



**AGENCY:** City Council  
**MEETING DATE:** January 9, 2017  
**DEPARTMENT:** CDD  
**PRESENTED BY:** Marie Jones

## AGENDA ITEM SUMMARY

**TITLE:**

**RECEIVE REPORT AND PROVIDE DIRECTION REGARDING COASTAL TRAIL PHASE I PROJECT AND CONSIDER ADOPTING CITY COUNCIL RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH I.L. WELTY & ASSOCIATES FOR PREPARATION OF PLANS AND SPECIFICATIONS FOR GLASS BEACH REPLACEMENT STAIRS AND AUTHORIZING CITY MANAGER TO EXECUTE SAME (AMOUNT NOT TO EXCEED \$32,807; ACCOUNT NO. 407-5028-0731)**

**ISSUE:**

For nearly a decade, the City of Fort Bragg pursued development of a coastal trail and park along the 3½ miles of coastline on the former Georgia Pacific mill site. In early 2010, the City acquired 93 acres with a \$4.15 million grant from the State Coastal Conservancy and a dedication of land from Georgia Pacific. Phase I of the Fort Bragg Coastal Restoration and Trail Project was put out to bid in June 2014 and completed in late 2015. Phase I includes the north and south segments of the Coastal Trail. It is well-used and well-loved by coastal residents and visitors alike. In 2016, the City completed a major weed abatement and restoration effort on the Phase I Coastal Trail and removed the Glass Beach cable stairs. Staff is seeking Council direction on re-establishing new Glass Beach stairs and placing picnic tables near the Elm Street parking lot.

**RECOMMENDED ACTION:**

1. Provide Direction Regarding Placement of Picnic Tables on North Coastal Trail; and
2. Adopt City Council Resolution Approving Professional Services Agreement with I.L. Welty & Associates for Preparation of Plans and Specifications for Glass Beach Staircase and Authorizing City Manager to Execute Same (Amount Not to Exceed \$32,807; Account No. 407-5028-0731).

**ALTERNATIVE ACTION(S):**

Provide alternative direction to staff.

**ANALYSIS:**

**Coastal Trail Phase I – Progress Report**

The City received a \$93,323 tipping fee from the Noyo Harbor District for accepting dredge sands. The City Council has directed that those funds be utilized on restoration efforts and implementation of mitigation measures from the Coastal Trail EIR. To date, these funds have been used as follows:

1. 9,300 cubic yards of dredge sands were placed on site and graded to provide additional soil in areas that were largely barren due to the significant amount of compacted soil and gravel from historic mill operations.
2. Extensive weed control, including removal of blackberry, ivy, periwinkle, ice plant and pampas grass by a 12-person CalFire conservation corps crew over 43 work days;
3. Extensive reseeding (300+ pounds) and planting (900+ plants & trees) by a CalFire crew over 8 work days;
4. Removal of the Glass Beach cable stairs and installation of temporary fencing;

5. Installation of new habitat protective fencing, additional signage and closure of unsanctioned trails as required by the project archaeologist;
6. Repair of the South Trail jogging path and associated drainage improvements between Noyo Point Road and the cemetery; and
7. Archaeological monitoring and reporting.

As illustrated in Attachment 2, \$47,384 of the initial \$93,323 has been expended, leaving \$45,938 for ongoing monitoring, weeding and restoration in 2017 and 2018 as required by the EIR.

