

**Fort Bragg, California**  
**February 29, 2012 (Special Joint Meeting)**  
**Town Hall**

A special meeting of the City Council of the City of Fort Bragg and the Fort Bragg Planning Commission was called for the above date at the hour of 6:00 p.m. at Fort Bragg Town Hall, 363 N. Main Street, Fort Bragg, California.

**ROLL CALL**

**Present:** Councilmembers Meg Courtney, Dan Gjerde, Doug Hammerstrom, and Mayor Dave Turner; Planning Commissioners Scott Deitz, Derek Hoyle, Georgia Lucas, Jamie Peters, and Chair Mark Hannon.

**1. COMMENTS**

**A. Staff Comments**

**B. Public Comments**

Public comments were made as part of the review of the Specific Plan.

**2. CONDUCT OF BUSINESS**

**A. Receive Report and Provide Direction Regarding Preliminary Draft Mill Site Specific Plan**

NOTE: This is a continuation of the January 18, 2012 meeting.

Community Development Director Jones provided a Powerpoint presentation regarding the Mill Site Specific Plan.

**Planning Commission & City Council comments & questions**

- Mayor Turner welcomed the public and asked for a show of hands on whether the public would prefer a 3-minute public comment time for each section of the review or one 5-minute public comment period. The public, City Council and Planning Commission indicated they would prefer three 3-minute public comment periods and Turner then noted that there are three different colored speaker cards that should be completed and turned into the Director of Public Works.

**Review of Mill Site Specific Plan Chapters 5 through 9:**

**Chapters 5 (Open Space, Parks and Resource Conservation) and 6 (Hazards):**

**Planning Commission & City Council clarifying questions**

- Wells for landscaping will not be allowed.
- The Pavilion would be used for farmers' markets and other indoor events that could happen year around. Planning Commission Peters noted that downtown merchants like having the farmer's market downtown and expressed concern about how moving that away from the current downtown would affect those businesses.
- "Property owner of record" is Georgia-Pacific (GP) now but will be someone else when the property is sold; whoever owns the property needs to maintain weed control.
- GP has no intention of developing the property. The goal is to rezone the property and subdivide it into 27 large parcels for sale. Staff expects that it will take many years for GP to sell all of the parcels.

**Public Comments**

Public comments on this portion of the Plan was received from David Jensen, Jim Tarbell, George Reinhardt, Howard Ennes (who read and provided a letter for the public record), Mike Thomas, Debra Lennox, Char Flum, Amy Wynn, and Vivian LaMothe. Items noted during public comment included:

- The community continues to support a polishing marsh for wastewater treatment.
- The parcel at the end of Oak Street (where Pond 5 is) is zoned high density residential on the map but some felt it should be zoned open space or public facility.
- GP should be required to build the entire park system before development instead of phasing the parks.

- The remedial investigation of OU-E was supposed to be completed in February but no one has seen it.
- All undergrounded creeks should be daylighted on the mill site and there should be more open space including a larger set back from the coastal bluffs.
- Tree planting should be a policy in the Specific Plan.
- The Noyo Headlands Unified Design Group (NHUDG) believes the sea wall should be taken down in the mill pond area and the Coastal Trail should come inland and cross over the berms.
- Revegetation of all undeveloped land with native plants should begin immediately.
- Many people are concerned about long-term and historical health hazards that have occurred in connection with the mill and town.
- Suggested a parking structure with the farmer's market pavilion above it.
- Revising the design guidelines should be a public process.
- Rainwater collection should be incorporated into the open space plan.
- Suggested viewing platforms along the Coastal Trail where people can observe the ocean and also fish.
- Dry Shed #4 is a large building and should have a lot of open space around it.
- Encouraged more urban open space as well as parklands.
- The street layout looks very different than the existing layout; it should include alleys and small parking areas.
- Asked the Council to look at Measure C again and include it in the Mill Site Specific Plan. (Measure C prohibits any infrastructure in support of gas or oil drilling.)
- Vectors showing view sheds would be useful tools.
- Include agricultural in open space.
- Reforest using Bishop Pine.

**Planning Commission & City Council additional comments & questions**

- The idea of edible landscaping was supported in the lineal and northern parks. Use of raised beds and beds in greenhouses was supported. Also supported planting of trees, including Bishop Pines.
- Would like alleys included on the mill site.
- Council asked legal counsel to review Measure C for possible inclusion in the Mill Site Specific Plan.
- Supported daylighting of creeks. Councilmember Hammerstrom suggested Alder Creek be daylighted using a concrete channel system with landscaping.
- Larger neighborhood parks were suggested.
- Supported marsh concept. Jones noted that the Specific Plan does not preclude a marsh but the State Water Control Board will not allow Ponds 1-4 to be used for a marsh. If a marsh is created it would need to be completely separate from the existing ponds, probably in the Urban Reserve. Currently storm water goes into the mill pond and out over the dam; there is a plan to reconfigure the low-lying area into a winding naturalized marsh. City Manager Ruffing noted that staff and the City Council will be looking at the Wastewater Treatment Facility later this year and will include review of the marsh concept.
- Observation decks are proposed on the Coastal Trail; inclusion of a small fishing pier was supported.
- Suggested Pond 5 be made into open space if Oak Street can't be continued or directed around it.
- Include more open space in downtown business area by including a plaza or plazas.

