



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda Planning Commission

Wednesday, June 8, 2016

6:00 PM

Town Hall, 363 N.Main Street

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF MINUTES

[16-220](#) Approve Minutes of May 25, 2016

Attachments: [Minutes of May 25, 2016](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. PUBLIC HEARINGS

4. CONDUCT OF BUSINESS

[16-190](#) Receive Report and Consider Adoption of Resolution Determining that the Proposed FY 2016/17 Multi-Year Capital Improvement Program and FY 2016/17 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Attachments: [2016-06-08 CIP Consistency Staff report](#)

[Attachment 1 - Capital Improvement Program Consistency Analysis for the Inlar](#)

[Attachment 2 - Capital Improvement Program Consistency Analysis for the Coa:](#)

[Attachment 3 - Resolution](#)

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.



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Text File

File Number: 16-220

Agenda Date: 6/8/2016

Version: 2

Status: Minutes to be Approved

In Control: Planning Commission

File Type: Minutes

Approve Minutes of May 25, 2016



City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Minutes Planning Commission

Wednesday, May 25, 2016

6:00 PM

Police Department Conference Room
250 Cypress Street

MEETING CALLED TO ORDER

Chair Hoyle called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Chair Derek Hoyle, Commissioner Mark Hannon, Commissioner Stan Miklose, Vice Chair Teresa Rodriguez, and Commissioner Heidi Kraut

1. APPROVAL OF MINUTES

1A. [16-183](#) Approve Minutes of April 13, 2016

A motion was made by Commissioner Kraut, seconded by Commissioner Rodriguez, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chair Hoyle, Commissioner Hannon, Commissioner Miklose, Vice Chair Rodriguez and Commissioner Kraut

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None

3. PUBLIC HEARINGS

3A. [16-145](#) Receive Report, Conduct Public Hearing, and Consider Adoption of a Negative Declaration and Approval of Minor Subdivision 1-16 (DIV 1-16)

Planner Perkins presented the request to adopt the CEQA Negative Declaration and approve the Tentative Map for the Minor Subdivision of a 6,250 square foot parcel at 127 East Laurel Street. Perkins noted this project would have no significant environmental impact, no change in the parking arrangements, and discussed the irregular parcel dimensions, which the Public Works Director determined does not conflict with the intent of establishing width minimums or restrict future use.

Perkins reviewed new information regarding the unknown location of current water meters and the possible need to record a utility easement prior to final map recording to ensure both parcels receive adequate water access. Community Development Director Jones recommended the addition of a special condition which reads; "Prior to approval of the Final Map, the applicant shall relocate the water meter and waterline that serves Proposed

Parcel 2 from Proposed Parcel 1 if the waterline is located under the building of Proposed Parcel 1. If the waterline is not located under the building of Proposed Parcel 1, the applicant shall record a utility easement on Proposed Parcel 1 for the benefit of Proposed Parcel 2.”

Chair Hoyle opened the Public Hearing at 6:14 PM

Applicant Tomas Dertner stated he hadn't previously considered the utility issue. He intends to ask the contractor where the meter is located.

Chair Hoyle closed the Public Hearing at 6:15 PM.

Discussion:

Commissioner Kraut inquired about the cost of a water meter, Director Jones pointed out there is no cost as they already have the meter, it just needs to be relocated.

Commissioner Miklose inquired about property ownership and future sale, Director Jones clarified that parcel division often leads to sale. Commissioner Miklose asked if easements can be revoked, Director Jones explained that easements are recorded but they can be changed or renegotiated, when both parties agree.

