VALUE CAPTURE ZONING™ STRATEGY:

HERMOSA BEACH

LAND VALUE RECAPTURE PROGRAM

City council recently approved a land value recapture program to recover & reinvest land value increases via new approved residential zoning for redevelopment in the City's commercial districts.

Market-rate housing developments will be required to pay **\$76 - 104 per square foot to a Hermosa Beach fund** that aims to support development of affordable housing.

The following communities have implemented or are considering Value Capture Zoning™ / DOR®:

- El Monte
- Temecula
- Palmdale
- Buellton
- Placentia
- Burbank
- Seaside
- Jurupa Valley
- Scotts Valley
- Hermosa Beach

WHAT IS A TAX INCREMENT FINANCING (TIF) DISTRICT?

TIF Fundamentals

TIF is a method of capturing increased property tax revenue from new development or property value increases within a designated area to fund public improvements or those that implement public policy, such as housing.

How it Works

As private property investment occurs, the resulting increase in property tax revenue is deposited into a separate TIF fund and used to pay for public improvements within a district.

TAX INCREMENT FINANCING (TIF) TOOLKIT

**Enhanced
Infrastructure
Financing District
(EIFD)**

*Most flexible, most
widely used*

**Climate Resilience
District
(CRD)**

*NEW - focus on climate
related mitigations &
infrastructure*

**Community
Revitalization
& Inv.
Authority
(CRIA)**

*More emphasis on
affordable housing (25% set-
aside)*

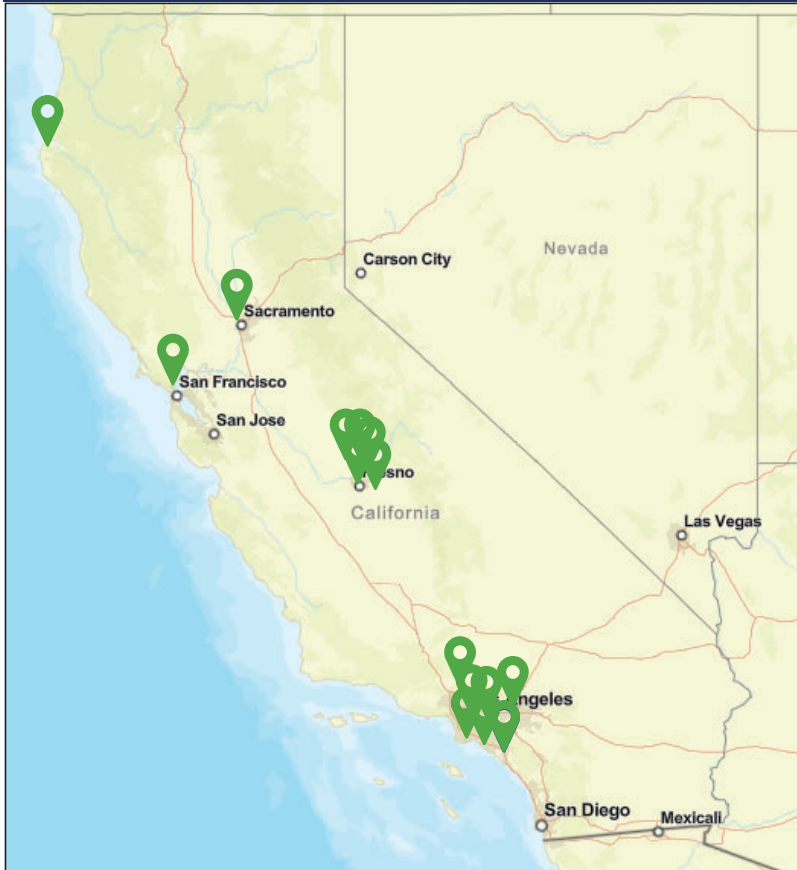
TIF Districts can elevate eligibility for State funding

WHY PUBLIC AGENCIES AUTHORIZE TIF DISTRICTS

1. Return on Investment (“ROI”): Private sector investment induced by district commitment on a “but for” basis accelerates growth of **net fiscal revenues, job creation, housing production, essential infrastructure improvements**
2. Ability to attract additional funds / other public money (“OPM”) – tax increment from other entities (county, special districts), federal / state grants / loans (e.g., for TOD, water, housing, parks, remediation)

TIF PROGRESS STATEWIDE

PARTIAL LIST OF FULLY FORMED TIF DISTRICTS



Jurisdiction	Purpose
Carson + L.A. County	Remediation, affordable housing, recreation
Covina	Downtown housing and blended use supportive infrastructure
Fresno	Downtown, housing and transit-supportive infrastructure
Humboldt County	Coastal mixed-use and energy supportive infrastructure
La Verne + L.A. County	Housing and transit-supportive infrastructure
Lakewood + L.A. County	Mall reimagination, smart streets, affordable housing
Los Angeles County West Carson	Housing / bio-science / tech infrastructure
Madera County (3 Districts)	Water, sewer, roads and other housing infrastructure
Napa	Downtown, housing, tourism supportive infrastructure
Palmdale + L.A. County	Housing, blended use, transit infrastructure
Placentia + Orange County	Housing and TOD infrastructure
Rancho Cucamonga	Blended use and connectivity infrastructure
Sacramento County (Unincorporated)	Industrial / commercial supportive infrastructure
Sanger	Commercial, hospitality, supportive infrastructure
Yucaipa	Housing and commercial infrastructure

GRANTS AND OTHER PUBLIC FUNDING

- There is a wide variety of grant programs and funding sources available through the state and federal government.
- New grant programs are added every year, many with a focus on housing, street signage improvements, revitalization, and climate resiliency.
- Cities should periodically review available grant sources and pursue grants that align with the City's economic development goals (a grant-writing firm can provide assistance if the City's internal resources are limited).

Recent Economic Development & Climate Grant / Funding Programs

- Regional Early Action Planning (REAP)
- Local Early Action Planning (LEAP)
- Infill Infrastructure Grants (IIG)
- Affordable Housing and Sustainable Communities (AHSC)
- Community Economic Resilience Fund (CERF)
- Multifamily Housing Program (MHP)
- ICARP Regional Resilience Grant Program (RRGP)
- Infrastructure State Revolving Fund (ISRF)
- Homeless Housing, Assistance, and Prevention (HHAP)
- Infrastructure State Revolving Fund (ISRF)
- Coastal Conservancy Grants
- Adaptation Planning Grant Program (APGP)
- Strategic Growth Council grants
- Infrastructure Investment and Jobs Act (IIJA)



CITY OF FORT BRAGG

ECONOMIC DEVELOPMENT OPPORTUNITIES PLAN

AUGUST 2025



City of Fort Bragg

416 N Franklin Street
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Text File

File Number: 25-409

Agenda Date: 9/22/2025

Version: 1

Status: Business

In Control: City Council

File Type: Staff Report

Agenda Number: 8C.

Receive Report and Adopt City Council Resolution of the City of Fort Bragg Authorizing Application to the State's Prohousing Designation Program and Committing to Advance Housing Solutions for our Community



CITY COUNCIL STAFF REPORT

TO: City Council

DATE: September 22, 2025

DEPARTMENT: Community Development

PREPARED BY: MJC

PRESENTER: Marie Jones, Planning Consultant

AGENDA TITLE: Receive Report and Adopt a Resolution Authorizing the City Manager to Submit a Prohousing Application to the Department of Housing and Community Development.

RECOMMENDED ACTIONS

1. Adopt a Resolution Authorizing Application to and Participation in the Prohousing Designation Program.

BACKGROUND

Increasing the housing supply is a key priority for the City Council, as outlined in the 2024-2028 Strategic Plan, which includes the goal of adding 200+ housing units by 2026. Housing affordability has become a significant challenge, and many residents find it increasingly difficult to purchase and/or rent a home. The community faces a shortage of both rental and for-sale properties, driven in part by Fort Bragg's growing appeal as a place to live, retire, and work.

On March 11, 2021, the American Rescue Plan Act (ARPA) was signed into law, which provided \$350 billion in emergency funding for states, municipalities, counties, tribes, and territories across the nation. The City of Fort Bragg was allocated \$1,744,162 in ARPA funds. Following a Spring Survey of community priorities, the City Council approved the reallocation of these funds from the Broadband project to four key areas, with 50%, or \$800,000, dedicated to housing. A small portion of this funding has been utilized to revise ordinances and apply for the Pro-Housing designation.

AGENDA ITEM NO. 8C

On October 15, 2024, City Council directed staff to obtain Pro-Housing Designation from the State. The program rewards cities that adopt zoning and land use regulations that make housing development easier, cheaper, and faster. Cities select from a list of proven programs that focus on by-right permitting, reducing regulations, simplifying design review, reducing impact fees, providing financial subsidies, land, and more. Once awarded the Pro-Housing Designation, Fort Bragg would become eligible for state funding to support housing. The City Council directed staff to implement the following Pro-Housing policy changes:

- 1F. Establish minimum parking requirements that comply with density bonus law for residential development. (2 points) - Completed
- 2A. Establish a ministerial approval process for multifamily and mixed-use housing. (3 points) - Abandoned
- 2H. Replace subjective development and design standards with objective development and design standards (as shown in attachment 2) that simplify zoning clearance and improve approval certainty and timing. (1 point) -Completed
- 3A. Waive or reduce development impact fees for residential projects that include units affordable to Lower-Income Households. (3 points) - Abandoned

Since that meeting, the City has adopted the following ordinances to prepare for an application for the Prohousing designation:

- On March 24, 2025, the City Council approved an ordinance establishing density bonus law parking requirements for all multifamily housing projects regardless of whether they include affordable units or not. Additionally at this meeting the City Council provided direction not to proceed with changes to the ordinances that would make Multifamily Housing a permitted use by right (e.g. not requiring a Use Permit). This ordinance implemented the prohousing requirements for 1F but not 2A.
- On June 9th, 2025 the City Council held a Public Hearing and adopted various zoning amendments to the coastal and inland zoning codes to implement changes in State law in new and revised regulations regarding emergency shelters, group homes, low barrier navigation centers, supportive housing, and the granting of density bonus to non-vacant sites. While not a source of points, the City's zoning ordinance must be in compliance with State housing law, so this is a requirement to achieve Prohousing designation.
- On June 23, 2025, the City Council held a hearing and approved changes to the ILUDC and CLUDC requiring ministerial design review for multifamily units, and approved changes to the Citywide Design Guidelines to include objective standards for multifamily projects. This ordinance will implement Prohousing requirement 2A.

DISCUSSION AND ANALYSIS

To qualify for a prohousing designation the City must comply (and self-certify that compliance) with the following list of State land use and CEQA regulations related to housing permitting and review. Staff has reviewed the City compliance with each of these laws and found that the City is in compliance with each law.

- **Government Code (GOV) 65580-65589.11.** This sets all requirements for a certified Housing Element. Fort Bragg's Housing Element was certified in 2019.

- **GOV 65913.1.** Requires the City to, while revising its housing element, designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan. This has been done in the Housing Element.
- **GOV 65995.** This code sets legal requirements for establishing and levying school fees, including limiting school fee amounts to \$1.93/SF for residential development and \$0.31/SF for commercial development as adjusted for inflation in 2000 dollars.
- **GOV 65920.** The Permit Streamlining Act sets a minimum time to provide a Completeness Letter (30 days) and to approve or deny a multifamily housing project (60 days from time of complete application). If a City fails to meet the timing requirements of this act, the project is deemed approved. This law was passed in 2025 and now applies to all multifamily projects in Fort Bragg.
- **Public Resources Code (PRC) 21080.66.** Agencies now must approve or deny qualifying multifamily projects within 30 days of the conclusion of the specified tribal consultation process. Qualifying projects must be proposed on an infill site of less than 20 acres, be less than 85 feet in height, and not be located on a hazardous site. This new section of CEQA eliminates the CEQA process for all qualified multifamily infill housing projects so that such projects cannot be challenged in court.
- **PRC 21080.1, 21080.2, and 21151.5(a).** This law simplifies the CEQA review process for multifamily projects which do not qualify for the CEQA exemption above. For example, a CEQA document is only required to analyze impacts for which the City determined there may be a significant environmental effect.
- **PRC 21155-21155.4.** This law applies to requirements for transit priority projects as part of the State Sustainable Communities Strategy. This regulation allows certain transit priority projects that meet threshold criteria to complete an EIR that only examines significant impacts and is not required to complete an offsite alternatives analysis. The City of Fort Bragg has no transit stops which would qualify for the application of this law.

Additionally, the Prohousing process requires cities to follow the principles of the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" which are as follows:

- Principle 1: Establish a Cross-Agency, Multi-Sector Response
- Principle 2: Engage Encampment Residents to Develop Solutions
- Principle 3: Conduct Comprehensive and Coordinated Outreach
- Principle 4: Address Basic Needs and Provide Storage
- Principle 5: Ensure Access to Shelter or Housing Options
- Principle 6: Develop Pathways to Permanent Housing and Supports
- Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure

The City of Fort Bragg, in partnership with local non-profits, follows these principles.

Additionally, to review the City's completion status for all qualifying points for the Prohousing designation, please see attachment 2. The attachment illustrates a likely 36 points, which is 6 points more than required for the Pro-Housing designation.

FISCAL IMPACT/FUNDING SOURCE

The preparation of the Prohousing application is funded with ARPA Funding.

Participation in the program will require the additional expenditure of staff time and City funds to complete the following:

- The City must complete an Annual Prohousing Progress Report to HCD.
- The City must remain in compliance with all applicable state laws related to housing, this will result in additional annual expenditures to update the City's zoning ordinance to keep pace with the state housing laws.
- The City must continue to treat homeless encampments in compliance with the 7 principles of the United States Interagency Council on Homelessness.

The Prohousing designation is in effect for three years. At the end of the three-year period the City may reapply.

If the City obtains a Prohousing Designation, it would be eligible to apply for the Prohousing Incentive Program (PIP), a state investment from the Building Homes and Jobs Trust Fund:

- [Prohousing Incentive Program \(PIP\)](#)

The Round 4 NOFA for the PIP program opened this month with applications due on March 31, 2026.

Local governments that receive the Prohousing Designation can also receive priority processing or funding points when applying for several funding programs, including:

- [Affordable Housing & Sustainable Communities \(AHSC\)](#)
- [Infill Infrastructure Grant \(IIG\)](#)
- [Transformative Climate Communities \(TCC\)](#)
- [Solutions for Congested Corridors](#)
- [Local Partnership Program](#)
- [Transit and Intercity Rail Capital Program \(TIRCP\)](#)
- [Sustainable Transportation Planning Grant Program \(STPG\)](#)

ENVIRONMENTAL ANALYSIS:

Encouraging more housing development within existing cities is a smart growth strategy that results in reduced vehicle miles traveled and thereby reduced greenhouse gas emissions.

