

**Fort Bragg, California**  
**January 18, 2012 (Special Joint Meeting)**  
**Town Hall**

A special meeting of the City Council of the City of Fort Bragg, the Fort Bragg Redevelopment Agency, 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:** Council/Agency Members Meg Courtney, Dan Gjerde, Doug Hammerstrom, and Mayor/Chair 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**

**ENVIRONMENTAL IMPACT REPORT (EIR)**

• Brief overview of EIR purpose, content and process

Community Development Director Jones stated that in order for the City to accept the Specific Plan they are required by law to complete an EIR and the scoping session is the front end of that process. This is an opportunity for the public, staff, City Council, and Planning Commission to provide input on what that document should examine in terms of impacts. The EIR review includes the Specific Plan, Remedial Action Plans, tentative map for subdivision of the site, the restoration strategy for the mill pond, and water rights for Georgia-Pacific (GP) and the City.

• Recap of input from Community Scoping Meeting of January 17<sup>th</sup>

Jones reminded everyone in the audience that the City Council and Planning Commission attended last night's meeting and heard the comments so they don't necessarily need to repeat those tonight. She then reviewed the comments as follows:

**Topics that were brought up at the meeting and that will be analyzed in the EIR"**

Possible impacts of the project on:

- climate change
- blight/urban decay
- light pollution
- project phasing
- the project's impacts on the Health Care District
- cost of impacts on sewage treatment capacity
- impacts on road, wastewater and water infrastructure
- analyze impacts of changes to water rights on Pudding Creek to wells upstream
- population growth on traffic, circulation and air pollution
- impact of more low wage service sector jobs
- cumulative impacts of other developments in the City
- impacts on wildlife
- impacts to the ocean: use of pesticides on the site, industrial processes, acidification
- the effects of an earthquake
- soil conditions on the northern portion of the Mill Site are corrosive
- peak oil
- changes to transportation levels of service should be expressed in a visual form

**Alternatives to be considered:**

- Noyo Headlands Unified Design Group's (NHUDG) alternative plan with a smaller footprint of development and more open space
- The entire site as open space, agriculture space and/or park space

**Comments about the Specific Plan**

- Agricultural and food production should be allowed on the Mill Site
- Less commercial development is desirable
- No commercial or residential development should be permitted on the Mill Site
- Reforest the site
- Consider adding a policy that would allow development rights to be transferred to the Mill Site from other property owners in the City of Fort Bragg
- The phasing process should avoid leap frog development
- Public access and restoring wetlands and daylighting creeks should be included in phasing
- Phasing of residential and commercial development
- A considerable amount of the housing should be co-housing rather than individual units
- Housing should be affordable
- A youth hostel
- No gated communities
- Low cost university
- Alder Creek should be daylighted

Jones concluded by noting that there will be another scoping session meeting in February and stated that public comments will be accepted through March 5<sup>th</sup>.

- **City Council's and Planning Commission's EIR scoping comments**
  - Requested net-zero energy buildings.
  - Jones explained, at the request of Vice Mayor Courtney, that only a small segment of the community wants to see the entire mill site as a park. She noted that the zoning could remain industrial and the property left as open space but that doesn't mean that the public would have access.
  - Redevelopment of the mill site is an excellent opportunity to generate good jobs - high income, low impact jobs.
  - Concern was expressed about building additional housing and retail space when current housing and retail space is vacant.

**Specific Plan**

**1. Introduction of Specific Plan Coordinating Committee**

Mayor Turner introduced the Specific Plan Coordinating Committee members in attendance: from GP - Tim Murphy and Michael Davis, and from the City - Steve Mattas, Marie Jones and Linda Ruffing. He also welcomed Planning Commissioner Jamie Peters to her first Planning Commission meeting.

**2. Staff overview of Specific Plan process to date**

Jones reviewed the process to date noting the significant number of opportunities for public input into the current Plan. Jones noted that she, City Manager Ruffing and Attorney Steve Mattas have been meeting with GP to try to craft a Specific Plan ("Plan") that meets the needs of the City. She noted that the Plan was significantly scaled down in 2010 following review by the Coastal Commission. Before the Council or Planning Commission can take action on the Plan, the EIR needs to be certified; that process will take about a year. Jones concluded by noting that the Plan is geared to build out over a period of 30 years. Mattas noted that the Plan is the result of a collaborative process that involved a lot of community input and coordination among the Mill Site Coordinating Committee ("MSCC") and the Coastal Commission. The Plan is the application of GP and once submitted it will be reviewed by the

Planning Commission who will either recommend modifications or approval. Then the Plan will go to the City Council for approval with or without modifications. It is important to understand that the application is ultimately GP's application, but it has been significantly informed by all the community processes to date.

