

Open Space, Parks, and Resource Conservation

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Open Space

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OPEN SPACE, PARKS, AND RESOURCE CONSERVATION

This chapter describes open space, park facilities, and resource conservation opportunities in the Plan Area and adjoining areas. Open space and park facilities will be located throughout the Plan Area, and the chapter provides policy guidance for minimum design requirements, project phasing, and operations issues for open space, park facilities, and wetlands. Additionally, as many parts of the Plan Area may develop slowly, this chapter addresses minimum maintenance and safety requirements for undeveloped areas that may function as a kind of open space until they are developed. Since the Plan Area also contains cultural and natural resources, this chapter identifies policies related to cultural and natural resource conservation.

5.1 OPEN SPACE AND PUBLIC PARKS

The open space and parkland features of the Plan Area will provide a variety of important site amenities, including:

- Active and passive recreation;
- Multi-modal circulation connections;
- Preservation, restoration, and protection of many coastal resources, such as surface ponds, wetlands, riparian corridors, uplands, and coastal bluff habitats; and
- Coastal and visual access.

Over ~~173+01.3~~ acres of parks ~~and open space~~ will be located in the Plan Area ~~and adjoining properties~~. They will include the following:

- **Fort Bragg Coastal Trail Park Connections.** The ~~98~~2-acre Fort Bragg Coastal Trail, located ~~just outside the Plan Area on a separate~~ on City property, provides much of the coastal access for the Plan Area, and therefore connections between the trail project and the Plan Area are discussed here. The Fort Bragg Coastal Trail, developed by the City of Fort Bragg in 201~~42~~-201~~83~~, provides ~~5.24.5~~ miles of multi-use trails, ~~two~~ parking areas, picnic areas, and miles of scenic ocean viewing.
- **Downtown Plaza and Farmers' Market.** This ~~five-acre~~ Central District park will provide a town plaza or town square for Fort Bragg. It will also connect the Central Business District with the scenic and recreational resources of the Coastal Trail ~~and the Mill Pond Complex Area~~.
- **Neighborhood Park.** This three acre park will serve ~~approximately 50250~~ new residential units in the Northern and Central Districts.

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- ~~Linear Park. This park will provide important pedestrian and bicycle connections through the Northern District.~~
- **Mill Pond Complex Restoration Area.** This 33620-acre site ~~will~~ could accommodate the restoration of the historic site drainage features and a mix of restored and enhanced wetlands and open spaces that ~~could~~ will provide integrated wetland, stream, and terrestrial habitat.

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Comment [MJ1]: This park was deleted from the Land Use Plan.

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5.1.1 NOYO HEADLANDS PARK AND COASTAL TRAIL CONNECTIONS

~~The Fort Bragg's Noyo Headlands Park (aka the Coastal Trail)-Coastal Trail~~, a 982-acre, 3.5-mile stretch of the California coastline, adjoins the western edge of the Plan Area. This parkland, owned by the City of Fort Bragg, ~~will~~ consists of 5.24-5 miles of multi-use paths and two parking areas. The Coastal Trail ~~will~~ connects Glass Beach and the Pudding Creek Trestle at the north end of the Plan Area ~~through the mill site~~ to Main Street, Noyo Beach and Pomo Bluffs Park at the south end of the Plan Area. The Fort Bragg Coastal Trail ~~will ultimately~~ connects 11 miles of coastal multi-use trails and ~~will be~~ is a key link in the California Coastal Trail.



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Access to the shoreline is guaranteed by the California Constitution and further defined by the Coastal Act, which requires that new development provide public access to the California coastline. Development in the Plan Area will increase the need for public shoreline access. The following policies will guide developers in meeting Coastal Act requirements.

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Coastal Trail Policies:

Policy MSOS-1. Pedestrian Connections to Coastal Trail. Development ~~adjacent to the Coastal Trail~~ shall provide pedestrian connections to the City's Coastal Trail ~~as feasible and as necessary to ensure coastal access per the policies of the Coastal General Plan and in compliance with Map OS-3. Where r~~Required, pedestrian improvements ~~shall include crosswalks at all road intersections along the Coastal Drive, construction of multi-use~~ trail connections from ~~existing projects and rights of way (with adjacency to the Coastal Trail) the crosswalk/sidewalk to to the existing multi-use trail of Noyo Headland Parks,~~ and installation of trailhead signage and

Comment [MJ2]: Pedestrian connections to the Coastal Trail will not be feasible or necessary from every development project that is adjacent to the Fort Bragg Coastal trail. This policy allows for some flexibility. Map OS-3 will need to be updated to illustrate appropriate access points on the Mill Site.

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amenities (e.g., bike racks, dog bag dispensers, trash cans) where necessary and feasible.

~~**Policy MSOS-2. Pocket Parking on Coastal Drive.** The development of Coastal Drive shall include pocket parking on the west side of the road to facilitate coastal access. The placement of this parking shall be coordinated with existing and planned access points for the Coastal Trail.~~

~~**Policy MSOS-2. Coastal Access Parking.** New development adjacent to the Coastal Trail shall include parking to facilitate coastal access.~~

Policy MSOS-3. Restoration of Areas Adjoining Coastal Drive. Development on parcels of Coastal Drive adjacent to the Coastal Trail shall include the lesser of the following: 1) -restoration of all areas between the Coastal Drive development and the edge of the City's Coastal Trail property with native coastal bluff vegetation; or 2) restoration of an area that is similar in size to that proposed for development. Such restoration shall include four years of a monitoring plan and adaptive management to ensure an effective restoration project.