Additionally, as climate change results in increases in inland temperatures and fire risk, the addition of housing units on the coast will allow some people to move to the coast which is considered a climate refuge.

The proposed application is statutorily exempt from CEQA under the “Common Sense Exemption” (Section 15061b3).

ALTERNATIVES

Provide direction to not apply for the Pro-Housing designation

ATTACHMENTS

1. Resolution of the Fort Bragg City Council Authorizing Application to and Participation in the Prohousing Designation Program.
2. Prohousing Application “Self-Scoring Sheet”

NOTIFICATION

“Notify me” lists for Housing, Economic Development, Central Business District

RESOLUTION NO. _____ -2025

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION OF THE FORT BRAGG CITY COUNCIL AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code of Regs., Title 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **CITY OF FORT BRAGG** (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

WHEREAS, based on all the evidence presented, the City Council finds that the foregoing recitals are true and correct and are made part of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby resolve that:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code section 21155-21155.4. Applicant further acknowledges and confirms that its policies for the

treatment of homeless encampments on public property comply with and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. Isaac Whippy is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 22nd day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

The undersigned, Jason Godeke, Mayor and Diana Paoli, City Clerk, of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

Jason Godeke
Mayor

ATTEST:

Diana Paoli
City Clerk

Attachment 2

Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA,	Enacted	Housing Element	https://www.city.fortbragg.com/home/showpublisheddocument/2554/637726463201500000	3	1	2	5
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2;	Enacted	Zoning Code	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1836.html#18.36.040	2	1	2	4
1G	Zoning or incentives that are designed to increase affordable housing development in	Enacted	Zoning Code	Attachment 7	2			

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	a range of types in all parts of the Jurisdiction							
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial).	Enacted	Zoning Code	https://www.copublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC182/FortBraggLUC1822.html #18.22.030	1	1	2	3
1I	Modification of development standards (FAR) and other applicable zoning provisions or land use designation methods to promote greater development intensity.	Enacted	Zoning Code	https://www.copublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC182/FortBraggLUC1821.html #18.21.050	1	1	2	3
1K	Establishment of an inclusionary housing program	Enacted	Zoning Code	https://www.copublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1831.html	1	7	1	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
				LUC1832.html #18.32				
2C	Documented practice of streamlining housing development at the project level, by utilizing statutory and categorical exemptions.	Enacted	Categorical Exemption Documentation	Attachment 7	2	2	1	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	Enacted	Permit Processing Details	Attachment 7	2	2	1	3
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve	Enacted	Zoning Code and Design Guidelines	Attachment 7	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	approval certainty and timing.							
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	Enacted		Appendix 7	1			1
2K	Establishment of a standardized application form for all entitlement applications.	Enacted		https://www.city.fortbragg.com/home/showpublisheddocument/1536/637719358278930000	1			1
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs such as pre-approved	Enacted	Pre-approved ADU Plans	Appendix 7	3			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	ADU/JADU design packages.							
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	Enacted	Zoning Code	https://www.coderepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.110	1	3	1	2
3E	Measures that reduce costs for transportation-related infrastructure include programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes.	Enacted	Safe routes to School Program, Capital Improvement Program	Appendix 7	1			1
4B	Establishment of local housing trust funds or	Enacted	Article of Incorporation for	Appendix 7	2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	collaboration on a regional housing trust fund		Housing Mendocino Coast					
Total Points								34



City of Fort Bragg

416 N Franklin Street
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Text File

File Number: 25-404

Agenda Date: 9/22/2025

Version: 1

Status: Business

In Control: City Council

File Type: Resolution

Agenda Number: 8D.

Receive Report and Adopt City Council Resolution Approving Professional Services Agreements Amendment 1 with Schaaf & Wheeler to Provide 100% Design Plans and Specifications for seven (7) Trash Capture Devices, Project PWP-00119, Approving Budget Amendment 2025/26-6 and Authorizing City Manager to Execute Contract (Amount Not to Exceed \$205,727.00); CEQA Exemption 15301(c)



CITY COUNCIL STAFF REPORT

TO: City Council

DATE: September 22, 2025

DEPARTMENT: Public Works Department

PREPARED BY: Chantell O'Neal, Assistant Director, Engineering Division

PRESENTER: Chantell O'Neal, Assistant Director, Engineering Division

AGENDA TITLE: RECEIVE REPORT AND ADOPT CITY COUNCIL RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENTS AMENDMENT 1 WITH SCHAAF & WHEELER TO PROVIDE 100% DESIGN PLANS AND SPECIFICATIONS FOR SEVEN (7) TRASH CAPTURE DEVICES, PROJECT PWP-00119, APPROVING BUDGET AMENDMENT 2025/26-6 AND AUTHORIZING CITY MANAGER TO EXECUTE CONTRACT (AMOUNT NOT TO EXCEED \$205,727.00); CEQA EXEMPTION 15301

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt a resolution approving Amendment 1 to the Professional Services Agreement with Schaaf & Wheeler for the preparation of 100% design plans and specifications for seven (7) trash capture devices under Project PWP-00119.
2. Approve a Fiscal Year 2025/26 budget amendment in the amount of \$41,592 to increase the project budget to \$149,592.
3. Authorize the City Manager to execute the amended agreement in an amount not to exceed \$205,727.00.

BACKGROUND

In November 2024, the City awarded a Professional Services Agreement to Schaaf & Wheeler to prepare 30% conceptual design plans for the Stormwater Trash Capture Device Project (PWP-00119). The project was initiated in response to the State Water Resources Control Board's 2017 notice under Water Code Section 13383, requiring full trash capture from priority land use areas by December 2030.

The original RFP sought full 100% design services for all 14 proposed trash capture devices. However, due to budget limitations, the City opted to contract for partial design services. Schaaf & Wheeler was selected based on their strong qualifications, cost-effectiveness, and experience with similar municipal stormwater projects.

The consultant has since completed the 30% Design Technical Memo, which identified feasible locations, device types, and preliminary cost estimates. This memo will be attached to the staff report. The proposed amendment will advance seven (7) of the

AGENDA ITEM NO. 8D

identified locations to 100% design, enabling the City to prepare bid-ready documents for construction.

DISCUSSION AND ANALYSIS

Schaaf & Wheeler has demonstrated technical excellence and responsiveness throughout the initial phase. Their familiarity with Fort Bragg's infrastructure and regulatory context has allowed for efficient coordination and high-quality deliverables.

The proposed amendment will result in shovel-ready plans for seven devices, positioning the City to pursue construction funding and remain competitive in future grant applications. While the City was unsuccessful in securing a NOAA Marine Debris Grant earlier this year—due to reduced federal allocations—having 100% plans in hand will strengthen applications for other sources such as CDBG or USDA.

The seven devices to be advanced under this amendment include:

- **Three (3) large high-flow trash capture devices** located at:
 - Kemppe Way
 - Chestnut Street
 - Cypress Street
- **Six (6) inlet-based trash capture devices** located at:
 - Two (2) at Kemppe Way
 - One (1) at Boatyard Drive
 - One (1) at Cypress Street
 - One (1) at Manzanita
 - One (1) at Minnesota Avenue

These locations were selected based on priority land use areas, hydraulic feasibility, and proximity to existing storm drain infrastructure. The total estimated cost to achieve full trash capture citywide is \$4.6 million. This amendment represents a strategic step toward phased implementation, leveraging available funding while maintaining momentum.

FISCAL IMPACT/FUNDING SOURCE

The amended contract amount is \$205,727.00. The original contract was \$57,000 in FY 2024/25. The current fiscal year budget includes \$108,000 for this project. A budget amendment BA 25/26-6 (Attachment 2) of \$41,592 is required to fully fund the contract increase of \$149,592.

- **From:** Storm Drain Capacity Fees Account 290-0000-6307
- **To:** Project Account No. 716-7011-0731

The use of storm drain capacity fees is consistent with the intended use of this fund type. The 2023/24 Capacity Fee Study identified \$188,758 in available funds, with an additional \$19,000 collected since. Sufficient funding is available to support this amendment.

ENVIRONMENTAL ANALYSIS:

The City of Fort Bragg is a designated Phase II Municipal Separate Storm Sewer System (MS4), regulated by the California State Water Resources Control Board (SWRCB). In 2017, the City received notice under Water Code Section 13383 requiring full trash capture from priority land use areas by December 2030.

In response, the City initiated the Stormwater Trash Capture Device Project (PWP-00119), identifying strategic locations for end-of-line capture devices. A Coastal Development Permit (CDP) Exemption and CEQA Notice of Exemption were processed in August 2024.

The proposed design work is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301(c), which applies to minor alterations of existing public facilities involving negligible or no expansion of use. All devices will be located within existing storm drain infrastructure and at least 200 feet from any wetland.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

This project supports Strategic Plan Goal 2D: Comply with the National Pollution Discharge Elimination System (NPDES) permit to meet state and federal water quality requirements. It also aligns with the City's General Plan and Capital Improvement Program goals for sustainable stormwater management.

COMMUNITY OUTREACH

No formal outreach was required for this design phase. Future construction phases will include public notification and engagement consistent with City policy.

COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

ALTERNATIVES:

1. **Do not approve the amendment** – This would delay progress toward 100% trash capture and reduce competitiveness for future grant funding.
2. **Approve a reduced scope** – This may limit the number of devices advanced to shovel-ready status and reduce cost-effectiveness.

3. **Defer action** – This may jeopardize project momentum and delay compliance with state mandates.

Staff recommends proceeding with the proposed amendment to maintain progress and capitalize on available funding.

ATTACHMENTS:

1. Resolution Approving Amendment
2. Ex A Budget Amendment 25/26-6
3. 30% Design Technical Memo (Schaaf & Wheeler)
4. Schaaf & Wheeler Detailed Quote

NOTIFICATION:

- Robin Lee, PE; Schaaf & Wheeler
- Notify Me Subscriber List: Stormwater News

RESOLUTION NO. ____-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT BRAGG APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH SCHAAF & WHEELER FOR PREPARATION OF 100% DESIGN PLANS AND SPECIFICATIONS FOR SEVEN (7) TRASH CAPTURE DEVICES FOR PROJECT PWP-00119; APPROVING A BUDGET AMENDMENT TO THE FY 2025/26 BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDED AGREEMENT; AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15301(c)

WHEREAS, the City of Fort Bragg is subject to the State Water Resources Control Board's Trash Provisions under Water Code Section 13383, requiring full trash capture from priority land use areas by December 2030; and;

WHEREAS, the City initiated the Stormwater Trash Capture Device Project (PWP-00119) to comply with these mandates and awarded a contract to Schaaf & Wheeler in November 2024 to prepare 30% conceptual design plans for fourteen (14) proposed trash capture devices; and

WHEREAS, Schaaf & Wheeler has completed the 30% Design Technical Memo and demonstrated technical expertise and responsiveness throughout the initial phase; and

WHEREAS, the City now seeks to advance seven (7) of the proposed device locations to 100% design, including three (3) high-flow devices at Kemppe Way, Chestnut Street, and Cypress Street, and six (6) inlet-based devices at Kemppe Way (2), Boatyard Dr, Cypress St, Manzanita Ave, and Minnesota Ave; and

WHEREAS, the amended agreement will allow Schaaf & Wheeler to prepare bid-ready plans and specifications for these devices, positioning the City for future construction and grant funding opportunities; and

WHEREAS, the total amended contract amount is \$205,727.00, requiring a budget amendment (BA 25/26-6- Exhibit A) of \$41,592 to fully fund the contract increase; and

WHEREAS, sufficient funds are available in the Storm Drain Capacity Fees Account (290-0000-6307), and the budget amendment will transfer funds to Project Account No. 716-7011-0731; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c), as it involves minor alterations to existing public facilities with no expansion of use;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg hereby:

1. Approves Amendment No. 1 to the Professional Services Agreement with Schaaf & Wheeler for preparation of 100% design plans and specifications for seven (7) trash capture devices under Project PWP-00119, in an amount not to exceed \$205,727.00;
2. Approves a budget amendment to the FY 2025/26 budget in the amount of \$41,592, transferring funds from Account 290-0000-6307 to Account 716-7011-0731;
3. Authorizes the City Manager to execute the amended agreement and any related documents necessary to implement the project; and
4. Finds the project categorically exempt from CEQA pursuant to Section 15301(c).

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 22nd day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

Jason Godeke
Mayor

ATTEST:

Diana Paoli
City Clerk

[illegible]



City of Fort Bragg Stormwater Full Trash Capture Feasibility Report



August 2025

This submittal has been prepared under the direct supervision of the undersigned, who hereby certifies that she is a Registered Professional Engineer in the State of California

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS





Table of Contents

1. Introduction	4
2. Full Trash Capture Devices	6
2.1 Capital Improvement Project Alternatives.....	6
2.1.1 High-Flow Devices (Large-Scale)	6
2.1.2 Inlet-Based Devices (Small-Scale).....	7
3. Cost Estimates and Maintenance Considerations.....	9
3.1 Unit Costs.....	9
3.2 Maintenance Considerations.....	9
3.3 Project Summary	10
4. Hydraulic Considerations.....	12
4.1 Summary	12
5. Permit Considerations.....	14
5.1 Overview	14
6. Recommendations	15
6.1 Timeline and Coordination	15
6.2 Prioritized Installation.....	15
6.3 Funding Opportunities	17
6.4 Next Steps	18



Attachments

- Attachment 1: Overview Map of Project Sites
- Attachment 2: Site Summary Sheets
- Attachment 3: RWQCB Approved Device List



1. Introduction

In April 2015, the State Water Resources Control Board adopted the Trash Amendments, prioritizing stormwater trash control compliance for Municipal Separate Storm Sewer Systems (MS4s) throughout California, including the City of Fort Bragg (City). The Trash Amendments mandate that MS4s implement controls such as full capture systems, treatment devices, or institutional measures to prevent trash from impacting local receiving waters, including creeks, rivers, lakes, and the Pacific Ocean. In the North Coast Region, compliance is managed by the North Coast Regional Water Quality Control Board (NCRWQCB) through National Pollutant Discharge Elimination System (NPDES) permits. By December 2, 2030 the City is to achieve 100% trash capture.

This Trash Capture Feasibility Study summarizes tasks completed, identifies preferred and alternative trash capture sites, evaluates device options, and provides installation and maintenance cost estimates. This report serves as a tool to assist the City in implementing and funding projects to meet trash reduction requirements. The primary deliverables are one-page site summaries (Attachment 2) that present key information for prioritizing sites and design alternatives. The 10 project sites were evaluated, with several sites offering design alternatives. The analysis includes trash reduction effectiveness and associated costs, based on the best available information at the time of the report. Cost estimates for installation and maintenance were developed through site-specific field assessments and information provided by the City. Figure 1 shows the locations and drainage areas for the project site locations.