**3. Staff report presentation**

The Agenda Item Summary was reviewed with the City Council/Agency Members and Planning Commissioners by Community Development Director Jones, as broken down below:

**4. Specific Plan Review**

**Chapters 1, 2 & 3**

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

- Councilmember Gjerde requested more detail in Chapter 2 on the types and size of housing units that will make up the 210 allowable units in the Mill Site Residential zoning and asked whether secondary units count toward the 210 allowable units. Jones noted that the proposed policy states that lot coverage can't be over 50% of the property but some large lots could allow for up to 7,000 square foot residences. Second units would not be allowed once the 210 limit is reached.
- Gjerde suggested that two-story houses along the linear park have eaves that come down to the first floor in order to give them a smaller appearance. Staff can look at additional policies for the property along the linear park to address Gjerde's concerns.
- Jones stated that the Plan can include more specificity if that is the Council/Commission wish; the Plan was written to have flexibility because there is no developer. She noted that any development that comes forward after the Plan is approved will still need to come to the Planning Commission for a Coastal Development Permit (CDP) and the type and size will be reviewed at that time. Staff can also establish a maximum house size for the plan area if directed by Council. Co-housing and multi-family is accommodated in the Central District.
- Mayor Turner recommended that Policy LU-8 (Mix of Residential Densities and Types) be expanded to the entire project and include more specificity on what is meant by variety. He also asked for change to Page 2-14, Table 2-3 to ensure that alleys follow the old town layout.
- Staff will clarify in the document that the City wishes to continue the north-south street pattern that currently exists from Main to Harold Streets. Block length wording will be changed so as not to give the developer the ability to create blocks shorter than 300' in order to not be required to put in alleys.
- Councilmember Courtney indicated support for the lower density shown in the NHUDG Plan.
- Staff indicated that the Noyo Headlands Unified Design Group (NHUDG) proposal can be reviewed in the EIR as an alternative. Information received tonight will be taken back to the MSCC, and the applicant will make modifications prior to the application coming forward to the City. The Plan before the Council/Commission this evening can be modified after the EIR process is completed.
- Commissioner Lucas indicated concern about the impact of phasing residential development first before other development and the impact on the City's budget.
- Staff clarified that the EIR will include a fiscal impact analysis that looks at the fiscal impact of the mill site development on the City. Generally residential development has a negative fiscal impact and job development has a positive fiscal impact. The developer is allowed to pay the difference if there is more residential than job creation. Market factors will be part of what drives what happens first. It may be that residential is the first component of development that happens but the City wants to be sure one part of the development doesn't get ahead of another and that there is no adverse effect on City finances.
- Commissioner Dietz indicated that fiberoptics and the ability to work from home should be ensured in this development.
- Commissioner Peters is concerned that the expansion of the Central Business District (CBD) could lead to many empty storefronts in the downtown. She is interested in seeing that a percentage of

CBD occupancy is required before new retail development is approved on the Mill Site.

- Turner concurred that we don't want to gut the existing CBD.
- Hoyle and Courtney responded that it should be market driven and we don't need a policy.
- Staff responded that GP did not want the caveat requiring that a certain percentage of the existing CBD be full before expansion of the CBD be allowed included in the Plan. The EIR will do an urban decay analysis to look at build out of the Mill Site and its impact on the existing CBD; if negative then a mitigation measure would be added.
- Councilmember Hammerstrom noted that Policy LU-14 (Community Park) mentions a three-acre park but a five-acre park was discussed previously; concerned was expressed that three-acres may not be large enough to do everything previously discussed (community events, farmer's market, amphitheater/seating area).
- Staff noted that density transfers could be offered to make up the difference in developable land in order to make it a five-acre park.
- Councilmember Hammerstrom stated he would like to see a separate plaza similar to the downtown plaza in Arcata that would only require about one acre and could be done by combining landscaping requirements from adjacent buildings.
- Turner requested stronger language in Policy LU-19 (Dry Shed #4). Jones cautioned against making it required ("must") because if the industrial arts facility doesn't get off the ground then nothing else would be allowed in that location. Turner indicated that he would like the wording to be stronger than "preferred." He also indicated that the building should be reused, as it serves as a transition from the Skunk Train industrial area to the new construction.
- Dietz expressed concern about the reduced parking requirements, given the weather and average age of citizens.
- Courtney recommended that a charging station for vehicles be included.
- Turner noted that Table 2-8 on Page 2-26 requires a Use Permit for Industry, Manufacturing & Processing – Medium Intensity; he suggested that it be changed to permitted.
- Hammerstrom noted that the drawings of Redwood Avenue need to be changed to indicate a 21-24' sidewalk on the north side of the street in order to provide a promenade from the downtown business district to the coast. Policy MM-6 (Redwood Avenue Gateway) should be changed to indicate that Redwood Avenue is both a street and a promenade.
- Gjerde suggested that the wording "(3) be designed to ensure low motor vehicle speeds" be changed to "(3) be designed with frequent north-south pedestrian crossing and refuges to ensure low motor vehicle speeds."
- Staff confirmed that these changes would be made and that the Typical Travel Lane for Redwood Avenue will be changed from "from 10 to 11 feet" to "10 feet" in Table 3-1.
- Change Policy MM-18 (Alleys and Garages in the Northern District) to add "west of Harold Street" to end of first sentence.
- Requested that if additional utility lines were required in the West/Spruce Street neighborhood due to the Mill Site development, that the developer pay for undergrounding of those lines as well as the utilities on the Mill Site. Availability of funding from PG&E and the process for receiving that funding was discussed.
- Policy MM-48 (Street Trees) was discussed and Council's various interpretations of that Policy. Jones indicated that the Policy could be modified to extend the current CBD tree density of a couple of trees per block onto the Mill Site. It was suggested that the Policy be changed from street trees to draught tolerant street plants.
- Courtney expressed support for reforestation of parts of the Mill Site to reduce wind speed in town.
- Turner requested that Policy MM-65 (Lighting Safety and Comfort) include the ability to dim or turn off street lights. Gjerde suggested that buildings in the CBD that come right up to the sidewalk have lighting incorporated into the side of the building; this would provide additional lighting without