~~**Policy MSOS-4. Stormwater Systems shall connect to Coastal Trail swales on Coastal Drive.** Development projects of Coastal Drive shall include installation of stormwater infrastructure as needed to effectively convey stormwater runoff from the Plan Area development project across to established the Coastal Trail property swales and culverts.~~

Comment [MJ3]: The Land Use Plan eliminated the Coastal Drive. This policy is no longer needed.

Comment [MJ4]: Does the Council and Commission want to require additional parking on private property for public access to the trails?

Comment [MJ5]: This policy has been revised to require restoration parcels adjacent to the coastal trail as they are developed.

Comment [MJ6]: It is possible that a relatively small project close to main street could be built that is on a much larger parcel that extends all the way to the coastal trail. Removal of all asphalt and concrete could significant increase the cost of a new project, possibly making it infeasible. An alternative solution could be to require as a maximum the restoration of an area as large as the area proposed for development.

Comment [MJ7]: This policy has been revised to ensure that stormwater from new development flows into existing stormwater infrastructure on the coastal trail.

5.1.2 DOWNTOWN PLAZA AND FARMERS' MARKET

The proposed downtown park/plaza is envisioned as an important site amenity that will connect the Central Business District along Redwood Avenue with the natural and scenic resources of the site. The ~~approximately 5-acre~~ park will provide a variety of amenities and facilities for passive recreation and social gathering activities, including facilities for:

- A farmers' market;
- Festivals and events; and



- Facilities for walking, resting, informal gatherings, and socializing,

Downtown Plaza Policies:

Policy MSOS-5. Downtown Plaza Amenities. The downtown park/plaza shall include the following amenities:

- Benches and picnic tables;
- A covered facility for the farmers' market and other community events;
- small amphitheater
- Sidewalks along the park perimeter;
- Walking paths that cross the park ;and
- Native landscaping and low-water-use landscaping.

Policy MSOS-6. Downtown Plaza Phasing. The downtown park/plaza shall be phased according to the following schedule:

- A Downtown Plaza Plan shall be completed by the subdivision applicant and submitted for approval as part of the final map approval for the first major subdivision in the Central District. The Downtown Plaza Plan shall include: ~~(1)~~ a site map that details the location of all amenities and infrastructure, elevations and floor plans for any proposed structures, a grading plan, and a landscaping plan; and ~~(2)~~ a financing plan for funding Phases I, II, and III which identified the costs ~~shall that will~~ be advanced by the subdivider and reimbursed by future developments pursuant to cost advancement or reimbursement agreements.
- Phase I of the downtown plaza shall be developed and dedicated to the City prior to issuance of a Certificate of Occupancy for any development that equals or exceeds ~~50100~~,000 square feet (residential and commercial) in the Central District. Phase I shall consist of a graded and seeded field, sidewalks, pathways, benches, and picnic tables as defined in the Downtown Plaza Plan.
- Phase II, the farmers' market facility, shall be added to the downtown plaza and dedicated to the City prior to issuance of a Certificate of Occupancy for any development that equals or exceeds ~~1200~~,000 square feet (residential and commercial) in the Central District. The farmers' market facility shall include a minimum of 4,000 SF of covered space that is protected from the elements. The facility does not need to be conditioned.
- Phase III, the ~~small amphitheater~~, shall be developed and dedicated to the City prior to issuance of a Certificate of Occupancy for any development that equals or exceeds ~~150250~~,000 square feet (residential and commercial) in the Central District.

Policy MSOS-6 Alternative. Downtown Plaza Phasing . The downtown park/plaza shall be dedicated and phased according to the following general guidelines:

1) The Plaza will consist of the amenities defined in Policy MSOS-5.

Comment [MJ8]: Does Council and the Commission still want all of these amenities?

The park would cost an estimated \$800,000 to \$1.5 million depending on the design and size of the farmers market and amphitheater.

These costs would be paid by establishing a per unit or per square foot Development Impact Fee, which would be paid by all developers with projects in the central area of the Mill Site.

The cost of maintaining the new park and the new amenities would be borne by new development through a Mello Roos district tax, which would be collected on an annual basis.

Comment [MJ9]: Would you like the first subdivider to pay for all costs for reimbursement or would you prefer to have the park financed through a tax?

Comment [MJ10]: The rec space at City Hall is 4,000 SF which is adequate for winter use by the Farmer's Market. Consider if the Council would prefer for the farmer's market to stay downtown, where it attracts customers or if it should be moved onto the Mill Site.

Comment [MJ11]: Do we still want an amphitheater? This would add an additional \$500K to \$1 million for design & construction depending upon design

Comment [MJ12]: Do you want to define the size and style of the amphitheater?

Comment [MJ13]: Serving how many people? Do you want to define this better?

• 2) The plaza implementation phasing and financing will be defined through the subdivision process and one or more of the following mechanisms with the approval of City Council: 1) Master Development Agreement; 2) reimbursement agreements; and/or 3) establishment of a Development Impact Fee.