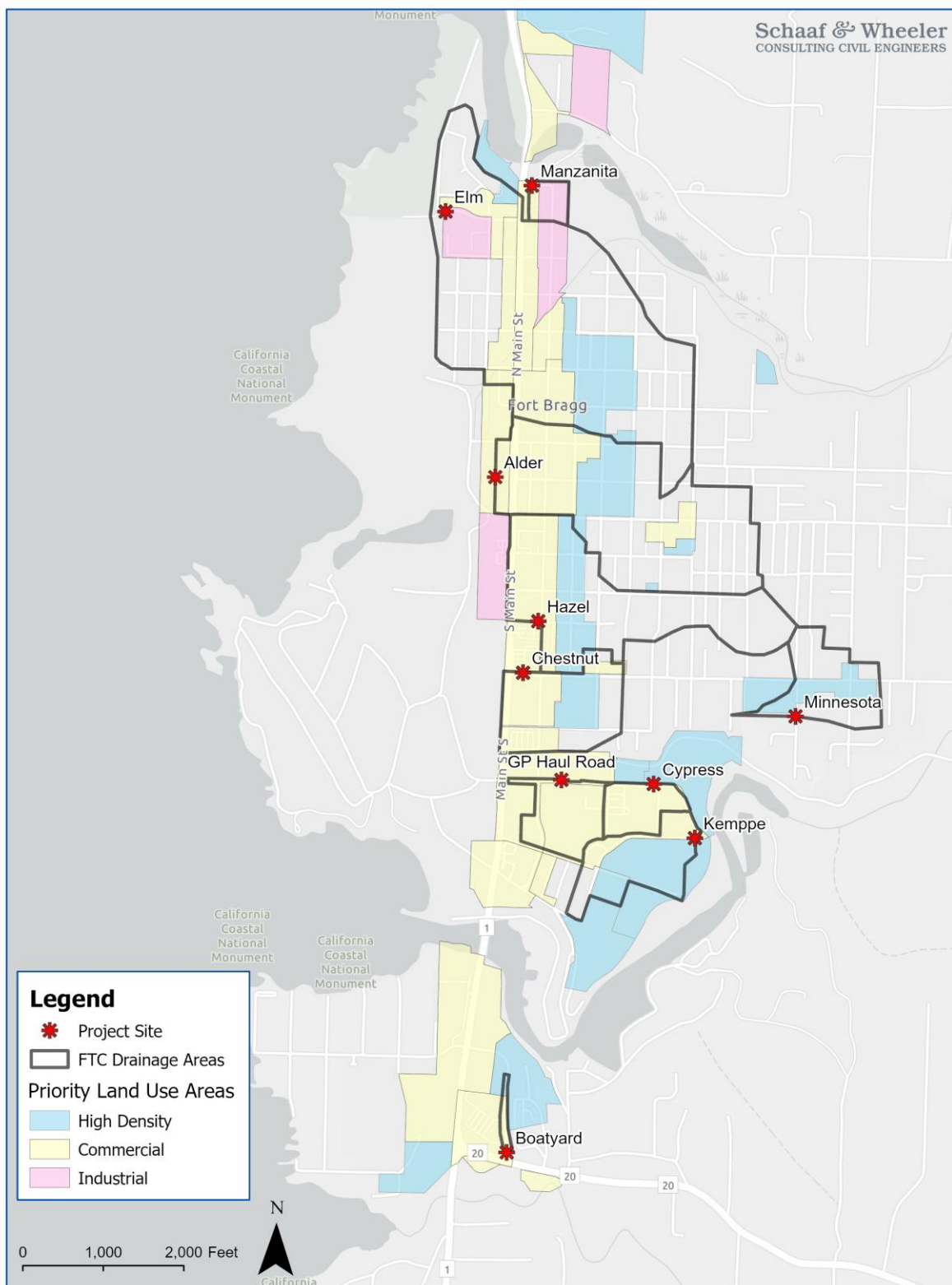


Figure 1. Project Location Sites

2. Full Trash Capture Devices

2.1 Capital Improvement Project Alternatives

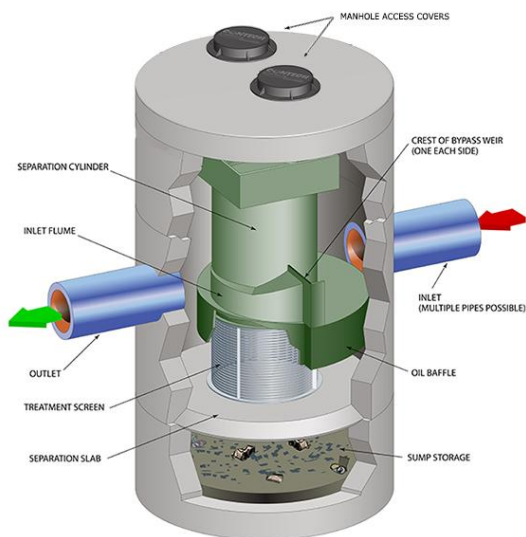
There are a variety of devices available to meet the full capture trash reduction goal, including:

- Catch basin inlet filters/screens;
- Netting, screens, or hydrodynamic structures on a storm drain trunk line; and
- End-of-pipe netting, screens, or hydrodynamic structures.

When selecting a device, it is important to consider the drainage area, hydraulic losses across the system when full, permitting requirements in open channels, device maintenance and access, property rights, and utility clearance. All of these factors should be weighed against the device, installation, and maintenance costs to ensure maximum capture volume per dollar spent. The current list of approved full trash capture devices is contained in Attachment 3.

2.1.1 High-Flow Devices (Large-Scale)

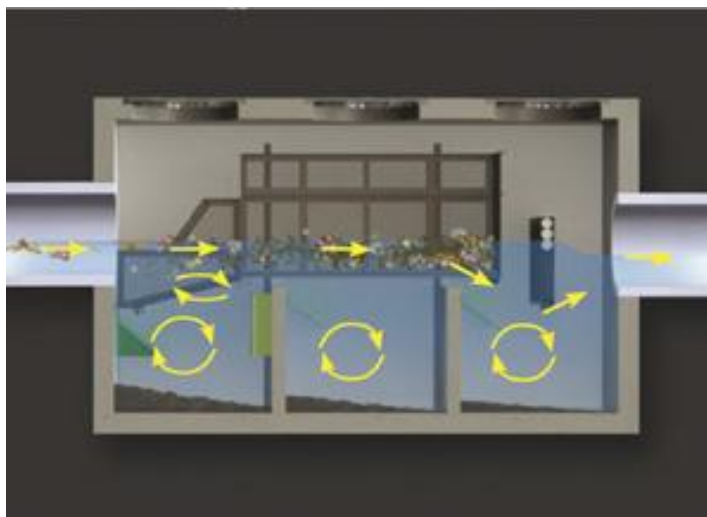
Large-scale devices provide a centralized location for construction and maintenance. The downside of large devices is that they capture flow from low trash generating areas resulting in the need to have a larger device to treat the additional runoff from areas with little trash reduction benefit.



Hydrodynamic separators (HDS) are widely used in stormwater treatment. They are flow-through structures with a settling or separation unit to remove sediments, floatables, and other pollutants. They come in a wide range, and some are as small as a standard manhole structure. These inline systems can be cleaned using a vacuum truck to pump out the trash, sediment, and water that has collected in the bottom. Engineering and installation costs can be quite high, but the devices are long-lasting and can capture trash from a considerable area.

Baffle boxes are concrete or fiberglass structures containing a series of sediment settling chambers separated by baffles. The primary function of baffle boxes is to remove sediment, suspended particles, and associated pollutants from stormwater. Trash is removed through the metal cage with 5mm mesh located at the flow line of the storm drain system. Baffle boxes can be located either in-line or at the end of storm pipes.

Cleaning of baffle boxes can be accessed through a manhole or hatch above ground with a vacuum truck, with no confined spaced entry required for servicing. Screened systems are hinged for easy access to collected sediments in the baffle chambers below.



2.1.2 Inlet-Based Devices (Small-Scale)

Small scale devices include structures such as connector pipe screens and hanging baskets installed at storm drain inlets.

The connector pipe screen is a metal screen assembly installed inside a catch basin, in front of the outlet pipe, preventing debris from entering the storm drain system. They are designed to be permanently mounted to the catch basin or have a quick disconnect feature to facilitate pipe jetting or to prevent flooding should the basin drainage system become clogged. These units are designed to retain all trash and solids larger than 5 mm inside the catch basin, and once in place, it also retains large volumes of sediment. Therefore, the trash capture and storage capacity of this product are dependent upon the size of the catch basin where it is installed.





The hanging basket is similar to the connector pipe screen in that it is a separate unit that is installed into the storm drain system. Typically, installed in a catch basin, the hanging basket is an insert that keeps trash and large debris from entering the stormwater system. A frame is inserted into the top of the catch basin and is paired with a basket made with 5mm opening perforations. The large screen openings allow ample flow through and will not clog from sand and sediment loading off streets and parking lots. Inlet screens are desirable because they can be installed relatively quickly and at a relatively low cost.



3. Cost Estimates and Maintenance Considerations

3.1 Unit Costs

The following assumptions were made in determining construction costs for each proposed device:

- High-flow devices are assumed to have a lifetime of 50-years;
- Inlet-based devices are assumed to have a lifetime of 25-years;
- Hydrodynamic separators and baffle boxes capital cost is estimated at \$6,285 per drainage area acre based on recent bids;
- Inlet-based devices (i.e. inlet screens and hanging baskets) were estimated at \$3,000 per device, based on recent quotes;
- 20% design added to total costs for high flow devices;
- 50% design added to total costs for inlet-based devices;
- 30% construction contingency added to total costs;
- Percentages based on the assumption that all projects are completed together into one bid package. A reduction of the number of high flow devices per bid document may increase percentages for design due to the increased cost of site investigations. It is recommended to use 35% design costs when doing multiple bid documents for high flow devices;
- Total Base Cost is presented in the 2025 construction year dollars and includes installation and construction needed to update drainage infrastructure to support trash capture device, and the device. It does not include maintenance or device replacement.

Table 3-1 lists the unit costs used to develop each of the site's installation cost. Attachment 2 contains details of each site quantities and total cost.

Table 3-1: Unit Cost Assumptions

Item	Total Base Cost per Unit	Unit
High-Flow Devices	\$9,427	per acre of drainage area
Inlet-Based Devices	\$5,400	each

3.2 Maintenance Considerations

Cleaning and maintenance costs are not included in the installation costs. They are provided in this section for reference only for City consideration. Maintenance of both high-flow and inlet-based devices can be done by municipal staff or hired out to a cleaning contractor. Wages and vacuum truck unit cost were developed based on information provided by the City in 2024.

For cleaning, replacement, and maintenance, the following considerations should be taken:



- High-flow devices are cleaned approximately two (2) times a year, requiring 4 hours of a team of two staff members at \$67/hour, a vacuum truck at \$119/hour, or approximately \$2,000/device annually, which is increased to \$3,000 to account for any clogging or fees to dump materials;
- Inlet-based devices are cleaned approximately two (2) times a year, requiring 2 hours of a team of two staff members at \$67/hour, a vacuum truck at \$119/hour, or \$770/device annually.

3.3 Project Summary

Table 3-2 lists the project costs for each project site. Overall, it is estimated to cost \$4M in capital for the City to achieve the 100% trash reduction goals by 2030. With an additional 12% construction management the City should anticipate approximately \$4.6M to achieve the statewide trash amendment goals.

Attachment 2 contains details of each site design.

Table 3-2: Project Site Summary Table

Project ID	Project Name	Project Location	Total Drainage Area (Acres)	Priority Land Use (PLU) Areas (Acres)	Design Cost Estimate	Construction Cost Estimate	Construction Contingency	Total Capital	Annual O&M Cost	Cost per Ace of PLU (\$/AC)
J306D	Kemppe –	531 Kemppe Way	26.9	23.7	\$35,600	\$168,800	\$50,600	\$250,800	\$4,540	\$10,600
	Kemppe – Alternate 1	531 Kemppe Way	26.9	23.7	\$35,600	\$168,800	\$50,600	\$250,800	\$4,540	\$10,600
	Kemppe - Alternate 2	531 Kemppe Way	26.9	23.7	\$38,800	\$194,100	\$58,200	\$291,200	\$3,000	\$12,000
J303D	Cypress	510 Cypress Street	12.6	12.6	\$1,500	\$3,000	\$900	\$5,400	\$770	\$430
J313M	GP Haul Road	Georgia Pacific Haul Road	19	19	\$23,800	\$119,200	\$35,800	\$180,000	\$3,000	\$9,500
	GP Haul Road - Alternate 1	Georgia Pacific Haul Road	19	19	\$23,800	\$119,200	\$35,800	\$180,000	\$3,000	\$9,500
DI313	Minnesota	165 Minnesota Street	26.4	9.2	\$1,500	\$3,000	\$900	\$5,400	\$770	\$600
	Minnesota - Alternate 1	165 Minnesota Street	26.4	9.2	\$5,000	\$15,000	\$10,000	\$30,000	\$770	\$3,300
NM45	Hazel	331 Hazel Street	80.1	37.1	\$123,400	\$617,000	\$185,000	\$926,000	\$3,000	\$25,000



Project ID	Project Name	Project Location	Total Drainage Area (Acres)	Priority Land Use (PLU) Areas (Acres)	Design Cost Estimate	Construction Cost Estimate	Construction Contingency	Total Capital	Annual O&M Cost	Cost per Acre of PLU (\$/AC)
	Hazel - Alternate 1	331 Hazel Street	80.1	37.1	\$123,400	\$617,000	\$185,000	\$926,000	\$3,000	\$25,000
MM17	Chestnut	151 E Chestnut Street	35.6	25.9	\$44,700	\$223,500	\$67,100	\$340,000	\$3,000	\$13,100
	Chestnut - Alternate 1	151 E Chestnut Street	35.6	25.9	\$44,700	\$223,500	\$67,100	\$340,000	\$3,000	\$13,100
G216D	Alder	151 E Alder Street	103.5	49.4	\$161,600	\$803,500	\$241,000	\$1,206,100	\$3,770	\$28,500
	Alder - Alternate 1	152 E Alder Street	103.5	49.4	\$161,600	\$803,500	\$241,000	\$1,206,100	\$3,770	\$28,500
E208M	Elm	W Elm Street	174.3	86.3	\$212,900	\$1,060,100	\$318,000	\$1,595,400	\$3,770	\$261,600
	Elm - Alternate 1	W Elm Street	174.3	86.3	\$212,900	\$1,060,100	\$318,000	\$1,595,400	\$3,770	\$261,600
MM50	Manzanita	110 E Manzanita Street	5.7	5.7	\$1,500	\$3,000	\$900	\$5,400	\$770	\$1,000
M202M	Boatyard	101 Boatyard Drive	1.9	1.8	\$1,500	\$3,000	\$900	\$5,400	\$770	\$3,000
Capital Subtotal								\$4,100,000		
Construction Management (12%)								\$490,000		
Project Total								\$4,600,000		



4. Hydraulic Considerations

4.1 Summary

This study did not evaluate the hydraulics of each site in detail. Instead, peak flows from the City's Storm Drain Master Plan (SDMP) from 2004 were compared. In addition, the peak 1-hour, 1-year flows were summarized based on rational calculations to ensure proper sizing of the high flow devices. Table 4-1 summarizes the 10-year peak flows and treatment flow (1-year, 1-hour) at each site and compares to the existing pipe capacity. While some systems are noted as being undersized in the SDMP, there are notes that City staff have not experienced significant flooding.