**Chapters 7 (Utilities & Public Services) and 8 (Implementation and Phasing):**

**Planning Commission & City Council clarifying questions**

- A section on Hospitals will be added to Chapter 7.

- There won't be a separate water treatment facility for the mill site; they will hook up to the existing City water system.
- Attorney Mattas explained that a developer agreement is agreed to by both parties and stays in effect for the term in the agreement, which is usually between 5 and 25 years. The agreement can be terminated or amended by agreement of both parties. Developer agreements are a mechanism under California law that allows for some certainty for the developer on the regulations that apply to their property in exchange for certain things. The agreement generally incorporates that the development will be consistent with the Specific Plan and Local Coastal Plan (LCP).
- Any change to the Specific Plan would require an LCP amendment, which is a 2-3 year process that would include a community process.
- If a development agreement terminates the underlying land use plan remains in place and the City reinstitutes its ability to change the land use designation without the mutual consent of the property owner.

**Mayor Turner recessed the meeting at 7:37 p.m.; the meeting was reconvened at 7:48 p.m.**

**Public Comments**

Public comments on this portion of the Plan was received from Howard Ennes, Jim Tarbell, Debra Lennox, Mike Thomas, George Reinhardt, Amy Wynn, Judy Tarbell, Liz Haapanen (who read her letter previously provided for the record), and Vivian LaMothe. Items noted during public comment included:

- The toxins need to be removed before anything is done on the property and it is the property owner's responsibility to clean up the toxins.
- Policy U-1 stated that the City will provide water on a limited basis until GP gets their water rights straightened out but what happens if they never get them changed?
- An Urban Water Management Plan should be done now rather than when development hits 3000 units.
- Tarbell suggested that the public be involved in the developer agreement process since they have a lot of ideas including requiring the developer hire local laborers first.
- Need to phase development on the mill site around urban decay and blight – no development on the mill site that will destroy the current downtown.
- A parking plan needs to be developed before development begins.
- The mill site should think about community electrical generation rather than requiring each residential unit to have photovoltaic units on the roof.
- Require rainwater collection systems to supplement landscaping watering.
- Have incentives (such as land coverage exceptions) for the developer to build in the area the community wants and to build what the community wants.
- Land use policy should prohibit any industry that supports gas and oil.
- Develop the hotel rooms in the downtown area before the ones in the Southern District.
- Stress agricultural opportunities on vacant property.
- Include the Governor's policy on health in schools and communities in the developer agreement.
- Require light standards be self-powered through solar or wind generation.
- Include a policy that requires in-lieu fee for job creation similar to the County's in-lieu for affordable housing.
- Have phased zoning, not phased development.
- Include high tech industry and telecommuting as these are industries that are low impact and provide good wages.

**Planning Commission & City Council additional comments & questions**

- Change Policy LU-21 – Hotel/Resort – to require 200 lodging rooms in the Central District before development of a hotel/resort in the Southern District.
- Should have a funding mechanism for schools as this development will affect the School District.

- Include either a centralized system for purple pipes or neighborhood systems was discussed. One issue with a centralized system is that pumps would be required if it is not possible to gravity feed.
- Mixing gray water and rainwater was considered but there were too many concerns regarding possible contamination.
- Supported charging stations and consolidated parking structures.
- Create a separate policy for fiber optics rather than including it in Policy U-18.
- Supported the community power generation/energy production district concept.
- It was suggested that a study on water catchment be completed to see how efficient it would be during times with no rain.

**Chapter 9 (Glossary) and Proposed Parking Revision to the Coastal LUDC:**

**Planning Commission & City Council clarifying questions**

- Jones recommend that changes to the parking requirements be applied to all of the City, not just the mill site.

**Public Comments**

Public comments on this portion of the Plan was received from Vivian LaMothe, Amy Wynn and Debra Lennox. Items noted during public comment included:

- Encouraged zero water-use landscaping to include native plants that can survive without watering and impose restrictions on pesticide usage.
- Supported the bicycle element of the parking plan.
- A portion of parking lots should be designated for the public.

**Planning Commission & City Council additional comments & questions**

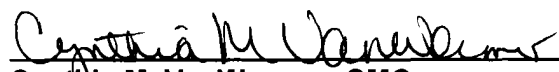
- Mayor Turner expressed concern with people parking all day in another businesses parking lot unless there are time limits.
- Councilmember Gjerde requested that 50% of the short term bicycle parking be covered.
- Jones confirmed that agriculture is permitted on the mill site.

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Mayor/Chair Turner adjourned the meeting at 9:00 p.m.

  
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DAVE TURNER, Mayor  
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MARK HANNON, Chair

ATTEST:

  
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Cynthia M. VanWormer, CMC  
City Clerk

INDEXED: 3-27-12 BZ

IMAGED: 3-27-12 BZ