Policy MSOS-7. Downtown Plaza Hours of Operation. The downtown plaza shall be open to the public from sunrise until sunset.

Policy MSOS-8. Downtown Plaza Funding. Operation and maintenance of the downtown plaza shall be funded through a Mello-Roos district or other financing mechanisms described in Chapter 8, Implementation and Phasing to be established during the subdivision stage of the Central District. -

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Comment [MJ14]: Staff recommends that the plaza hours not be set in the General Plan as it does not provide for flexibility.

5.1.3 REDWOOD AVE. PARK

The Redwood Avenue Park will provide a visual connection between the Central park, and the Coastal Trail. It will be landscaped to provide an attractive entrance to the visitor serving amenities on the adjacent parcel. The park will be designed to provide opportunities for gathering and passive recreational activities.



Policy MSOS-9. Redwood Park Amenities. The Redwood Park shall include benches, sidewalks along the park perimeter; walking paths that cross the park, and native low water use landscaping.

Policy MSOS-10. Redwood Park Development. The Redwood Park shall be developed concurrently with the development of the first visitor serving hotel or bed and breakfast. The developer of the first hotel/bed and breakfast shall fund and construct park improvements and through a reimbursement agreement will be proportionally reimbursed by developers of subsequent visitor serving hotels and bed and breakfasts in the Central District.

Policy MSOS-11. Redwood Park Operations & Maintenance. Operation and maintenance of the Redwood Park shall be funded as described in Chapter 8, Implementation and Phasing.

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Comment [MJ15]: This park was removed from the Land Use Plan and so these policies are no longer applicable.

5.1.3 NEIGHBORHOOD PARK

Implementation of the ~~Specific Plan~~ Reuse Plan will add ~~5225~~ 50 new residential units and an estimated ~~1,260~~ 0 new residents to the City of Fort Bragg. The neighborhood park will serve the active recreational needs of these new Fort Bragg residents.

Neighborhood Park Policies:

Policy MSOS-129. Neighborhood Park Amenities. *The minimum two-acre active recreation park in the Northern District shall include:*

- A tot lot for small children;
- A ball field sufficient to accommodate a baseball diamond and/or a half court soccer field; and
- A public restroom.

Policy MSOS-130. Neighborhood Park Phasing. *The Neighborhood Park may be built in its entirety at the Northern District subdivision stage or developed in stages according to the following schedule:*

The Neighborhood Park Plan and location shall be submitted by the property owner for approval by the City as part of the Master Tentative Subdivision Map. The Neighborhood Park Plan shall consist of a site plan, elevations, a landscaping plan, and a financing plan for funding construction of the ball field, restroom, and tot lot. The costs of the preparation of the Neighborhood Park Plan shall be advanced by the first subdivider in the Northern District and may be reimbursed by future developers under a cost advancement or reimbursement agreement.

The ball field and restroom shall be developed and dedicated to the City prior to issuance of a Certificate of Occupancy for development that equals or exceeds the 100th residential unit.

The tot lot shall be developed and dedicated to the City prior to issuance of a Certificate of Occupancy for development that equals or exceeds the 150th residential unit.

Policy MSOS-13 Alternative. Neighborhood Park Phasing. *The neighborhood park shall be dedicated and phased according to the following general guidelines:*

- 1) The park will consist of the amenities defined in Policy MSOS-12.
- 2) The park implementation phasing and financing will be defined through the subdivision process and one or more of the following mechanisms with the approval of City Council: 1) Master Development Agreement; 2) reimbursement agreements; and/or 3) establishment of a Development Impact Fee.

Policy MSOS-141. Neighborhood Park Funding. *Operation and maintenance of the Northern District neighborhood park shall be funded through a Mello-Roos district or*

Comment [MJ16]: This project would cost an estimated \$600,000 to \$800,000 and would be financed with a Development Impact fee tax on new development. Consider making this a one-acre park as the amount of development has been cut by 60%.

Comment [MJ17]: Is this the correct prioritization or do you want the tot lot first?

Comment [MJ18]: Alternative to Policy MSOS-13 above.

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other financing mechanism during the subdivision stage of the Central District, as described in Chapter 8, Implementation and Phasing.

5.1.4 LINEAR PARK

THE LINEAR PARK WILL SERVE AS A LOCATION FOR NEIGHBORHOOD GATHERINGS AND FOR BICYCLE AND PEDESTRIAN CIRCULATION. THE LINEAR PARK IS ENVISIONED TO INCLUDE A MULTI-USE TRAIL, LANDSCAPED AREAS, AND BENCHES.

LINEAR PARK POLICIES:

POLICY MSOS-12. LINEAR PARK AMENITIES. THE LINEAR PARK SHALL INCLUDE, AT A MINIMUM, A 25-FOOT-WIDE PUBLIC RIGHT-OF-WAY, A 10-FOOT-WIDE MULTI-USE TRAIL WITH A BENCH ON EACH BLOCK, NATIVE DROUGHT-TOLERANT LANDSCAPING, AND PARK SIGNAGE AT EACH ENTRANCE. TREES AND STORMWATER TREATMENT SWALES ARE ENCOURAGED.