At the Hazel and Alder sites, further research and study should be done to identify a capital improvement project to upsize the system prior to construction of a trash capture device because the existing capacity is lower than the treatment flow. Each site location has a recommended upsizing of pipe in the SDMP.

Alder, Kemppe, and Elm project sites include multiple proposed devices to capture total drainage area. Table 4-1 summarizes flows for the high-flow devices, since the small inlet-based devices are not flow-based for sizing considerations. During detailed design - each site location should have further hydraulic study during detailed design phase.

**Table 4-1: Site Hydraulic Information**

Project ID	Project Name	System Capacity (cfs)	Treatment Flow (cfs)	10-yr Flow (cfs)	Notes
G216D	Alder 1	28	38	85	Needs further investigation into upsizing of capacity.
G216D	Alder 2	4	1	5	Inlet device in parking lot
M202M	Boatyard	10	1	10	
MM17	Chestnut	91	13	24	
J303D	Cypress	20	5	16	
E208M	Elm 1	18	2	13	24 inch pipe
E211M	Elm 2	155	67	92	42 inch pipe
J313M	GP Haul Road	55	7	17	
NM45	Hazel	20	27	41	Needs further investigation into upsizing of capacity.
J306D	Kemppe	32	9	21	
MM50	Manzanita	4	2	11	Not within SDMP
DI313	Minnesota	8	8	25	SDMP states that this site has not experience flooding



5. Permit Considerations

5.1 Overview

The trash capture project sites evaluated in this Report may be subject to review under the California Environmental Quality Act (CEQA), depending on the type, scale, and location of the proposed devices. CEQA review evaluates potential environmental impacts associated with project implementation, including construction, installation, operation, and maintenance activities.

The City processed a Coastal Development Permit Exemption and a CEQA Notice of Exemption in August 2024 for these trash capture locations. Because the proposed trash capture devices are located on the City's existing storm drain infrastructure, additional permit requirements are not anticipated at this time.



6. Recommendations

6.1 Timeline and Coordination

The Trash Amendments, adopted by the State Water Resources Control Board (SWRCB) on April 7, 2015, and effective as of December 2, 2015, establish a statewide framework to eliminate trash discharges into California's surface waters. These provisions apply to all Phase I and II Municipal Separate Storm Sewer System (MS4) permittees, including the City of Fort Bragg, and mandate the implementation of trash control measures in areas designated as Priority Land Uses (PLUs).

Key milestones in the implementation timeline include:

- June 1, 2017: Issuance of Water Code Section 13383 Orders to MS4 permittees, requiring them to select a compliance track—either Track 1 (installation of full capture systems) or Track 2 (a combination of full capture systems, treatment controls, and institutional measures)
- December 2, 2018: Deadline for MS4 permittees to submit their chosen compliance approach and, if applicable, an implementation plan detailing how they will achieve full compliance
- 2020–2021: Reissuance of MS4 permits incorporating trash control implementation requirements and compliance milestones
- December 2, 2030: Final compliance deadline for all MS4 permittees to achieve full implementation of trash control measures as specified in their permits

The City of Fort Bragg has selected Track 1 and as an MS4 permittee, is required to comply with these provisions by the December 2, 2030 deadline. Therefore, it is recommended that the City begin developing a funding plan and utilize the information included in this Report to identify which devices should be installed in the upcoming few years.

Additionally, it is recommended that City staff begin verbal communications with Regional Water Board to update staff on the steps that the City has taken to identify and install full trash capture systems. By communicating early with the Regional Water Board staff, the City will be best positioned to adjust its implementation program as needed based on the perspectives of the regulatory agency overseeing the implementation of the NPDES permit. Communications could include sharing the final version of this report and/or providing a presentation of the tasks completed to-date and the planned installation of full trash capture systems.

6.2 Prioritized Installation

Table 6-1 summarizes the project sites and associated cost implications, presenting the cost per Priority Land Use (PLU) acre treated for each design concept. Although there are 10 project sites, the table includes cost per acre values for both primary and alternative design options to aid City decision-making. Inlet-based devices generally provide the most cost-effective solution in terms of cost per acre of PLU treated, however, these devices are limited to smaller drainage areas.

**Table 6-1: Priority Ranking by Project Cost per Priority Land Use Acreage**

Priority Rank	Project ID	Project Name	Cost per Acre of PLU (\$/AC)
1	DI313	Minnesota	\$600
2	J303D	Cypress	\$800
3	MM50	Manzanita	\$1,000
4	M202M	Boatyard	\$3,000
5	DI313	Minnesota - Alternate 1	\$3,300
6	J313M	GP Haul Road	\$9,500
7	J313M	GP Haul Road - Alternate 1	\$9,500
8	J306D	Kemppe	\$10,600
9	J306D	Kemppe - Alternative 1	\$10,600
10	J306D	Kemppe - Alternative 2	\$12,000
11	MM17	Chestnut	\$13,100
12	MM17	Chestnut - Alternate 1	\$13,100
13	NM45	Hazel	\$25,000
14	NM45	Hazel - Alternate 1	\$25,000
15	G216D	Alder	\$28,500
16	G216D	Alder - Alternate 1	\$28,500
17	E208M	Elm	\$261,600
18	E208M	Elm - Alternate 1	\$261,600



6.3 Funding Opportunities

The City of Fort Bragg may coordinate with Caltrans to support funding and implementation of trash capture projects where state highway runoff contributes to local stormwater systems or affects Priority Land Uses. Caltrans, as an MS4 permittee under its own statewide stormwater permit, is also subject to the Trash Amendments and may enter into Cooperative Implementation Agreements (CIAs) to share compliance responsibilities and co-fund trash capture projects.

Alder, Elm, Chestnut all contain Caltrans right of way within their drainage area and may be eligible for this additional funding source.

Medium Sized Devices

The City has applied for grant funding for the GP Haul Road, Chestnut, and Kemppe projects. The projects are all mid sized devices and are shown to be cost effective in their dollar per PLU capture area treated.

Inlet Based Devices

The small, inlet based devices are all ranked top priority due to the smaller capital investment. It is recommended that these 4 devices are all lumped into one bid document to reduce the overall fee.

Alternatively, the City could consider working with a vendor who can install custom fit connector pipe screens on site. The County of Mendocino is also considering installing small, inlet based devices in several locations near Ukiah. The City could consider coordinating with the County to reduce the overall fee.

Large Devices

There are three devices that require significant capital investments – Alder, Elm, and Hazel. These device locations will require more time for design development and considerations on the system capacity and hydraulic impacts from full trash capture devices. The City should consider additional grant opportunities in the future.



6.4 Next Steps

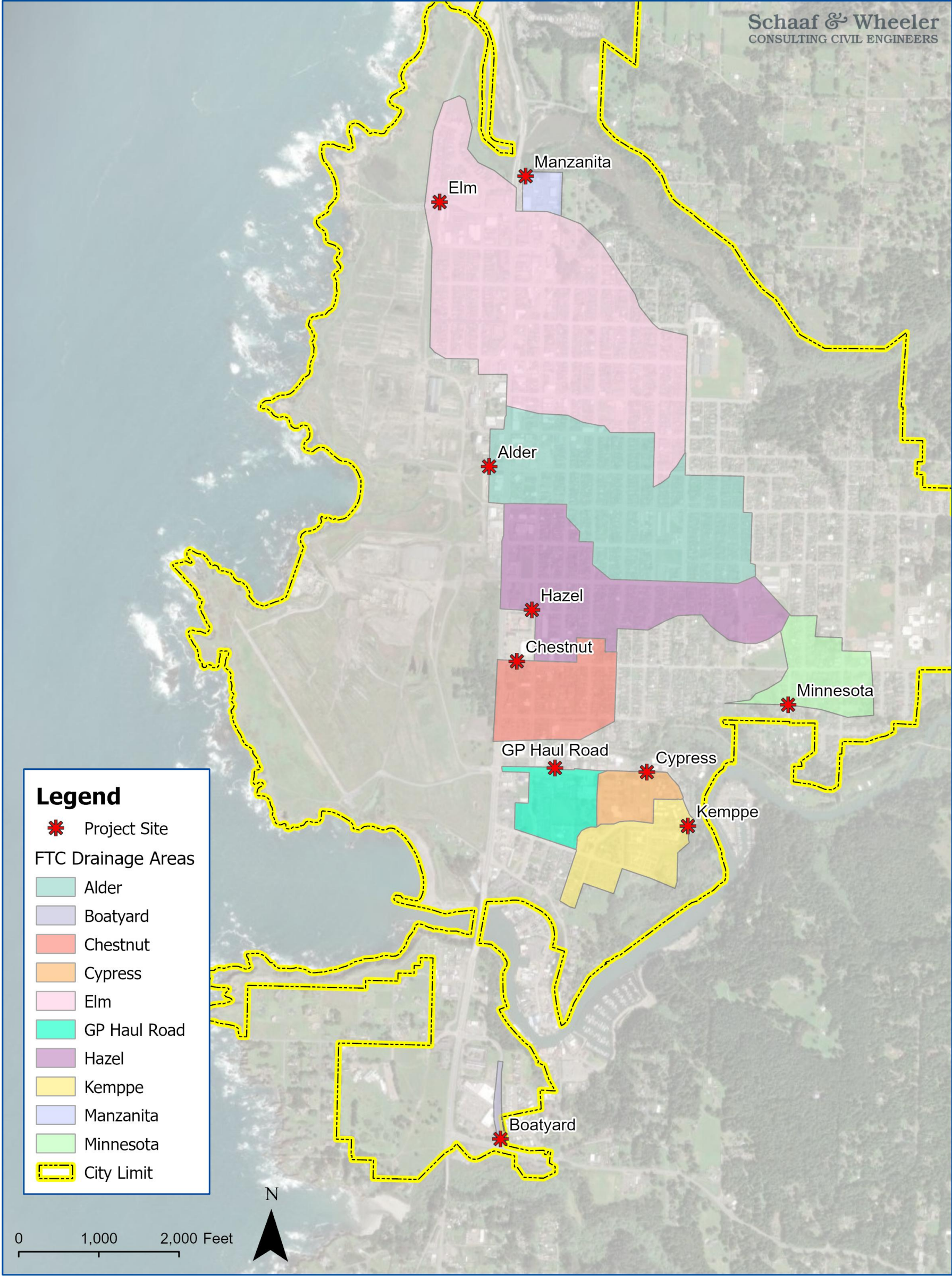
Based on the information provide in this report, we recommend that the City:

- Identify funding for the detailed design and installations of the early installations and then identify how many installs can be achieved within the dedicated/available funding;
- Consider working in house on the four small, inlet based devices
- Identify other funding opportunities for the larger devices
- Consider coordinating with Caltrans for funding support on large-scale devices that address Caltrans right-of-way (ROW);

The City should also begin setting aside funding for maintenance and operation needs and begin conducting staff training for device maintenance and operation. Jurisdictions without a vactor truck might need to obtain one, since this type of equipment will be needed to maintain large-scale (and possibly small-scale) devices. There are also private contractors who can be hired to do the maintenance in lieu of using City staff and equipment.

ATTACHMENT 1

Overview Map of Project Sites



ATTACHMENT 2

Site Summary Sheets

CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



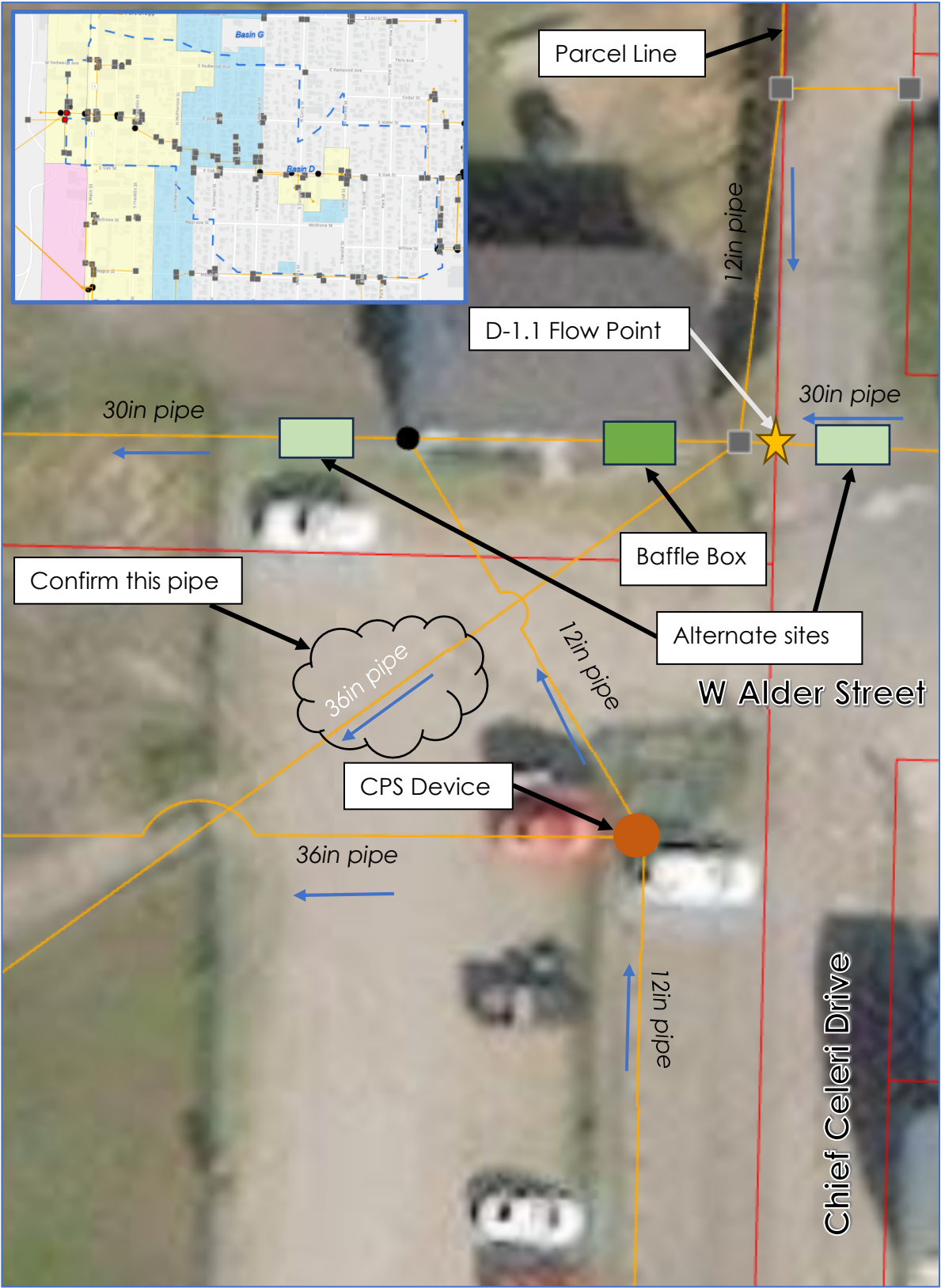
Project ID: G216D
Project Name: Alder
Project Location: 151 E Alder Street (https://maps.app.goo.gl/ynJor3BkN7sDLw246)