the need for as many street lights. Need to keep pedestrian safety in mind when considering the number and level of lighting. Jones noted that further discussion of street lights will be part of the Climate Action Plan staff is working on.

- Hoyle would like to encourage LED lighting for Street Lighting.
- Lucas indicated that outdoor dining would not be likely unless wind breaks are part of a project's design.

**Public Comments**

Public comments on this portion of the Plan was received from George Reinhardt, Rex Gressett, Sheila Dawn Tracy, Steve Heckeroth, Carrie Durkee, Char Flum, Elaine Jarkowski, Toni Risso, Amy Wynn, Ed Oberweiser, David Gurney, Jim Tarbell, Leslie (no last name given), Diana Wiedemann, Yosha Ellis, Thomas Langerderfer, Kelly Grimes, and Gabriel Quinn Maroney. Items noted during public comment included:

- Support for the proposed alternative presented by NHUDG.
- Need to look at climate impact of every development in order to reduce carbon footprint.
- GP's Specific Plan is way too big and the disjointed way it is being done is disconcerting. The language is vague and has too many qualifiers.
- The Council can control the course of development because they control the water rights.
- Concerned about GP driving this process when the people should be driving the process.
- Asked for reforestation like what was here before GP cut down all the trees; wants to see the climate returned to what it was before GP deforestation.
- Community wants a leaner, meaner carbon footprint and greener solution; the Plan needs to be more in accordance with what the people want.

**Mayor Turner recessed the meeting at 7:45 p.m.; the meeting was reconvened at 7:52 p.m.**

- Solar access and orientation of residences to the south should be included in the Plan; zero energy homes are not possible without being oriented to the sun.
- Include electric charging stations.
- Consider including rail as a more economical way to ship goods in and out; this would be a benefit for the industrial park.
- Three things are needed for a good community – water, food and education for the people.
- Concern about who would purchase the homes (existing residents or new residents) and who would pay for installation of streets and improvements to the wastewater treatment facility was expressed.
- Suggested amending Table 3-1 and Policy MM-6 (Redwood Avenue Gateway) to require bike lanes.
- Landscaping is important but needs to be enticing.
- The ability to dim or turn off the street lights would be good as would not having tall light standards.
- Keep industrial aspect of Mill Site, suggested a mountain bike and road cycling manufacturing plant.
- Plan is unsustainable in the long run.
- NHUDG offered to help people craft responses to the GP Plan.
- Supported smaller development and smaller footprint with smaller residential and commercial and the entire southern area as urban reserve.
- Promoted daylighting of creeks.
- Supported triggers to avoid urban decay.
- Include a wastewater marsh as discussed previously.
- Turn the area into a park instead of investing money to build all this development that will cost City tax money.
- Feels as if a new town is being created rather than changes to the existing City of Fort Bragg,

which isn't even shown on any of the maps. Fort Bragg needs to continue to be much more than the GP Mill Site. Look at how Mill Site relates to the rest of the town.