POLICY MSOS-13. LINEAR PARK PHASING. THE LINEAR PARK MAY BUILT IN ITS ENTIRETY AT THE NORTHERN DISTRICT SUBDIVISION STAGE OR PHASED ACCORDING TO THE FOLLOWING SCHEDULE:

- THE LINEAR PARK PLAN AND LOCATION SHALL BE SUBMITTED FOR APPROVAL AS PART OF THE NORTHERN DISTRICT TENTATIVE SUBDIVISION MAP. THE LINEAR PARK PLAN SHALL INCLUDE A SITE PLAN, GRADING PLAN, AND LANDSCAPING PLAN.
- THE LINEAR PARK SHALL BE DEVELOPED, BY THE ADJOINING RESIDENTIAL SITE DEVELOPER, PRIOR TO APPROVAL OF A CERTIFICATE OF OCCUPANCY FOR THE 50 PERCENT UNIT OF HOUSING ON EACH ADJACENT BLOCK

POLICY MSOS-14. DEVELOPMENT ADJOINING LINEAR PARK. DEVELOPMENT ADJACENT TO THE LINEAR PARK SHALL COMPLY WITH THE FOLLOWING GUIDELINES:

- FENCING OF NOT MORE THAN 4 FEET IN HEIGHT MAY BE INSTALLED ON PRIVATE PROPERTY ADJACENT TO THE LINEAR PARK
- TRASH AND STORAGE SHEDS ARE NOT ALLOWED WITHIN THE 20-FOOT SETBACK FROM THE LINEAR PARK; AND
- FRONT YARDS ARE ENCOURAGED TO FACE THE LINEAR PARK.



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~~DEVELOPMENT ADJACENT TO THE LINEAR PARK SHALL HAVE PEDESTRIAN SCALE.~~

Comment [MJ19]: This feature has been removed from the Land Use Plan and so these policies are no longer relevant.

Consider deleting this entire section.

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5.2 LANDSCAPING REQUIREMENTS FOR PRIVATELY OWNED OPEN SPACE

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Policy MSOS-15. ~~Trees for wind screening. Trees shall be required in new development projects, where necessary, to provide wind screening.~~

Comment [MJ20]: This has been added as requested by City Council

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5.3 WETLANDS & AND PONDS

The Plan Area includes 31 acres of open space with the following key features:

- Mill Pond Complex.** The largest of the open spaces at 20 acres, the Mill Pond Complex provides surface water conveyance, including Plan Area surface runoff and flow from the City of Fort Bragg Alder and Maple Creek drainages, which are routed into the man-made Mill Pond (Pond 8) and then out to Fort Bragg Landing. Through the Mill Pond Complex Restoration Project, the Mill Pond ~~maywill~~ be closed, the Mill Pond Dam ~~maywill~~ be removed, and the Mill Pond Complex area ~~maywill~~ be restored to reflect pre-mill development aquatic and terrestrial habitat conditions including seasonal wetlands, ~~a~~-perennial streams, riparian habitat, and coastal grassland and shrub habitats.
- Maple Street Riparian Area.** This 11.5-acre riparian area includes perennial wetlands at the end of Maple Street and a spring-fed perennial stream channel that provide surface water conveyance and water quality improvement benefits as well as wetland and upland riparian habitat.



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- **Wildlife Corridor.** This ~~200-foot-wide~~approximately ten acre wildlife corridor connects the Maple Street riparian area and the culverted Alder Creek with the Mill Pond Complex and provides space for the daylighting of Maple Creek from the Maple Street Riparian Area to Fort Bragg Landing and Alder Creek from Alder Street to Maple Creek.
- **Pond 5.** This former man-made fire-fighting pond, located at the end of Oak Street, currently provides ~~some~~ surface runoff detention functions for upgradient areas adjacent to the pond. It ~~also~~ provides habitat for water fowl and aquatic vegetation.

Additional pond features in the Plan Area include:

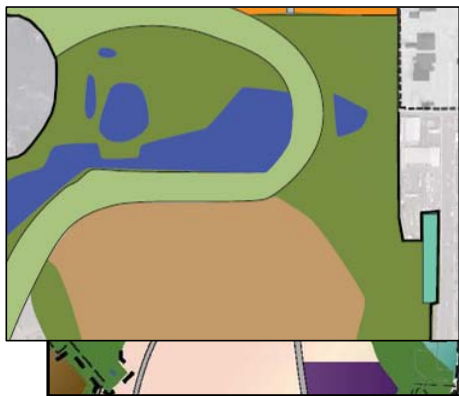
- **Pond 9.** ~~This man-made above ground former firefighting pond in the Northern District is currently fed with pumped waters from Pudding Creek. A wetland has formed at the western edge of this pond due to ongoing seepage of water from the earthen berms that retain the pond.~~
- **Industrial Ponds 1-4.** These former industrial ponds (South Ponds) in the Southern District are Coastal Act wetlands and will be retained. They currently capture surface runoff from the central portion of the Southern District. Pond 3 is fed by perennial emergent groundwater. A wildlife corridor is proposed to connect Ponds 1-4 to Pond 8 and the Maple Creek Riparian area.

Comment [MJ21]: This pond no longer exists as it is no longer being filled through pumping of water from Pudding Creek.