Site/Device Information
Proposed Devices Type: Baffle Box and Connector Pipe Screen (CPS) (See page 2 for Alternatives)
Baffle Box Pipe Size: 30 inches Depth: 72 inches Grate: NA CPS Pipe Size: 12 inches Depth: Unknown Grate: 24 inches by 48 inches
Project Description: Construction of a baffle box inline or offline hydrodynamic separator inline on E Alder Street. This project also includes a connector pipe screen (CPS) on the inlet on Chief Celeri Dr. All devices should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB).
Site Specific Considerations: <ul style="list-style-type: none">Site locations are within private property and easements should be investigated and might need to be acquiredThe parking lot is in poor shape and should be repaved as part of the projectNeed to confirm the presence of 36-in pipe, which would bypass proposed location and require upstream installation within ROWInternal bypass flows should be confirmed with vendors
O&M Summary: Devices will require vactor truck for maintenance 2 times per year.
Comments/Notes: Access was not available to the 30-inch pipe during site visit. If there is a 36-inch and a 30-inch pipe leaving then an additional device will need to move upstream. The 30-inch pipe should be upsized to at least a 36-inch pipe or larger to ensure the trash capture device does not increase flooding upstream.

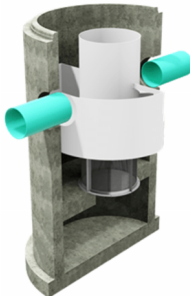
Drainage Area and Trash Reduction Information				
Total Drainage Area: 103.5 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 2 acres				
Priority Land Use (PLU) Areas (acres): 49.4 acres				
Flow Rate (cfs)	Capacity	1yr, 1hr	10-yr	Notes
D-1.1 ★	28	38	85	Flows based on rational method and SDMP data. The SDMP recommends upsizing the existing 30 inch pipe with a 36 inch pipe to meet the 10 year event demand.



Preliminary Cost Estimate	
Design	\$161,600
Construction	\$803,500
Construction Contingency	\$241,000
Total Capital	\$1,206,100
Annual Operation & Maintenance	\$3,770
Cost per Acre of PLU	\$28,500/ac





Alternative Design Options								
Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	Hydrodynamic Separator offline	Same location and alternative locations, but installation of a hydrodynamic separator	N/A	Same		Design	\$161,600	
						Construction	\$803,500	
						Total Capital	\$1,206,100	
						Annual Operation & Maintenance	\$3,770	
						Cost per Acre of PLU	\$28,500/ac	

CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



Project ID: M202M
Project Name: Boatyard
Project Location: 101 Boatyard Dr (https://maps.app.goo.gl/ea7iqNcfVCZGGzSLA)

Site/Device Information
Proposed Device Type: Connector Pipe Screen (CPS)
Pipe Size: 18 inches Depth: 36 inches Grate: 24 x 24 inches (est)
Project Description: Construction of a connector pipe screen (CPS) installed on outlet pipe of existing catch basin. The CPS unit will be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB). Once the full capture, 1-yr, 1hr design flow is exceeded, flows will weir over the top of the screen into the outlet pipe.
Site Specific Considerations: <ul style="list-style-type: none">Catch basin is located on existing curb and gutterDownstream on the street is Caltrans jurisdiction
O&M Summary: Device will require vactor truck for maintenance 2 to 3 times per year.
Comments/Notes: Might need to consider standard catch basin size and grate for pre-fabricated device

Drainage Area and Trash Reduction Information				
Total Drainage Area: 1.9 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 1.8 acres				
Flow Rates	Capacity (cfs)	1yr, 1hr (cfs)	10-yr (cfs)	Notes
H-4.0 ★	10	1	10	Flows based on rational method and SDMP data. According to SDMP, no improvements are recommended on this pipe because the capacity meets the 10 year flow event.



Preliminary Cost Estimate	
Design	\$1,500
Construction	\$3,000
Construction Contingency	\$900
Total Capital	\$5,400
Annual Operation & Maintenance	\$770/yr
Construction Cost per Acre of PLU	\$3,000/ac



CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



Project ID: MM17
Project Name: Chestnut
Project Location: 151 E Chestnut Street (https://maps.app.goo.gl/Lfh8SQM25GgxByKU6)

Site/Device Information
Proposed Device Type: Baffle Box (See page 2 for Alternatives)
Pipe Size: 36 inches Depth: 69 inches Grate: NA
Project Description: Construction of a baffle box or hydrodynamic separator inline on Chestnut Street downstream of manhole indicated in maps. Device should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB). Once the full capture, 1-yr, 1hr design flow is exceeded, flows are conveyed through an internal bypass.
Site Specific Considerations: <ul style="list-style-type: none">• Device should be located far enough from intersection so that cars can turn right onto Main Street during routine maintenance• Internal bypass flows should be confirmed with vendors to ensure that the 10yr flow can be bypassed• Street has heavy traffic
O&M Summary: Device will require vactor truck for maintenance 2 times per year.
Comments/Notes: Maintenance requested that device is located sufficient distance from the intersection so that traffic control is not an issue during maintenance. System is overzied and might consider taking more flows that are currently routed towards Hazel Street. Updated flows would be needed and possibly increase the size of the device.

Drainage Area and Trash Reduction Information				
Total Drainage Area: 35.6 acres <ul style="list-style-type: none">• Caltrans Right-of-Way – 2.3 acres				
Priority Land Use (PLU) Areas (acres): 25.9 acres				
Flow Rate (cfs)	Capacity	1yr, 1hr	10-yr	Notes
C-1.3.1.2 ★	91	13	24	Flows based on rational method and SDMP data. This pipe has sufficient capacity and an in-line device is possible.

Proposed Project Location

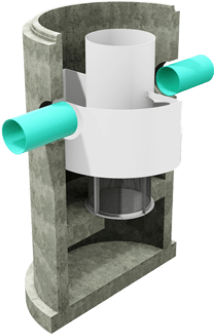
Proposed Device Type



Preliminary Cost Estimate	
Design	\$44,700
Construction	\$223,500
Construction Contingency	\$67,100
Total Capital	\$340,000
Annual Operation & Maintenance	\$3,000
Cost per Acre of PLU	\$13,100/ac



Alternative Design Options

Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	Hydrodynamic separator	Same location, but installation of a hydrodynamic separator instead of baffle box	N/A	Same		Design/ Permitting	\$44,700	
						Construction	\$223,500	
						Total Capital	\$340,000	
						Annual Operation & Maintenance	\$3,000	
						Cost per Acre of PLU	\$13,100/ac	

CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



Project ID: J303D
Project Name: Cypress
Project Location: 510 Cypress Street (https://maps.app.goo.gl/m5H3pa3rdd3AHcWT7)

Site/Device Information
Proposed Device Type: Connector Pipe Screen
Pipe Size: 24 inches Depth: 62 inches Grate: 28 inches x 28 inches
Project Description: Construction of a connector pipe screen on Cypress Street downstream of catchbasin indicated in maps. Device should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB).
Site Specific Considerations: <ul style="list-style-type: none">Might require a standard manhole in the sidewalk for access to the device for maintenance
O&M Summary: Device will require vactor truck for maintenance 2 to 3 times per year.
Comments/Notes: Additional \$5k has been included into construction for a new manhole lid.

Drainage Area and Trash Reduction Information				
Total Drainage Area: 12.6 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 12.6 acres				
Flow Rates (cfs)	Capacity	1yr, 1hr	10-yr	Notes
A-1.1 ★	20	5	16	Flows based on rational method and SDMP data. This pipe has sufficient capacity and an in-line device is possible.



Preliminary Cost Estimate	
Design	\$1,500
Construction	\$8,000
Construction Contingency	\$900
Total Capital	\$10,400
Annual Operation & Maintenance	\$770
Cost per Acre of PLU	\$800/ac



CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



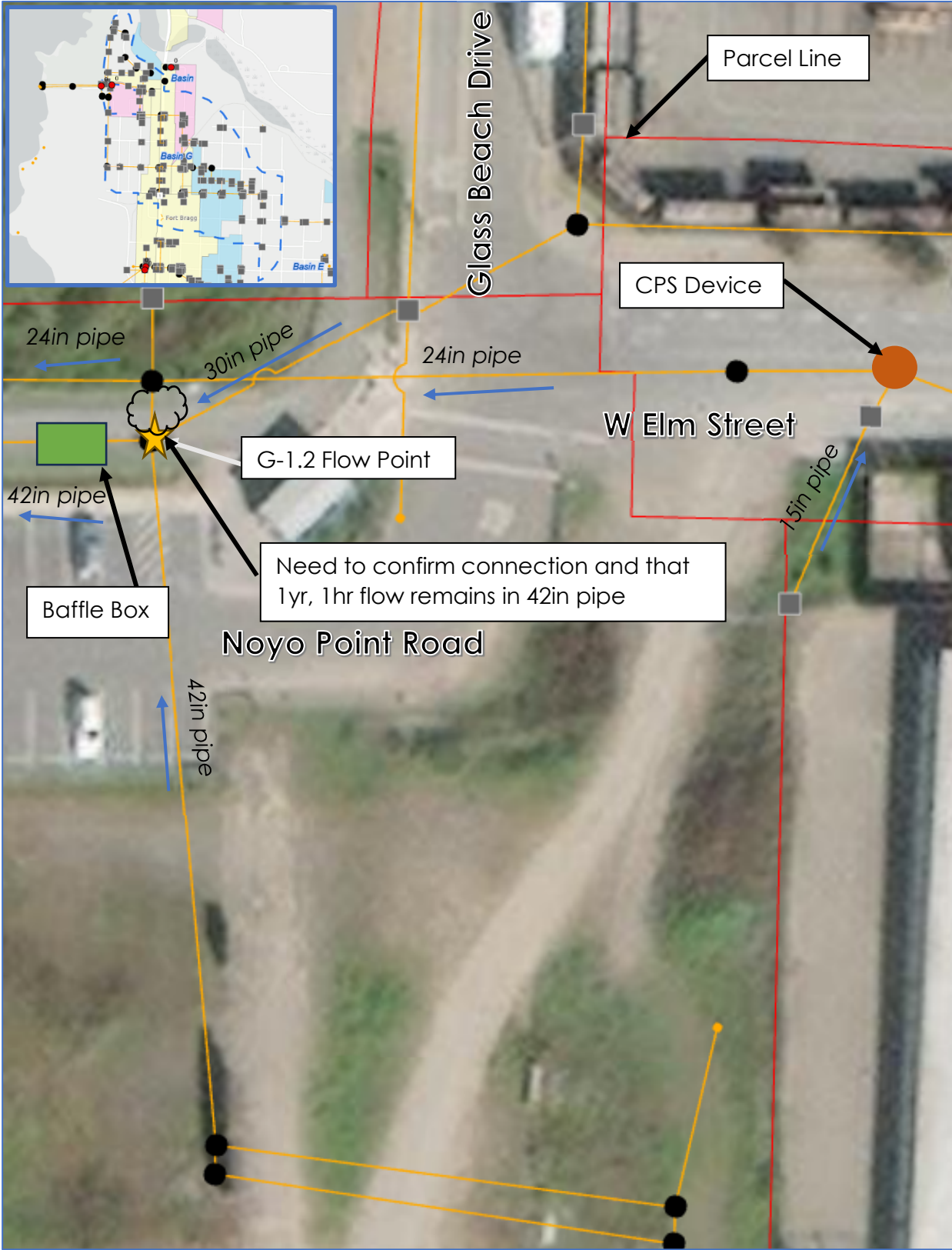
Project ID: E208M
Project Name: Elm
Project Location: W Elm Street (https://maps.app.goo.gl/myhRTejCDgkWJkrE8)

Site/Device Information
Proposed Devices Type: Baffle Box and Connector Pipe Screen (CPS) (See page 2 for Alternatives)
Baffle Box Pipe Size: 42 inches Depth: 74 inches Grate: NA CPS Pipe Size: 24 inches Depth: 91 inches Grate: NA
Project Description: Construction of a baffle box inline on W Elm Street. This project also includes a connector pipe screen (CPS) on the manhole on the intersection of W Elm Street and Glass Beach Drive on the Southeast corner. All devices should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB).
Site Specific Considerations: <ul style="list-style-type: none">There is a connection between the 42in outfall pipe and the 24in outfall that needs to be confirmed and ensure that the 1-yr, 1-hr flow in the 42in pipe does not overflow into the 24in pipe
O&M Summary: Devices will require vactor truck for maintenance 2 times per year.
Comments/Notes:

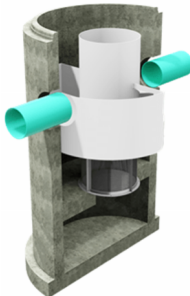


Drainage Area and Trash Reduction Information				
Total Drainage Area: 174.3 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 4 acres				
Priority Land Use (PLU) Areas (acres): 86.3 acres				
Flow Rate (cfs)	Capacity	1yr, 1hr	10-yr	Notes
G-1.2 ★	155	67	92	Flows based on rational method and SDMP data. This pipe has sufficient capacity and an in-line device is possible.