A motion was made by Commissioner Kraut, seconded by Chair Hoyle, that Minor Subdivision 1-16 be approved as amended subject to the following findings and conditions:

GENERAL FINDINGS

- 1.The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the General Plan, Land Use and Development Code (LUDC) and the Fort Bragg Municipal Code;
- 2.The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
- 3.The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located; and
- 4.The proposed project will not have any significant or potentially significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

SUBDIVISION FINDINGS

- 1.The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, and any applicable Specific Plan;
- 2.The site is physically suitable for the type or proposed density of development;
- 3.The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat;
- 4.The design of the subdivision or type of improvements is not likely to cause

serious public health or safety problems;

5.The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision;

6.The discharge of sewage from the proposed subdivision into the community sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

7.There are no indications of adverse soil or geological conditions and the subdivider has provided sufficient information to the satisfaction of the City Engineer or other applicable review authority that the site is appropriate for the proposed development; and

8.The proposed subdivision is consistent with all applicable provisions of the Inland Land Use and Development Code, any other applicable provisions of the Municipal Code, and the Subdivision Map Act.

SPECIAL CONDITIONS

1.The Final Map shall show all easements affecting the property;

2.Prior to approval of the Final Map, monuments shall be installed in compliance with the requirements of the City Engineer and Map Act;

3.Prior to approval of the Final Map, the applicant shall relocate the water meter and waterline that serves Proposed Parcel 2 from Proposed Parcel 1 if the waterline is located under the building of Proposed Parcel 1. If the waterline is not located under the building of Proposed Parcel 1, the applicant shall record a utility easement on Proposed Parcel 1 for the benefit of Proposed Parcel 2.

STANDARD CONDITIONS

1.This action shall become final on the 11th working day following the decision unless an appeal to the City Council is filed pursuant to Chapter 18.61.063.

2.The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.

3.This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State and Federal agencies having jurisdiction. All plans submitted with required permit applications shall be consistent with this approval.

4.This permit shall be subject to revocation or modification upon a finding of any one or more of the following:

(a)That such permit was obtained or extended by fraud.

(b)That one or more of the conditions upon which such permit was granted have been violated.

(c)That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.

(d)A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.

5.This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

6.This Tentative Map approval shall lapse and become null and void 24 months from the date of approval unless before the passing of 24 months, a unilateral agreement examined and approved by the City Engineer is recorded or an

extension is requested and granted.

The motion carried by the following vote:

Aye: 5 - Chair Hoyle, Commissioner Hannon, Commissioner Miklose, Vice Chair Rodriguez and Commissioner Kraut

4. CONDUCT OF BUSINESS

None

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Commissioner Miklose requested an update on the Speedex sign discussed at the last meeting; Associate Planner Perkins stated the new less non-conforming sign was approved.

Director Jones informed the Commissioners about the activities and logistics of the Coastal Trail Party on June 4, 2016 from 12-4 PM.

ADJOURNMENT

Chair Hoyle adjourned the meeting at 6:23 PM.



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Text File

File Number: 16-190

Agenda Date: 6/8/2016

Version: 1

Status: Business

In Control: Planning Commission

File Type: Planning Resolution

Receive Report and Consider Adoption of Resolution Determining that the Proposed FY 2016/17 Multi-Year Capital Improvement Program and FY 2016/17 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan



AGENCY: Planning Commission

MEETING DATE: June 8, 2016

PREPARED BY: S. Perkins

PRESENTED BY: S. Perkins

AGENDA ITEM SUMMARY REPORT

TITLE:

RECEIVE REPORT AND CONSIDER ADOPTION OF RESOLUTION DETERMINING THAT THE PROPOSED FY 2016/17 MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM AND FY 2016/17 CAPITAL PROJECTS BUDGET ARE CONSISTENT WITH THE CITY OF FORT BRAGG INLAND GENERAL PLAN AND COASTAL GENERAL PLAN

ISSUE:

The Fort Bragg City Council will consider adoption of the Multi-Year Capital Improvement Program as part of the Fiscal Year (FY) 2016/17 City budget adoption process on June 27, 2016. The Capital Improvement Program (CIP) summarizes the priority capital improvement projects that the City wishes to undertake in the next five years. The CIP addresses the City's needs relating to the acquisition, expansion, and rehabilitation of long-lived facilities and infrastructure. The CIP serves as a planning instrument in conjunction with the City's General Plan and the City Council's strategic goals to identify needed capital projects and coordinate the financing and timing of improvements in a way that maximizes the return to the public. It provides a systematic approach to utilizing the City's financial resources efficiently to meet its service and facility needs. Some projects identified in the CIP are funded and some projects are as yet unfunded. The CIP serves as the "blueprint" for the future of the community and is a management and planning tool; thus, it is not a binding document, nor a commitment to a particular project nor a limitation to a particular cost. It is a basic tool for scheduling anticipated capital projects, for planning and controlling future capital financing. Attached please find the City's Multi-Year CIP.