These aquatic features are a mix of man-made ponds and historical habitats that may be restored and/or enhanced to provide open spaces that range from small, simple ponds and wetlands to larger integrated wetland, stream, and terrestrial habitat areas providing substantially greater ecological function and complexity.

5.32.1 MILL POND ~~COMPLEX~~RESTORATION VISION

As the dominant feature of the open space in the central portion of the Plan Area, the Mill Pond ~~Complex-area~~ will provide restored perennial and seasonal wetlands, surface water conveyance, and terrestrial habitat. This open space ~~is designed to~~designation would provide space for the eventual ecological integration of several isolated and degraded habitats ~~that exist~~ on the site and ~~will to~~ provide a ~~central~~ focus for nature-based recreation and community stewardship. The Mill Pond ~~Complex open space will be achieved through implementation of the Mill Pond Complex Restoration Project, which provides may include: for the closure of the man-made Mill Pond, removal of the dam and related features, restoration of historical wetlands in the lowland area adjacent to Fort Bragg Landing, and/or restoration of the former Maple and Alder Creeks that connected the Maple Street riparian area and the Maple Creek watershed with to the beach at Fort Bragg Landing. This restoration project will result~~



~~in the establishment of significant seasonal and perennial wetlands and riparian habitats that will continue to provide surface water conveyance and water quality benefits. The site will also provide public access, ocean and beach access, and opportunities for passive recreation.~~

Pond 5, a former man-made firefighting pond, is located at the end of Oak Street and currently provides limited surface runoff retention functions for adjacent upgradient areas. This pond does not have a natural contributing watershed, but captures sufficient runoff to sustain a pond that is used by water fowl and supports aquatic vegetation; as such, it is considered an environmental sensitive habitat area under the Coastal Act. This pond is significantly up-gradient of most of the Mill Pond Complex area. The City intends to use the upland areas of this area for public events such as fairs and festivals.

It is unclear if the currently culverted Alder Creek drainage can be day-lighted due to the quantity of flow and the steepness of grade. The City may undertake a feasibility study to determine if the culverted drainage can be daylighted. If the City finds that the drainage can technically be day-lighted the City may seek to acquire the property and daylight the creek.

The wetland at the end of Maple Street provides surface flow conveyance and water quality benefits and wetland habitat. This area includes a perennial wetland, a spring-fed stream channel, the confluence of the Maple Street Riparian Area stream, and the discharge from the City Fort Bragg Basin C Maple Creek watershed storm drain \as well as forested upland riparian habitat. This area would need to be significantly modified to control the high energy discharge from the Maple Creek watershed storm drain, provide storm water quality enhancements and improve channel conditions at the head of the daylighted Maple Creek.

Mill Pond ~~Complex~~ Restoration Policies:

Policy MSOS-15, Mill Pond ~~Restoration~~ Complex Amenities. The Mill Pond ~~Restoration~~ Complex, upon completion, ~~shall~~ may include:

- ~~A multi-use trail alignment that connects to the north and south components of the Fort Bragg Coastal Trail. The A multi-use trail shall include a spur that connection to the Fort Bragg Coastal Trail that provides~~ beach access at Fort Bragg Landing.
- ~~Drainage features that safely convey surface runoff from of~~ the Plan Area and the Alder and Maple Creek watersheds.



Comment [MJ22]: There is currently no policy mechanism in the Specific plan that would require the restoration of this area.

During the development of the Specific Plan, the City envisioned one single developer developing the entire site and conceptualized using a Mater Development Agreement to require the restoration of this area.

Now, with significantly less development slated for the site, requiring this restoration of a developer would be expensive (relative to the limited development potential of the site).

There are a couple of options to consider:

1. Include the cost of the creek daylighting in a Development Impact Fee which would that all new development on the site pay in proportion to the size of the development.

2. Establish these policies as guidelines for a non-profit or the City to undertake the project.

- Re-establishment and restoration of the historic creek from the Maple Street Riparian Area and ~~the urban Maple Creek watershed~~ Alder creek to Fort Bragg Landing.

Policy MSOS-19. Pond 5 Enhancement. Pond 5 shall be offered in dedication to the City of Fort Bragg upon subdivision of this parcel and establishment of a permanent funding mechanism (Mello-Roos Community Facilities District) for operation and maintenance.

Policy MSOS-20. Pond 5 activities. The area outside of the 100 foot buffer around Pond 5 may be used for community events in conjunction with the Central District Downtown Plaza and Noyo Headland Park.

Policy MSOS-21. Daylighting of Alder Creek. The day-lighting of Alder Creek is encouraged.

- Program MSOS 21.1: The City of Fort Bragg may complete an engineering feasibility study to determine if the alder creek drainage can be day-lighted in full or in part.
- Program MSOS 21.2: The City of Fort Bragg will seek funding and manage the implementation of the day-lighting, including preparing environmental review, permitting, design, engineering, construction, restoration and adoptive management.

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5.2.2 POND 5 AND ALDER CREEK DRAINAGE

Pond 5. This former man made firefighting pond is located at the end of Oak Street and currently provides limited surface runoff retention functions for adjacent upgradient areas. This pond does not have a natural contributing watershed, but captures sufficient runoff to sustain a pond that is used by water fowl and supports aquatic vegetation; as such, it is considered an environmental sensitive habitat area under the Coastal Act. This pond is significantly up-gradient of most of the Mill Pond Complex area. The City intends to use the upland areas of this area for public events such as fairs and festivals.