Preliminary Cost Estimate	
Design	\$212,900
Construction	\$1,060,100
Construction Contingency	\$318,000
Total Capital	\$1,595,400
Annual Operation & Maintenance	\$3,770
Cost per Acre of PLU	\$261,600/ac





Alternative Design Options								
Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	Hydrodynamic Separator	Same location, but installation of a baffle box device instead of the hydrodynamic separator	N/A	Same		Design	\$212,900	
						Construction	\$1,060,100	
						Total Capital	\$1,595,400	
						Annual Operation & Maintenance	\$3,770	
						Cost per Acre of PLU	\$261,600/ac	



Project ID: J313M
Project Name: GP Haul Road
Project Location: Georgia Pacific Haul Road (https://maps.app.goo.gl/C5trsFKT8XVBMjV9)

Site/Device Information		
Proposed Device Type: Baffle Box	(See page 2 for Alternatives)	
Pipe Size: 36 inches	Depth: 36 inches	Grate: N/A – Curb Inlet
Project Description: Construction of a baffle box or hydrodynamic separator inline on the intersection of Cypress Street and Georgia Pacific Haul Road. Device should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB) for high flow devices. Once the full capture, 1-yr, 1hr design flow is exceeded, flows are conveyed through an internal bypass.		
Site Specific Considerations: <ul style="list-style-type: none">Property lines and right of way will need to be establishedDevice should be located such that the flow into the curb inlet is treated		
O&M Summary: Device will require vactor truck for maintenance 2 to 3 times per year.		
Comments/Notes: It was determined that the GP Haul Road is not maintained routinely by public works. In addition, there is a gate that blocks entrance to the street. This device location is the most downstream that can still be maintained and within public right of way. A dedicated easement may be required for installation.		

Proposed Project Location

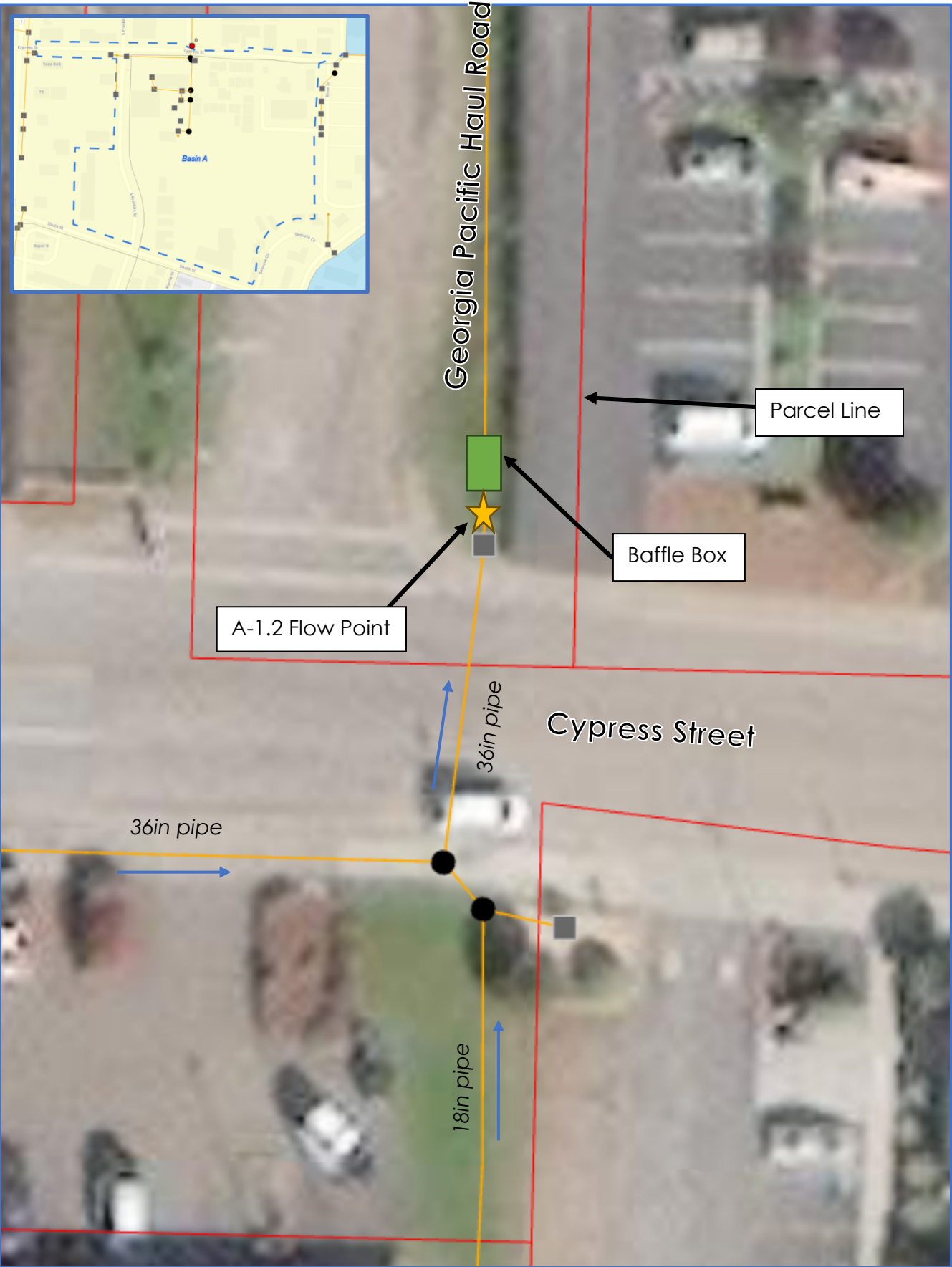


Proposed Device Type

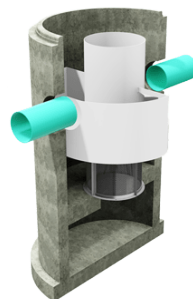


Drainage Area and Trash Reduction Information				
Total Drainage Area: 19 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 19 acres				
Flow Rates	Capacity (cfs)	1yr, 1hr (cfs)	10-yr (cfs)	Notes
A-1.2 ★	55	7	17	Flows based on rational method and SDMP data. According to SDMP, no improvements are recommended on this pipe because capacity exceeds the 10 year flow.

Preliminary Cost Estimate	
Design	\$23,800
Construction	\$119,200
Construction Contingency	\$35,800
Total Capital	\$180,000
Annual Operation & Maintenance	\$3,000/yr
Cost per Acre of PLU	\$9,500/acre





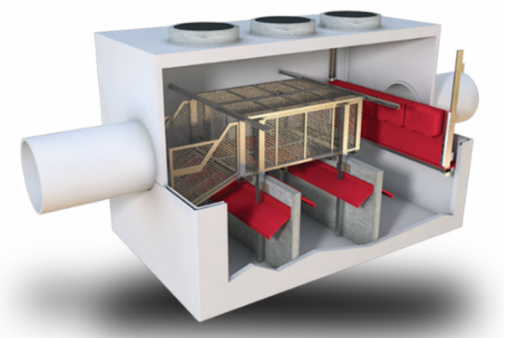
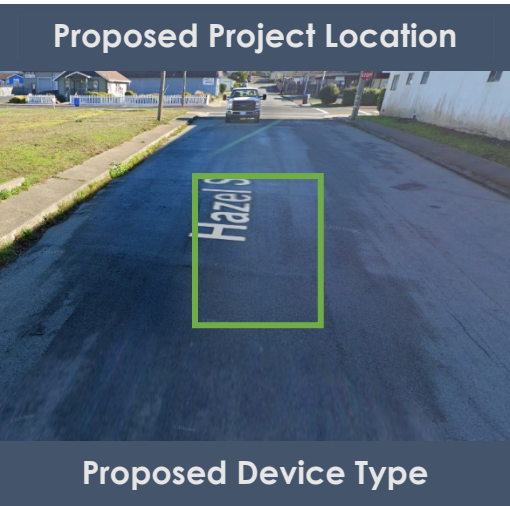
Alternative Design Options								
Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	Hydrodynamic Separator	Same location, but installation of a baffle box device instead of the hydrodynamic separator	N/A	Same		Design/ Permitting	\$23,800	
						Construction	\$119,200	
						Total Capital	\$180,000	
						Annual Operation & Maintenance	\$3,000/yr	
						Cost per Acre of PLU	\$9,500/acre	

CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



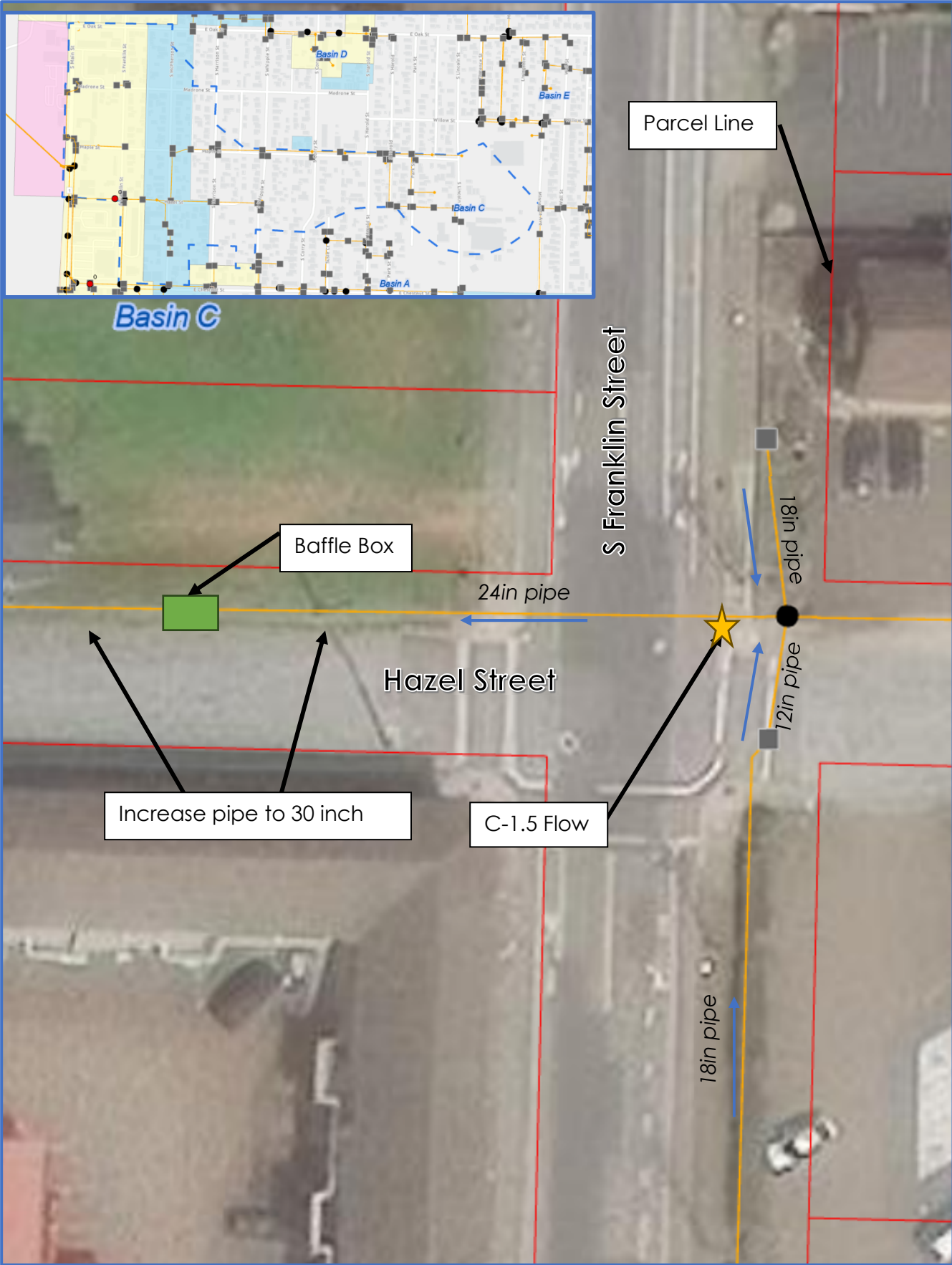
Project ID: NM45
Project Name: Hazel
Project Location: 331 Hazel Street (https://maps.app.goo.gl/aA1q2yBRMjFdDW388)

Site/Device Information		
Proposed Device Type:	Baffle Box	(See page 2 for Alternatives)
Pipe Size:	24 inches	Depth: 38 inches Grate: N/A
Project Description: Construction of a baffle box or hydrodynamic separator inline on Hazel Street between Main Street and South Franklin Street. Device should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB). Once the full capture, 1-yr, 1hr design flow is exceeded, flows are conveyed through an internal bypass.		
Site Specific Considerations: <ul style="list-style-type: none">• Device should be located far enough from intersection so that maintenance does not impact traffic flow• Internal bypass flows should be confirmed with vendors to ensure that the 10yr flow can be bypassed• System is undersized. Hydraulic capacity should be increased		
O&M Summary: Device will require vactor truck for maintenance 2 to 3 times per year.		
Comments/Notes: Maintenance requested that device is located sufficient distance from the intersection so that traffic control is not an issue during maintenance. SDMP recommends upsizing the 24 inch pipe to a 30 inch pipe in this area, this project could be combined with the trash capture device installation. Or consider removing the connection on Franklin Street so those flows remain along Chestnut.		

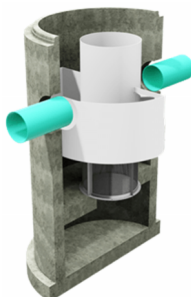


Drainage Area and Trash Reduction Information				
Total Drainage Area: 80.1 acres <ul style="list-style-type: none">• Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 37.1 acres				
Flow Rates	Capacity (cfs)	1yr, 1hr (cfs)	10-yr (cfs)	Notes
C-1.5 ★	20	27	41	Flows based on rational method and SDMP data. According to SDMP, upsizing the 24 inch to a 30 inch pipe is recommended because 10 year event exceeds the capacity.