### **Glass Beach Stairs Design & Engineering Contract**

The Glass Beach cable stairs were removed in October of 2016. The City has obtained a bid of \$32,807 from I.L. Welty and Associates for design and engineering of new stairs and additional geotechnical work. Mr. Welty proposes to design the new stairs on three sets of pilings that will be drilled into base rock. The stair stringer will be constructed out of concrete in order to resist damage from logs and ocean waves in the winter. Attachment 2 presents a conceptual sketch of the new stair design. A City Council resolution authorizing the contract is included in Attachment 3 and the contract and scope of services are included in Attachment 4. Staff recommends that the contract be funded by the Coastal Trail Restoration and Mitigation Fund (i.e., the remaining dredge sands tipping fees). If the Coastal Trail Restoration and Mitigation Fund is used for the engineering contract (\$32,807) approximately \$13,130 will remain in the account which is not sufficient for work required in 2017. Staff recommends that, when the Measure AA Transient Occupancy Tax (TOT) funds for Coastal Trail Maintenance and Security are appropriated through Council action, the Coastal Trail Restoration and Mitigation Fund should be replenished. This action would occur at a future date. At this time, a ballpark estimate for the cost of construction of the new stairs is \$80,000 to \$150,000 depending on the final design and results of the geotechnical study. These costs could also be borne by the Measure AA TOT revenues.

### **Glass Beach Picnic Area**

Families and visitors are often seen trying to eat at various park benches on the North Coastal Trail. Staff recommends that two new picnic tables would be a welcome addition to the North Coastal Trail. Three potential locations for picnic tables are: 1) due west of the parking lot turn-around area; 2) east of the trail half the distance between the parking lot and Glass Beach stairs; and/or 3) due east of the stairs to Glass Beach (see Attachment 5). Each location would provide good handicapped accessibility without interfering with views of the ocean from the trail. Each location has different pros and cons in terms of access, views, noise, wind and trash control (see Attachment 6). The City could use the CalFire Conservation Corps crew labor to install the picnic tables. Each picnic table (\$450) would require a concrete slab (\$900), and the total installation cost would be about \$1,500. Staff requests Council direction regarding the installation of one or more tables in one or more of the areas identified (or different areas). The picnic tables could either be installed now with Coastal Trail Restoration and Mitigation Funds, or in the fall with Measure AA TOT funding.

**CEQA Review and Permitting.** The City circulated and adopted a Subsequent EIR (SEIR) for construction of the Fort Bragg Coastal Trail Phase I. The addition of picnic tables is minor and will not require an additional CEQA document. The revised design for the Glass Beach stairs will require both an environmental document and a Coastal Development Permit.

### **FISCAL IMPACT:**

The total cost for design, engineering and construction of the Glass Beach stairs is estimated at approximately \$150,000. The City does not currently have any grant funding for this project. These

costs may be appropriately funded through the recently passed Measure AA TOT increase. Overall, the improved Glass Beach access is expected to make Fort Bragg a more desirable destination for tourists and thus will contribute to City revenues through increased visitor stays and retail spending.

**CONSISTENCY:**

The project is consistent with the Coastal General Plan, Coastal Land Use and Development Code and the City's Economic Development Strategy, which all envision coastal access along the former Mill Site property.

**IMPLEMENTATION/TIMEFRAMES:**

Construction of the Picnic Tables and Glass Beach Stairs is anticipated to occur in the summer and fall of 2017.

**ATTACHMENTS:**

1. Coastal Trail Mitigation and Restoration Fund Detail
2. Glass Beach Stairs Conceptual Design
3. Resolution Approving Contract with Lee Welty in the Amount of \$32,807 for the Design, Engineering and Geotechnical Work for the Glass Beach Stairs.
4. Scope of Work and Contract for Glass Beach Stairs Replacement Project
5. Possible North Trail Picnic Table Locations

**NOTIFICATION:**

1. Coastal Trail interested parties list

**City Clerk's Office Use Only**

|  |                                   |                                 |  |
|--|-----------------------------------|---------------------------------|--|
| Agency Action  | <input type="checkbox"/> Approved | <input type="checkbox"/> Denied | <input type="checkbox"/> Approved as Amended |
| Resolution No.:  | _____                             | Ordinance No.:                  | _____  |
| Moved by:  | _____                             | Seconded by:                    | _____  |
| Vote:  | _____                             |                                 |  |
| <input type="checkbox"/> Deferred/Continued to meeting of: | _____                             |                                 |  |
| <input type="checkbox"/> Referred to:                      | _____                             |                                 |  |