Alder Creek Drainage. It is unclear if this currently culverted drainage can be day-lighted due to the quantity of flow and the steepness of grade. The City may undertake a feasibility study to determine if the culverted drainage can be daylighted.

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~~If the City finds that the drainage can technically be day-lighted the City may seek to acquire the property and daylight the creek.~~

~~Pond 5 and Alder Creek Drainage Policies:~~

~~**Policy MSOS 19. Pond 5 Enhancement.** The Pond 5 shall be enhanced in conjunction with development of the adjacent roadway (Coastal Drive or Oak Street Extension) or the adjacent residential zone, whichever occurs first. Pond 5 shall be offered in dedication to the City of Fort Bragg upon completion of the improvements required by all permitting agencies and establishment of a permanent funding mechanism for operation and maintenance.~~

~~**Policy MSOS 20. Pond 5 activities.** The area outside of the 100 foot buffer around Pond 5 may be used for community events in conjunction with the Central District Downtown Plaza.~~

~~**Policy MSOS 21. Daylighting of Alder Creek.** The day lighting of Alder Creek is encouraged.~~

~~**Program MSOS 21.1:** The City of Fort Bragg may complete an engineering feasibility study to determine if the alder creek drainage can be day-lighted in full or in part.~~

~~**Program MSOS 21.2:** The City of Fort Bragg will seek funding and manage the implementation of the day lighting, including preparing environmental review, permitting, design, engineering, construction, restoration and adoptive management.~~

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Comment [MJ23]: These improvements are no longer part of the Land Use Plan, and they cannot be used as a trigger for restoration.

~~5.2.3 MAPLE STREET RIPARIAN AREA~~

~~This wetland at the end of Maple Street provides surface flow conveyance and water quality benefits and wetland habitat. This area includes a perennial wetland, a spring fed stream channel, the confluence of the Maple Street Riparian Area stream, and the discharge from the City Fort Bragg Basin C Maple Creek watershed storm drain as well as forested upland riparian habitat. Improvements to the confluence of the Maple Creek storm drain and the Maple Street Riparian Area stream are proposed as components of the Mill Pond Complex Restoration Project. These improvements are intended to control the high energy discharge from the Maple Creek watershed storm drain and improve channel conditions at the head of the daylighted Maple Creek (See Section 5.2.3).~~



~~No development is proposed for this location.~~

Maple Street Riparian Area Policies:

~~**Policy MSOS-16. Maple Street Riparian Area Habitat Enhancement.** The property owner shall develop and implement a plan to enhance the riparian habitat on the west side of the Maple Stream Riparian Area at the time of any proposed adjacent development requiring a Coastal Development Permit (CDP).~~

Comment [MJ24]: Currently this area would be rezoned as Urban Reserve or retain its Timber resources Industrial zoning.

Comment [MJ25]: This is no longer necessary as area will need to be significant modief to daylight Maple Creek.

5.2.4 WILDLIFE CORRIDOR

~~A 200-foot wide wildlife corridor will be a component of the Mill Pond Complex area and will connect the Maple Street Riparian Area with the Mill Pond Complex and Fort Bragg Landing. The wildlife corridor will be aligned to daylight Maple Creek. The restored Maple Creek will convey surface flow from the urban Maple Creek watershed east of the Mill Site (Defined as Basin C in the City of Fort Bragg Storm Water Management Plan) and from the Maple Street Riparian Area within the Plan Area to the Mill Pond Complex wetland and Fort Bragg Landing. The Maple Creek channel will replace the existing culverted storm drain that conveys these flows to Pond 8 and then to Fort Bragg Landing. The restored Maple Creek channel, flood plain, and riparian corridor will provide a protected link between the Maple Street Riparian Area at the eastern perimeter of the Plan Area and Fort Bragg Landing. The riparian corridor will also improve habitat diversity, density, and vertical structure in the Plan Area.~~

Comment [MJ26]: Recommend deleting this descriptive paragraph because it is very specific and the actual design may differ from this description based on community sentiment, feasibility, cost and permitting requirements.

Wildlife Corridor Policies:

Policy MSOS-17. Wildlife Corridor Features. The 200-foot-wide wildlife corridor should include:

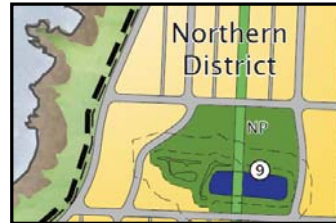
- A daylighted Maple Creek and riparian habitat extending from the Maple Creek drainage and Maple Street Riparian Area to the Mill Pond Complex; and
- Restored natural habitat along the length and width of the wildlife corridor.

Policy MSOS-18. Wildlife Corridor Implementation. The Wildlife Corridor restoration shall be implemented as follows:

- Maple Creek shall be daylighted and restored concurrently with the closure of the Mill Pond and may satisfy wetland mitigation requirements of the U.S. Army Corps of Engineers, the California Coastal Commission, and the Regional Water Quality Control Board.
- All asphalt located in the wildlife corridor shall be removed at the time that the creek is daylighted, and the upland portion of the corridor shall be restored with native plants and grasses.