Preliminary Cost Estimate	
Design	\$123,400
Construction	\$617,000
Construction Contingency	\$185,000
Total Capital	\$926,000
Annual Operation & Maintenance	\$3,000/yr
Cost per Acre of PLU	\$25,000/acre





Alternative Design Options								
Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	Hydrodynamic Separator	Same location, but installation of a hydrodynamic separator device instead of baffle box	N/A	Same		Design/ Permitting	\$123,400	
						Construction	\$617,000	
						Total Capital	\$926,000	
						Annual Operation & Maintenance	\$3,000/yr	
						Cost per Acre of PLU	\$25,000/acre	

CONCEPTUAL DESIGN - POTENTIAL FULL TRASH SYSTEM PROJECT



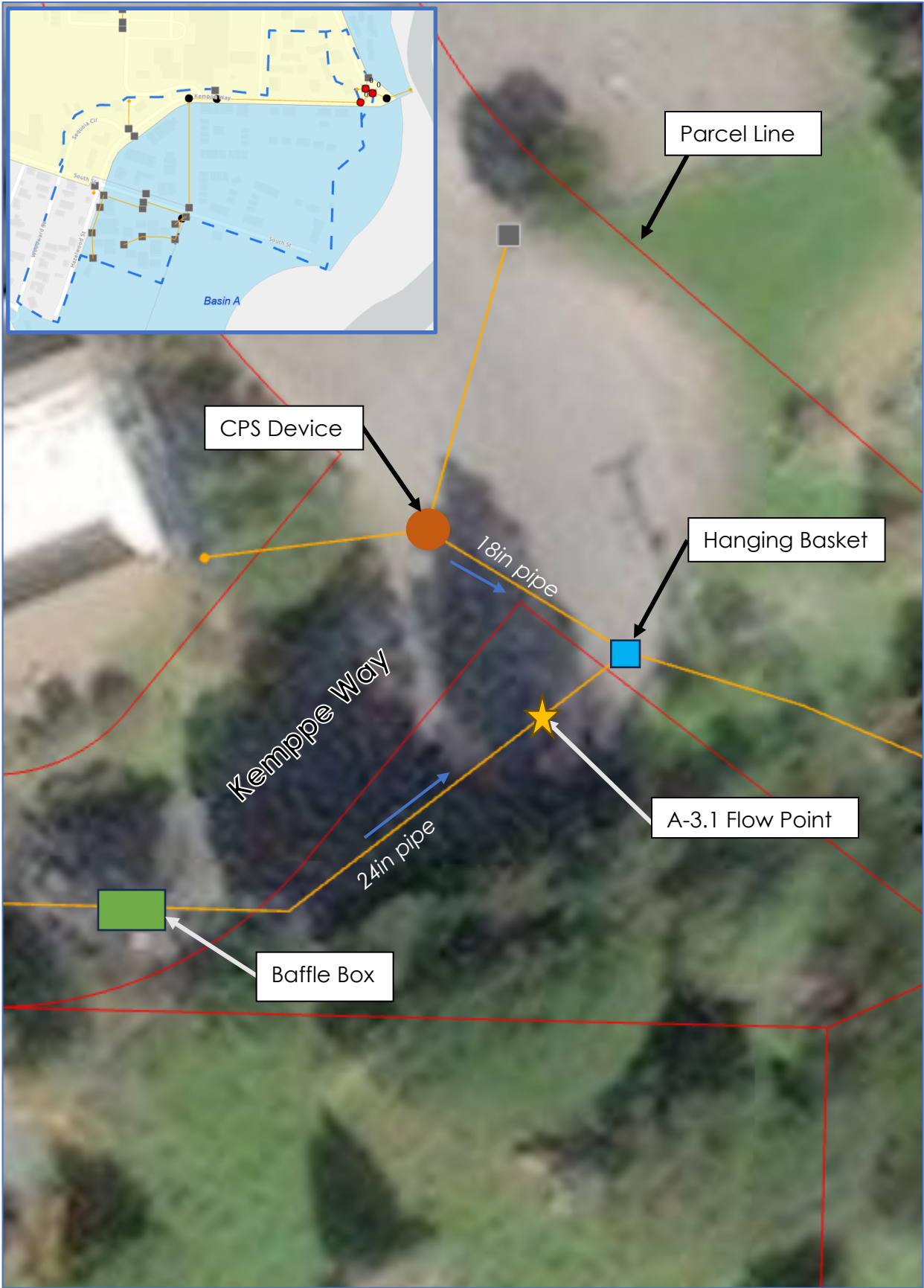
Project ID: MM17
Project Name: Kemppe
Project Location: 531 Kemppe Way (https://maps.app.goo.gl/um2QC3TSuP4jpaFz8)

Site/Device Information
Proposed Devices Type: Baffle Box, Hanging Basket and Connector Pipe Screen (CPS) (See page 2 for Alternatives)
Baffle Box Pipe Size: 24 inches Depth: ~60 inches Grate: NA
CPS Pipe Size: 18 inches Depth: 62 inches Grate: 40 inches x 24 inches
Hanging Basket: NA Depth: 105 inches Grate: 34 inches x 30 inches
Project Description: Construction of a baffle box or hydrodynamic separator inline on Kemppe Way upstream of intersection with East Cypress. This project also includes two inlet based devices – one is a connector pipe screen (CPS) on the inlet on the Northwest corner, the other is a hanging basket at the grate on the south edge. All devices should be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB).
Site Specific Considerations: <ul style="list-style-type: none">There is no structure on the 24 inch pipe along Kemppe WayDevice location should be discussed with maintenance for best locationInternal bypass flows should be confirmed with vendors to ensure that the 10yr flow can be bypassed
O&M Summary: Devices will require vactor truck for maintenance 2 times per year.
Comments/Notes: This site was originally scoped for one high flow device at the south grate but field investigations noted that an electrical pole would need be stabilized or relocated, this is discussed as an alternative, with higher associated cost.

Drainage Area and Trash Reduction Information				
Total Drainage Area: 26.9 <ul style="list-style-type: none">Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 23.7				
Flow Rate (cfs)	Capacity	1yr, 1hr	10-yr	Notes
A-3.1 ★	32	9	21	Flows based on rational method and SDMP data. This pipe has sufficient capacity and an in-line device is possible.

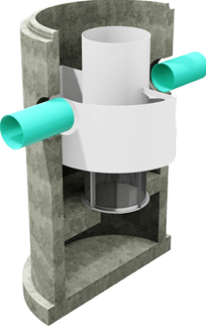


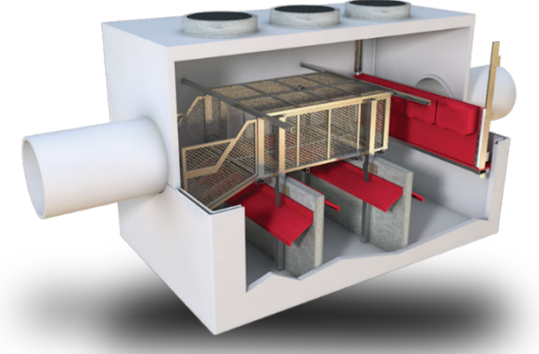


Preliminary Cost Estimate	
Design	\$35,600
Construction	\$168,800
Construction Contingency	\$50,600
Total Capital	\$250,800
Annual Operation & Maintenance	\$4,540
Cost per Acre of PLU	\$16,000/ac





Alternative Design Options

Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	Hydrodynamic Separator (HDS) and 2 inlet based devices	Same location, but installation of a HDS device instead of the baffle box	N/A	Same		Design	\$35,600	  
						Construction	\$168,800	
						Total Capital	\$250,800	
						Annual Operation & Maintenance	\$4,540	
						Construction Cost per Acre of PLU	\$16,000/ac	
Same	One Baffle Box, no small devices	One high flow device downstream of grate in vegetation and close to electrical pole	Will require excavation in vegetation and coordination with electrical company	Device will be off main road, but within reach of vactor	Additional \$15k for stabilizing pole and coordination with electrical company. Extra \$10k for deeper excavation (approximately 5-ft deeper than proposed location)	Design	\$38,800	
						Construction	\$194,100	
						Total Capital	\$291,200	
						Annual Operation & Maintenance	\$3,000	
						Cost per Acre of PLU	\$12,300/ac	



Project ID: MM50
Project Name: Manzanita
Project Location: 110 E Manzanita St (https://maps.app.goo.gl/HGBk4MDfKM8YWruDA)

Site/Device Information
Proposed Device Type: Connector Pipe Screen (CPS)
Pipe Size: 12 inches Depth: 34 inches Grate: 42 inches x 17 inches
Project Description: Construction of a connector pipe screen (CPS) installed on outlet pipe of existing catch basin. The CPS unit will be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB). Once the full capture, 1-yr, 1hr design flow is exceeded, flows will weir over the top of the screen into the outlet pipe.
Site Specific Considerations: <ul style="list-style-type: none">Downstream on the street is Caltrans jurisdictionDevice is very close to parcel line. May require easementBasin is odd size and may require custom design
O&M Summary: Device will require vactor truck for maintenance 2 to 3 times per year.
Comments/Notes: Device will need to capture flows from the curb opening. Device shown in picture would ensure curb flow does not bypass screening.

Drainage Area and Trash Reduction Information				
Total Drainage Area: 5.7 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 5.7 acres				
Flow Rates	Capacity (cfs)	1yr, 1hr (cfs)	10-yr (cfs)	Notes
Not within SDMP scope	4	2	8	Flows based on rational method and Manning's equation. Flows suggest that the 12-inch pipe might be undersized. Maintenance staff should be consulted to determine if pipe should be upsized.



Preliminary Cost Estimate	
Design	\$1,500
Construction	\$3,000
Construction Contingency	\$900
Total Capital	\$5,400
Annual Operation & Maintenance	\$770/yr
Construction Cost per Acre of PLU	\$1,000/ac





Project ID: DI313
Project Name: Minnesota
Project Location: 165 Minnesota Street (https://maps.app.goo.gl/gsSk8mjtrUq7ddobA)

Site/Device Information
Proposed Device Type: Connector Pipe Screen (CPS) (See page 2 for Alternatives)
Pipe Size: 18 inches Depth: 87 inches Grate: 36 inches x 24 inches
Project Description: Construction of a connector pipe screen (CPS) installed on outlet pipe of existing catch basin, or into new catch basin structure downstream. The CPS unit will be from the list of approved vendors by the Regional Water Quality Control Board (RWQCB). Once the full capture, 1-yr, 1hr design flow is exceeded, flows will weir over the top of the screen into the outlet pipe.
Site Specific Considerations: <ul style="list-style-type: none">Catch basin is not located on the curb and gutter flowCatch basin is located directly in front of private drivewayDownstream on the street is County jurisdiction
O&M Summary: Device will require vactor truck for maintenance 2 to 3 times per year. Considerations will need to be made with property owner about blocking driveway.
Comments/Notes: The entire street appears to have outdated catch basin grates. There is an upstream driveway (111 Minnesota) that is unpaved and will likely send dirt and sediments that will be collected by the screen.



Drainage Area and Trash Reduction Information				
Total Drainage Area: 26.4 acres <ul style="list-style-type: none">Caltrans Right-of-Way – 0 acres				
Priority Land Use (PLU) Areas (acres): 9.2 acres				
Flow Rates	Capacity (cfs)	1yr, 1hr (cfs)	10-yr (cfs)	Notes
B-2.2 ★	8	8	25	Flows based on rational method and SDMP data. According to SDMP, no improvements are recommended on this pipe because the maintenance staff have not noticed any flooding and street drains to creek.

Preliminary Cost Estimate	
Design	\$1,500
Construction	\$3,000
Construction Contingency	\$900
Total Capital	\$5,400
Annual Operation & Maintenance	\$770/yr
Construction Cost per Acre of PLU	\$600/ac





Alternative Design Options								
Alternative Site ID	Proposed Device Type	Project Description	Site Specific Considerations	O&M Summary	Comments/Notes	Preliminary Cost Estimate		Photos
Same	New Catch Basin Downstream	Install new catch basin downstream to avoid private driveway and use City Standard detail for Catch Basin	N/A	Same		Design/ Permitting	\$5,000	N/A
						Construction	\$15,000	
						Total Capital	\$30,000	
						Annual Operation & Maintenance	\$770/yr	
						Construction Cost per Acre of PLU	\$3,300/ac	

ATTACHMENT 3

RWQCB Approved Device List

State Water Resources Control Board

Executive Director Designee Certification of Trash Full Capture Systems (Updated April 2025)

The State Water Resources Control Board Executive Director's designee has received applications and certified the trash full capture systems (Systems) listed in the first table below, per the requirements of the Trash Provisions.¹ Legacy Systems certified pursuant to the Trash Provisions are listed in the second table below, with a certification date of December 2, 2015 (the effective date of the Trash Provisions). Legacy Systems include those full capture systems that were listed in Appendix I of the Bay Area-wide Trash Capture Demonstration Project, Final Project Report (May 8, 2014). All Systems remain certified unless and until they are decertified by the State Water Board's Executive Director or designee. The Trash Implementation Program webpage also includes a list of decertified Systems, including the reasons for decertification.

The tables below include the names of the applicants of the certified Systems. Applicants own the design of the Systems or were designated in writing by the owner of the design to pursue certification. Applicants may also manufacture or distribute the Systems or this may be done by third parties authorized by the applicant and specified in the application.

The tables also include the dates of certification and, if applicable, the date of any update or decertification. Systems are either identified by their application number or, for Legacy Systems, by an alpha numeric designation.

The Systems must be sized, manufactured, and installed according to the certified application to be compliant with the Trash Provisions. This also serves as certification of multi-benefit trash full capture systems listed separately in the document Certified Multi-Benefit Trash Full Capture Systems, first certified by the Executive Director's designee on August 4, 2017. Multi-benefit trash systems shall be designed in accordance with the criteria in that document. The document is available on the [Trash Implementation Program webpage](#).

The applicant shall submit an amended application under the following circumstances:

1. If an applicant is proposing design feature revisions to a certified System

¹ Amendment to the Water Quality Control Plan for Ocean Waters of California to Control Trash (Ocean Plan) and Part 1 Trash Provisions of the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, And Estuaries of California adopted by the State Water Board located on the Statewide Water Quality Control Plans for Trash webpage at:

https://www.waterboards.ca.gov/water_issues/programs/trash_control/documentation.html

Executive Director Designee Certification of Trash Full Capture Systems (Updated April 2025)

(including revisions to or additions of filters, screens, configurations, bypass or other physical characteristics that affect the functionality of a certified System), the applicant must submit an amended application for re-certification before use or sale of the updated System.

2. If the applicant is proposing minor revisions to the original certified application (i.e. routine revisions to the applicant's contact information or to installation or maintenance instructions), the applicant may do so without delaying the use or sale of the certified System. Such minor revisions do not affect a System's certification status. The Executive Director reserves the right to require re-certification of an amended application with such revisions if it is determined that the revisions are significant enough to warrant re-certification. In such an instance and upon notice from State Water Board staff, the applicant must wait for re-certification of the updated application prior to use or sale of the updated System.

Instructions for submitting an amended application are included in the Application Requirements for Trash Full Capture System Certification, which is available on the Trash Implementation Program webpage at:

https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html

Certified System applications are available on the [California Stormwater Quality Association \(CASQA\) website](https://www.casqa.org/resources/water-quality-priorities/trash/certified-trash-full-capture-systems-available-to-the-public) (<https://www.casqa.org/resources/water-quality-priorities/trash/certified-trash-full-capture-systems-available-to-the-public>).