- Plan is too focused on car travel and not enough on pedestrians. Suggested that the Coastal Drive and Parkway Street be reversed. Page 3-25 refers to traffic calming elements and states "...design for the Plan Area sends a clear message to motorists that they have left the highway and entered a pedestrian-oriented neighborhood" but that isn't what this Plan is projecting.
- Proposed a new Oregon Shakespeare Festival for Fort Bragg
- Use dredging materials for rebottling factory using existing buildings.

#### **Chapter 4**

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

- The way the street grid is laid out the long access of the house would face south and would allow for passive and active solar. Questioned whether the houses have to be perpendicular to the street if the street is not oriented true north/south.
- Councilmember Hammerstrom suggested dropping the first and last bullet point in Section 4.2 (Energy) as he felt that they were designed to make things look good when they don't.
- Councilmember Hammerstrom suggested making net-zero buildings, not just homes, mandatory.
- Council felt that the language in the entire chapter should be strengthened; they suggested changing the word "homes" to "buildings" and "encouraged" to "required."
- Jones noted that net-zero energy buildings could be required in Policy SD-5 (Net Zero Energy Homes) and the rest of the policies (SD-1 through SD-7) are the way to achieve the first policy; the developer can select from those policies to get to net-zero. According to Steve Heckeroth, it would cost around \$15,000 to make a home a net-zero energy home.
- Councilmember Gjerde pointed to Village Homes in Davis as a model that the City should look at to identify how much solar access is required.
- Requested stronger language in Policy SD-10 (Rainwater Capture). Discussed a central graywater capture system as a way to reduce water used for landscaping. Assistant Planner Teresa Spade explained how graywater systems could be used and that the graywater irrigation is not allowed to surface. Staff will follow up with cost estimates for installing a "purple pipe" system.
- Currently policies would require that every yard not use potable water for landscaping.
- There are currently no restrictions on where rainwater capture tanks can be located or how they are designed; that would be part of Design Review.
- The City putting money into a public system of rainwater collection was also discussed.

##### **Public Comments**

Public comments on this portion of the Plan was received from an unnamed individual, George Reinhardt, Steve Heckeroth, Deborah Lennox, Sheila Dawn Tracy, Jim Tarbell, Carrie Durkee, Amy Wynn, Judy Tarbell, and Eleanor Adams. Items noted during public comment included:

- Store water in cisterns during the winter and use it in the summer.
- Supported stronger language in this Chapter; change "encourage" to "require."
- Include more energy generation opportunities throughout the project.
- In Section 4.2.1 (Energy and Transportation) look at using a small bus or jitney to help with transportation.
- Section 4.2.2 (Local Energy Production and Conservation) should include micro-hydro, which can be done subtly and effectively with daylighting of creeks.
- Section 4.4 (Green Building) – these will be requirements in the not too distant future.
- European cities have parks that are grassy areas in the summer and lakes in the winter; they are water catchment areas.
- The property owner drives what they want to have there but the City can say yes or no to zoning changes.

- Jobs would benefit the community the most; encourage green industries.
- Smaller houses are better.
- Encouraged building reuse including reuse of the kiln buildings.
- Opposed garages facing the street; put them facing the alley instead.
- Don't want to see a high end motel; recommended a hostel instead.
- It would be helpful to have more definition of how LEED certification works and what happens if the building falls out of LEED certification after it is built.
- Suggested bridges from "old Fort Bragg" to the new Mill Site development.
- Supported maintaining permeability of the soil to avoid runoff. Use permeable systems for driveways, roads, and pathways.
- Mandate that all houses collect graywater and have separate plumbing to the street to carry the graywater to someplace for use in landscape watering.
- Chose local people to work on the development.

**Wrap Up discussion by Council, Planning Commission and Staff:**

- The goals/policies in the Specific Plan will be integrated into previously developed portions of Fort Bragg as well.
- Councilmember Courtney is looking for a smaller footprint, for more trees, and a municipal graywater plant.
- The City will do everything they legally can to hire local workers, but there are restraints on what the City can require the landowner to do.
- The City doesn't have a local hire ordinance but does have a preference for any projects that includes local companies in City projects.
- Mayor Turner supported a community graywater system if feasible.
- Planning Commissioner Hoyle suggested that the four adjacent properties install a shared rainwater cistern where the four parcels meet.


Staff will schedule another meeting to go through the other chapters.

#200-09/F

Mayor/Chair Turner adjourned the meeting at 9:27 p.m.

  
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DAVE TURNER, Mayor/Chair  
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MARK HANNON, Chair

ATTEST:

  
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Cynthia M. VanWormer, CMC  
City Clerk/Agency Secretary

INDEXED: 2-17-12 (BJT)

IMAGED: 2-17-12 (BJT)