~~5.2.5 Pond 9 – Firefighting Pond~~

~~This former man-made firefighting pond, located above ground behind earthen berms, is in the Northern District. It is currently fed with water pumped from Pudding Creek and has no natural source of water other than rainfall. A wetland has formed at the western edge of this pond due to ongoing seepage of water from the earthen embankment.~~



~~Pond 9 Policy~~

~~**Policy MSOS-20. Pond 9 Enhancement.** Pond 9 shall be preserved and the habitat features enhanced at the time of the development of the adjacent roadway (Glass Beach Drive extension) and/or the residential district. Pond 9 shall be offered in dedication to the City of Fort Bragg upon completion of the pond improvements required by all permitting agencies and establishment of a permanent funding mechanism for operation and maintenance.~~

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~~5.32.26 PONDS 1-4 & ASSOCIATED WILDLIFE CORRIDOR~~

~~These former industrial ponds were used to circulate Mill Site process waters. Ponds 1, 2, and 4 are man-made ponds. They are now seasonal aquatic habitats that capture surface runoff during the wet season and dry up during the summer months. Pond 3 consists of two perennial wetlands separated by a culvert. Pond 3, while formerly an industrial pond, is also a historical wetland feature that is shown on the 1873 Geodetic Survey map of the Mill Site. The Coastal Commission requested that the ponds be connected to the riparian open space and Pond 8 wetland via a wildlife corridor and open space zoning has been added to the Land Use Plan to accomplish this. The South Ponds and upland between the ponds encompass approximately 2.4 acres.~~



~~**Policy MSOS-21. Maintenance of Ponds 1-4 Wetlands.** Ponds 1-4 are Coastal Act wetlands and shall be maintained as wetlands.~~

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Comment [MJ27]: Pond 9 is no longer a functional wetland. This section should be deleted as it is no longer relevant.

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Comment [MJ28]: This policy will be deleted

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~~Policy MSOS-22. Open Space Between Ponds 1-4. The area between the ponds shall be retained as open space.~~

Policy MSOS-23. Ponds 1-4 Open Space Plan. An open space plan for the South Ponds shall be developed and approved by the City as part of the Southern District Tentative Subdivision Map and implemented prior to issuance of a Certificate of Occupancy for adjacent development projects in the Mill Site Industrial (IMS) zone. The plan shall include removal of all asphalt and concrete within the open space corridor.

Policy MSOS-24. Ponds 1-4 Surface Runoff Management Plan. A surface runoff management plan shall be developed and implemented to supply runoff to Ponds 1-4 during the wet season to sustain the existing wetland features and any enhanced wetland features developed through the open space management plan.

Comment [MJ29]: Neither of these policies are necessary given the revisions made to the Land Use Plan that zones this area as open space.

5.4 UNDEVELOPED PROPERTIES

Many parts of the Plan Area will likely remain undeveloped for many years due to the relatively slow rate of growth in the City of Fort Bragg and because only about one quarter of the site will be rezoned for development at this time. The following policies will ensure that the undeveloped properties are maintained in a safe and aesthetically acceptable manner until such time as they are developed.

Undeveloped Property Policies:

Policy MSOS-25. Weed Control on Undeveloped Properties. Invasive weeds shall be controlled on all undeveloped lands by the property owner of record.

Policy MSOS-26. Security and Safety on Undeveloped Properties. The preferred method for dealing with security and safety issues is the removal of all hazards from vacant and undeveloped parcels by the property owner. Security fencing is discouraged for vacant and undeveloped properties, however if such fencing is installed it shall comply with the fence design requirements of ~~its district~~ the City's LCP.

Policy MSOS-27. Revegetation of Undeveloped Properties. As each block of street infrastructure is developed, existing asphalt shall be removed from the adjacent blocks and the blocks shall be planted with native grass seed and graded to facilitate

stormwater infiltration. Revegetation of these undeveloped areas with native plant communities shall not be construed to represent environmentally sensitive habitat subject to protection under the Coastal Act.

5.45.5 CULTURAL RESOURCES

Portions of the Plan Area were formerly occupied and visited by Native Americans, and cultural resources have been discovered on the site. A portion of the Plan Area has been designated an archaeological district and the site has a number of National Register of Historic Properties (NRHP)-eligible archaeological deposits. The locations of cultural resource deposits must remain confidential under state and federal law.



Cultural Resource Protection Policies:

Policy MSOS-28. Archaeological Testing and Evaluation. Where cultural resources may be reasonably expected to be located within or adjacent to a project area, the City shall require an archaeological assessment by a qualified archeologist to determine the presence, extent, and significance of cultural resources within the project area. Archaeologists hired to conduct archaeological investigations must meet the Secretary of the Interior's Professional Qualifications Standards.

Policy MSOS-29 Native American Consultation. For sites where cultural resources are identified, the City shall engage in consultation with appropriate tribal councils as part of the CEQA review process.

Policy MSOS-30 Resource Avoidance. Avoidance and non-disturbance measures are the preferred treatment of cultural resources where feasible. If avoidance is not feasible, the City shall consult with the Tribal Council to minimize and mitigate impacts of a potential undertaking to cultural resources. In cases where agreement cannot be reached within the statutorily required timeframe for the preparation of the CEQA document, as Lead Agency, the City shall define the avoidance/mitigation strategy.