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

Table 1. New Applications Certified by the Executive Director Designee

Application Number	Applicant's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
1	AquaShield™ – Aqua-Swirl® Stormwater Treatment System	08/04/2017 Updated 01/06/2023
2	Inventive Resources Inc. – Water Decontaminator	03/15/2018 Updated 02/05/2021
3	Advanced Drainage Systems, Inc. – FLEXSTORM Full Trash Capture Inserts	03/15/2018 Updated 04/21/2021 Updated 12/20/2024
4	Bio Clean® Environmental Services, Inc. – Curb Inlet and Grate Inlet Filters	03/15/2018 Updated 10/21/2021 Updated 04/29/2024
5	Jensen® Stormwater Systems – Jensen® Deflective Separator	03/15/2018
6	Bio Clean® Environmental Services, Inc. – Debris Separating Baffle Box	03/15/2018
7	CleanWay® Environmental Partners, Inc. – Curb Inlet Filtration System	03/15/2018 Decertified 07/19/2021
8	CleanWay® Environmental Partners, Inc. – Drop Inlet Device	03/15/2018 Decertified 07/19/2021
9	StormTrap® – SiteSaver®	03/15/2018 Updated 02/23/2021
10	Hydro International® – Hydro DryScreen®	07/10/2018 Updated 05/05/2021
11	Hydro International® – Hydro Up-Flo Filter®	07/10/2018
12	Revel Environmental Manufacturing Inc. – Triton™ Crescent Pipe Screen	07/10/2018 Updated 08/19/2024
13	Revel Environmental Manufacturing Inc. – Triton™ Perf-Full Trash Capture Insert	07/10/2018 Updated 12/21/2021
14	Hydro International® – Downstream Defender® (In-Line and Off-Line Configurations)	07/10/2018

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

Application Number	Applicant's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
15	Bio Clean® Environmental Services, Inc. – Modular Wetland System®	07/10/2018
16	Filtrex® Sustainable Technologies – StormExx® Clean	08/10/2018 Updated 11/25/2019
17	Oldcastle Infrastructure – Nutrient Separating Baffle Box®	10/12/2018 Updated 07/21/2020
18	G2 Construction, Inc. – CPS-Mod™ and Removable CPS Mod™ Screen	06/26/2019
19	G2 Construction, Inc. – G2 Grated Inlet Trash Screen	06/26/2019
20	Bio Clean® Environmental Services, Inc. – Bio Clean® Deflective Screening Device	06/26/2019
21	Advanced Drainage Systems, Inc. – Barracuda Hydrodynamic Separator	06/26/2019 Updated 05/21/2021
22	Frog Creek Partners, LLC – Gutter Bin® Channel Filtration System and Mundus Bag® Water Filter	06/26/2019
23	Frog Creek Partners, LLC – Gutter Bin® Eco Curb Inlet Filter and Mundus Bag® Water Filter	02/18/2020
24	Frog Creek Partners, LLC – Gutter Bin® Eco Drop Inlet Filter and Mundus Bag® Water Filter	02/18/2020
25	AbTech Industries, Inc. – Ultra Urban Filter	06/30/2020
26	Brightwater™ – Curb Inlet Filter	06/30/2020
27	Enviropod® International: A Stormwater 360 Group Company – Enviropod® LittaTrap™ Full Capture	10/14/2020 Updated 12/20/2024
28	Hydro International® – First Defense® High-Capacity Full Trash Capture Device	10/30/2020
29	Brightwater™ – Connector Pipe Screen	03/15/2018 Updated 12/29/2020

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

Application Number	Applicant's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
30	Safe Drain Stormwater Holdings, Inc. – Storm Vector Guard	02/11/2021
31	California Department of Transportation – Inclined Screen Gross Solids Removal Device	06/08/2021
32	California Department of Transportation – End-of-Pipe Full Trash Capture Net Device (Trash Net)	06/08/2021
33	California Department of Transportation – Linear Radial Gross Solids Removal Device	06/08/2021
34	StormTrap®, LLC – TrashTrap® Net and Fixed Basket In- Line Stormwater Treatment System	06/21/2022
35	StormTrap®, LLC – TrashTrap® Net and Fixed Basket End-of-Pipe Stormwater Treatment System	07/06/2022
36	Fabco Industries, Inc. – Fabco Connector Pipe Screen	07/06/2022 Updated 02/07/2024 Updated 04/25/2024 Updated 08/19/2024
37	Fabco Industries, Inc. – Fabco ScreenBox	10/13/2022 Updated 12/20/2024
38	Fabco Industries, Inc. – Fabco StormBasin	10/13/2022
39	Fabco Industries, Inc. – Fabco StormSack	10/13/2022 Updated 12/20/2024
40	California Department of Transportation – Capture Housing	06/13/2023
41	Fabco Industries, Inc. – Fabco Ready-Fit StormSack	06/16/2023
42	Fabco Industries, Inc. – Fabco Expanding StormRing and Flowline CPS	09/25/2023 Updated 04/01/2025
43	Fabco Industries, Inc. – Fabco StormTrough	11/30/2023 Updated 08/19/2024 Updated 04/01/2025
44	Hydroworks, LLC, - HydroDome TR	04/30/2024

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

Application Number	Applicant's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
45	Kai Pono Solutions – Standard Basic System Device	06/14/2024
46	Hydroworks, LLC, - HydroDome® TS	09/26/2024
47	County of Marin – Storm Flo Screen Flat Panel Array, a project-specific application.	01/25/2025
48	City of Livermore – Stormflo Screens 6000 and 6001, a project-specific application	03/25/2025
49	StormTrap®, LLC – StormSettler Hydrodynamic Separator	04/15/2025

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

Table 2. Legacy Systems²

System Identifier	Legacy System Owner's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
ADS-1	Advanced Drainage Systems, Inc. – FLEXSTORM Connector Pipe Screen	12/02/2015 Updated 06/08/2021 Updated 05/20/2024 Updated 11/01/2024
AS-1 AS-2	Stormtek – Stormtek ST3 & ST3G Catchbasin Connector Pipe	12/02/2015 Updated 08/12/2021
BC-1	Bio Clean® Environmental Services, Inc. – Square Grate Inlet Skimmer Box	12/02/2015 Decertified 10/01/2018
BC-2	Bio Clean® Environmental Services, Inc. – Round Curb Inlet Basket	12/02/2015 Decertified 10/01/2018
BC-3	Hydra TMDL Systems- Connector Pipe Screen	12/02/2015 Updated 04/30/2020 Updated 05/01/24
BC-4	Bio Clean® Environmental Services, Inc. – Catchbasin Connector Pipe Trash Screen	12/02/2015 Decertified 01/27/2020
BC-5HF	Bio Clean® Environmental Services, Inc. – Nutrient Separating Baffle Box	12/02/2015 Decertified 10/01/2018
COA-1	Coanda Inc. – Coanda Trash Screen and Debris Fence	12/02/2015 Updated 09/10/2021
CCP-1HF	Contech Engineered Solutions – Continuous Deflective Separator Hydrodynamic Separator	12/02/2015 Updated 05/27/2021
ECI-1	Ecology Control Industries – Debris Dam - Catch Basin Insert for Curb Inlet Design	12/02/2015 Updated 06/17/2020
FCT-1HF	StormTrap® Modular Concrete Stormwater Management – Inline Netting Trash Trap – Inline Pipe Net with Trash Screen	12/02/2015 Decertified 08/01/2021
FCT-2HF	StormTrap® Modular Concrete Stormwater Management – End of Pipe Netting Trash Trap – End of Pipe Net with Trash Screen	12/02/2015 Decertified 08/01/2021
GFI-1	Gentile Family Industries – Wavy Grate Trash Catcher	12/02/2015 Decertified 04/01/2016

² Legacy Systems are certified pursuant to the Trash Provisions on 12/02/2015.

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

System Identifier	Legacy System Owner's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
KS-5HF	KriStar Enterprises, Inc. – CleansAll	12/02/2015 Decertified 04/01/2016
KS-6HF	KriStar Enterprises, Inc. – Downstream Defender	12/02/2015 Decertified 04/01/2016
KS-7HF	Oldcastle Infrastructure – Dual Vortex Separator Hydrodynamic Separator	12/02/2015 Decertified 05/01/2021
KS-8HF	Oldcastle Infrastructure – FloGard® Perk Filter Radial Cartridge Filter	12/02/2015 Decertified 05/01/2021
KS-9HF	KriStar Enterprises, Inc. – Swirl -Flo Screen Separator	12/02/2015 Decertified 04/01/2016
KS-10HF	Oldcastle Infrastructure – Nettek Gross Pollutant Trap, In Line – Trash Screen and Net	12/02/2015 Decertified 05/01/2021
KS-11HF	Oldcastle Infrastructure – Nettek Gross Pollutant Trap, End of Line – Trash Screen and Net	12/02/2015 Decertified 05/01/2021
OI-1	Oldcastle Infrastructure – FloGard® + Plus® Catchbasin Trash Screen Insert, Combination Inlet Style Drop in Basket	12/02/2015 Updated 06/09/2021
OI-2	Oldcastle Infrastructure – FloGard® Catchbasin Trash Screen Insert, Flat Grated Inlet Style Drop in Basket	12/02/2015 Updated 06/09/2021
OI-3	Oldcastle Infrastructure – FloGard® Catchbasin Outlet Trash Screen Insert Connector Pipe Screen	12/02/2015 Updated 01/29/2019 Updated 04/01/2025
OI-11HF	Oldcastle Infrastructure – FloGard® NetTech	12/02/2015 Updated 02/08/2020
REM-1	Revel Environmental Manufacturing, Inc. – Triton™ Bioflex Inlet Trash Guard Catchbasin Polyester Fiber Mesh Trash Filter Insert	12/02/2015 Updated 09/10/2021
RMC-1HF	Roscoe Moss Company - Storm Flo® Trash Screen – Linear Radial Gross Solids Removal Device	12/02/2015 Updated 03/30/2021
USW-1	United Stormwater, Inc. – Connector Pipe Trash Screen	12/02/2015 Updated 01/29/2022

**Executive Director Designee Certification of Trash Full Capture Systems
(Updated April 2025)**

System Identifier	Legacy System Owner's Name and System Name	Date of Certification and, if Applicable, Update and/or Decertification Date
USW-5	United Stormwater, Inc. – Drop-In Grate Inlet Catchbasin Trash Screen	12/02/2015 Decertified 02/15/2018
WCS-1	West Coast Storm, Inc – Connector Pipe Screen	12/02/2015 Decertified 04/01/2016

In accordance with the Trash Provisions, I do hereby certify that the trash treatment control systems listed above are Full Capture Systems for the purposes of the Trash Provisions.



Phillip Crader, Deputy Director
Division of Water Quality

Fee Proposal		Principal Project Manager	Senior Project Manager	Senior Engineer	Assistant Engineer	CAD Designer	Schaaf & Wheeler Total	Reese Geotechnical	C&P Topo and Utilities	Martin and Martin Structural	10% Markup	Total
Hourly Rates		\$305	\$280	\$255	\$205	\$180						
Task 1	Project Management	0	5	0	3	0	\$2,015	\$0	\$0	\$0	\$0	\$2,015
1.1 Prepare and Lead Project Kick-Off Meeting			1		1		\$485				\$0	\$485
1.2 Provide Schedules			1				\$280				\$0	\$280
1.3 Coordination and Progress Meetings			3		2		\$1,250				\$0	\$1,250
							\$0				\$0	\$0
							\$0				\$0	\$0
Task 2	Data Gathering and Analysis	0	14	0	24	0	\$8,840	\$0	\$0	\$0	\$0	\$8,840
2.1 Gather, Review, and Understand Information From Previous Planning and Design Efforts			1		4		\$1,100				\$0	\$1,100
2.2 Site Visits and Field Assessments			6		6		\$2,910				\$0	\$2,910
2.3 Review Relevant Records of Existing Utilities			1		6		\$1,510				\$0	\$1,510
2.4 Review Existing Conditions of Each Device Location and Integrity of Each Pipeline			4		4		\$1,940				\$0	\$1,940
2.5 Complete Independent Review of All Provided Reference Documents			2		4		\$1,380				\$0	\$1,380
Task 4	Preliminary Design and Trash Capture Device Selection	2	6	12	72	0	\$20,110	\$0	\$0	\$0	\$0	\$20,110
4.1 Device Selection, Hydraulic Model and Technical Memorandum		2	6	12	72		\$20,110				\$0	\$20,110
Task 5	Design	0	24	6	72	12	\$25,170	\$0	\$0	\$0	\$0	\$25,170
5.4 30% Concept Drawings			24	6	72	12	\$25,170				\$0	\$25,170
PHASE I	Conceptual Design and Grant Submission	2	49	18	171	12	\$56,135	\$0	\$0	\$0	\$0	\$56,135
DESIGN												
Task 1	Project Management	0	20	0	10	0	\$7,650	\$0	\$0	\$0	\$0	\$7,650
1.2 Kickoff and Device Selection			4		2		\$1,530				\$0	\$1,530
1.3 Coordination and Progress Meetings			16		8		\$6,120				\$0	\$6,120
Task 3	Investigations	0	4	0	12	0	\$3,580	\$0	\$22,856	\$0	\$2,286	\$28,722
3.1.1 Topographic Survey and Right of Way			2		6		\$1,790		\$22,856		\$2,286	\$26,932
3.1.2 Utility Research and Markings			2		6		\$1,790		City to USA		\$0	\$1,790
3.1.3 Potholing							\$0				\$0	\$0
3.2 Geotechnical Investigation							\$0				\$0	\$0
Task 5	Final Design and Contract Documents	14	72	10	368	60	\$113,220	\$0	\$0	\$0	\$0	\$113,220
5.1 Local Hydraulics (spreadsheet)			2		8		\$2,200				\$0	\$2,200
5.2 Encroachment Permit Documents							\$0				\$0	\$0
5.3 Maintenance Plan			4		24	6	\$7,120				\$0	\$7,120
5.4 75% Construction Documents		4	30	4	160	24	\$47,760				\$0	\$47,760
5.4 100% Construction Documents		2	20	4	140	18	\$39,170				\$0	\$39,170
5.4 Final Bid Documents		8	16	2	36	12	\$16,970				\$0	\$16,970
PHASE 2	DESIGN - 3 large sites, 4 inlet based	14	96	10	390	60	\$124,450	\$0	\$22,856	\$0	\$2,286	\$149,592
CONSTRUCTION SUPPORT												
							\$0				\$0	\$0
							\$0				\$0	\$0
Task 6	Support During the Bid Period	0	24	4	32	8	\$15,740	\$0	\$0	\$0	\$0	\$15,740
Respond to RFIs and Prepare Addendums			24	4	32	8	\$15,740				\$0	\$15,740
							\$0				\$0	\$0
Task 7	Support During Construction	0	40	40	160	0	\$28,800	\$0	\$0	\$0	\$0	\$28,800
Construction Support			40	40	160	0	\$28,800					\$28,800
Phase 3	CONSTRUCTION SUPPORT	-	64	44	192	8	\$44,540	\$0	\$0	\$0	\$0	\$44,540