



AGENCY: City Council
MEETING DATE: November 13, 2018
DEPARTMENT: Public Works
PRESENTED BY: Diane O'Connor
EMAIL ADDRESS: doconnor@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Receive Report, Consider Adoption of City Council Resolution Accepting the Redwood Avenue Dedication from Georgia Pacific as Required by Lot Line Adjustment No. 2-17 Between Lyme Redwood and Georgia Pacific, and Authorize City Manager to Execute Certificate of Acceptance

ISSUE:

As a condition of a Lot Line Adjustment (LLA) between Lyme Redwood and Georgia Pacific at 90 Redwood Avenue (processed as Coastal Development Permit 3-18), Georgia Pacific is required to dedicate that portion of Redwood Avenue adjacent to the north side of the subject property. This LLA predates and is not part of the proposed property transaction involving Georgia Pacific and Mendocino Railway (the Skunk Train). This action will accept the Redwood Avenue roadway dedication.

ANALYSIS:

Through LLA 2-17, Georgia Pacific has transferred 1.16 acres of land on the south side of Redwood Avenue to Lyme Redwood. As part of the ongoing redevelopment of the Georgia Pacific mill site, staff looks for opportunities for dedication of street rights of way to ensure adequate access and orderly development of the mill site. This action will secure such access via Redwood Avenue with a dedication 60 feet in width for a length of 209 feet.

RECOMMENDED ACTION:

Authorize the City Manager to Execute the Certificate of Acceptance.

ALTERNATIVE ACTION(S):

Decline dedication or hold acceptance open until sometime in the future.

FISCAL IMPACT:

There is no significant anticipated fiscal impact as this is a short portion of a new street right of way.

CONSISTENCY:

Policy within the Circulation Element and Open Space Element of the Coastal General Plan suggests the dedication of Redwood Avenue to the City of Fort Bragg be required in order for this project to be consistent with the following Coastal General Plan Policies:

- Policy C-2.5: Continue to prohibit the establishment of private roads.
- Policy C-2.8 Continuation of Streets: Require the continuation of streets and bicycle and pedestrian paths through new developments wherever possible.
- Policy C-2.9: Facilitate Street Connections. Review site plans for new development to facilitate the continuation of streets to improve local circulation. Priority shall be given to providing pedestrian and bicycle trails that establish connections to streets wherever possible.

- Policy C-2.10: Continue Grid System onto Mill Site: Ensure that the grid street system and a north/south arterial on the Mill Site be designed to ensure the maximum benefit to local traffic, pedestrian, and bicycle circulation and to provide maximum public access to the coast.

IMPLEMENTATION/TIMEFRAMES:

None.

ATTACHMENTS:

1. Location Map
2. Deed and Plat
3. Certificate of Acceptance
4. Resolution

NOTIFICATION:

Doble Thomas: Bradley Thomas

Georgia Pacific: Mingledorff, Ann F. (GP Law)