Policy MSOS-31 Tribal Monitoring. The Applicant shall allow the Tribe to monitor native ground disturbing activities on projects where cultural resources may be reasonably expected to be located. Tribal monitoring shall be funded by the tribe unless monitoring is required by CEQA.

Policy MSOS-32 Resource Discovery. If cultural resources are encountered, ground disturbing activities shall cease immediately in the discovery location and a buffer zone of

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Comment [MJ30]: The SVBP has requested that the following policies be added to the General Plan for development on the Mill Site. Many of these policies are cutting edge.

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fifty (50) feet radius. If the find is known or suspected human remains and/or associated cultural resources, ground disturbing activities shall cease in the discovery location and a one hundred (100) feet radius buffer area. The size of the buffer may be adjusted once the project archaeologist, in consultation with the tribal monitor, has had the opportunity to examine the site. No construction activities will take place within the buffer until an archaeological investigation has been completed in accordance with the applicable provisions of this Agreement and any tribal monitor agreement agreed upon by the parties.

Policy MSOS-33 Human Remains. In the event that Native American human remains, associated funerary objects, sacred objects, and/or objects of cultural patrimony are found during a project, the Parties understand that a determination of the Most Likely Descendant (MLD), as described in California Public Resources Code section 5097.98, will be made by the NAHC upon notification to the NAHC of discovery of any such remains at a project site

Policy MSOS-34 Resource Ownership and Deposition. The Applicant shall transfer ownership of Native American cultural resources that are found through implementation of a Data Collection Plan or through monitoring of a construction project to the appropriate Native American Tribe for proper treatment and disposition, if requested by the Tribe, unless otherwise required by law.

Policy MSOS -35 Access to Sacred Sites. Pursuant to California Public Resources Code sections 5097.9, where feasible and appropriate, the City shall consult with the Tribe to include mitigation measures that provide for Tribal access to places of traditional, spiritual or social importance (such as prayer sites, ceremonial sites and shrines), areas important in folklore and legend, and areas attributed with special or unique powers of sacredness identified and located on the Mill Site.

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5.55.6 VISUAL RESOURCES

Reuse of the Plan Area will open areas with significant visual resources to the public for the first time in over 100 years. The Coastal Trail and Coastal Drive will provide public visual access to the ocean and the near-shore environment along the entire length of the Plan Area. However, the ocean is visible from various public rights-of-way throughout town. The policies in this section are designed to ensure that visual access will be retained as the Plan Area is developed.



Visual Resource Policies:

Policy MSOS-29. Visual Analysis of Development Adjoining Coastal Drive and Coastal Trail. A visual analysis shall be required for all new Coastal Development Permits for development located immediately adjacent to ~~Coastal Drive and~~ the Coastal Trail and Main Street.

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Policy MSOS-30. Visual Analysis of Other Development That May Affect Ocean Views. A visual analysis shall be required for Design Review and/or a Coastal Development Permit for all new development projects of more than 28 feet in height that are located on any east-west street and/or have the potential to affect distant views of the ocean from public rights-of-way within the City of Fort Bragg.

5-65.7 BIOLOGICAL RESOURCES

The Mill Site contains some biological resources, primarily located along the Coastal Trail and in wetlands throughout the Plan Area. The City's Coastal General Plan policies are sufficient to ensure the protection of these biological resources.



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5-75.8 COASTAL ACCESS

The City's Coastal Trail will provide coastal access for Plan Area development. Policies MSOS-1, MSOS-2, and MSOS-3 provide for additional coastal access through implementation of the Specific Plan Reuse Plan.

5-85.9 CONFORMANCE WITH THE CITY'S COASTAL GENERAL PLAN AND COASTAL LAND USE AND DEVELOPMENT CODE

The Specific Plan Reuse Plan designates one-third of the Plan Area as open space and parkland. Much of the open space will provide habitat for native plants and wildlife. The City's Coastal General Plan and Coastal Land Use and Development Code include many policies and regulations for the protection and enhancement of natural resources, the reduction of greenhouse gas emissions, and the protection of water quality. All development in the Plan Area will be required to conform to all resource policies and sections of the Coastal Land Use and Development Code and the Coastal General Plan. The following resource-specific sections and policies are particularly relevant to Plan Area development:

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Topic Area	Coastal General Plan Provisions	Coastal Land Use and Development Code Provisions
Environmentally Sensitive Habitat Area Policies and Implementation	Chapter 4: Policy OS-1.1 through Policy OS-1.16	Chapter 17.50.050 Environmentally Sensitive Habitat Areas
Stormwater Management	Chapter 4: Policy OS-9.1	Chapter 17.64 Stormwater

	through OS-14.5	Runoff and Pollution Control
Cultural Resources	Chapter 4: Policy OS-4.1 through OS-4.5	Chapter 17.50.030 Archaeological Resource Preservation
Open Space and Public Access	Chapter 4: Policy OS-15.1 through OS-16.22	Chapter 17.52 Creek and Riparian Resource Protection
Visual Resources	Chapter 6: Policy CD-1.1 through Policy CD-1.11	Chapter 17.50.070 Visual Resources