RECOMMENDED ACTION:

Receive Report and Consider Adopting Resolution Determining that the Proposed FY 2016/17 Multi-Year Capital Improvement Program and FY 2016/17 Capital Projects Budget are Consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

ALTERNATIVE ACTION(S):

None

ANALYSIS:

Gov. Code sections 65103(c) and 65401 require that the Planning Commission make a General Plan/Coastal General Plan (General Plan) consistency determination for the CIP. The Code considerations in this matter stem from the State Government Code. In part, Government Code section 65401 states that:

".. each governmental body...shall prepare a coordinated program of Proposed public works ...such coordinated program shall be submitted to the

county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof."

The Planning Commission's role is not to add or delete projects from the Multi-Year CIP, but to determine if the CIP conforms to the City's Inland and Coastal General Plan. In other words, the Planning Commission is being asked to determine whether the projects proposed in the Multi-Year CIP are consistent with the goals and policies established in the City's General Plans.

The Multi-Year CIP is attached, and it provides a list of all projects to address the City's needs related to maintaining and upgrading the City's infrastructure, improving safety and enhancing the City's recreational facilities.

The applicable goals and objectives from the City's Inland General Plan which relate to individual CIP projects are listed in Table 1, which summarizes each project in the CIP and the relevant Inland General Plan policies and programs that apply to the project. Likewise, the applicable goals and objectives from the City's Coastal General Plan which relate to individual CIP projects located in the Coastal Zone are listed in Table 2.

Staff has analyzed the CIP projects as they relate to the policies and goals of the Inland General Plan and the Coastal General Plan, and has found that the proposed Multi-Year CIP continues to address the needs of the community, and is consistent with the goals and policies of the City's General Plan and Coastal General Plan.

Additionally, based on a thorough review of the Inland General Plan, the Coastal General Plan and CIP, Staff finds that the proposed Multi-Year CIP does not directly or indirectly conflict with General Plan goals and policies, and the projects are found to be consistent with the General Plans. Furthermore all capital improvement projects located within the Coastal Zone are required to obtain a Coastal Development Permit which will include a consistency analysis of each project with the Coastal General Plan. Staff has prepared a resolution for consideration by the Planning Commission which includes the relevant findings for the determination of consistency with the Inland and Coastal General Plans.

FISCAL IMPACT:

None.

IMPLEMENTATION/TIMEFRAMES:

The Multi-Year CIP will be considered for adoption by City Council on June 27, 2016.

ATTACHMENTS:

1. Table 1: Consistency Analysis between Multi-Year CIP and General Plan
2. Table 2: Consistency Analysis between Multi-Year CIP and Coastal General Plan
3. Resolution

Table 1: 2016 Analysis of Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan

Parks and Community Services Projects			
Relevant Open Space and Park Facilities General Plan Policies	Consistency Analysis	Multi-Year Capital Improvement Projects	Total Project Cost
<p>Relevant Open Space and Park Facilities General Plan Policies</p> <p><u>Policy OS-11.1</u> Multiple Use Trail System: Develop a multiple use trail system.</p> <p><u>Program OS-11.1.2</u> Establish an integrated trail system serving both inland hiking and trail needs as well as the coastal trail programs as shown on Map OS-3 utilizing existing rights-of-way, City streets, and river front property.</p> <p><u>Policy C-11.2</u> Where feasible, incorporate pedestrian facilities into the design and construction of all road improvements.</p> <p><u>Policy C-11.5</u> Pedestrian Paths: Develop a series of continuous pedestrian and multi-use walkways throughout the commercial districts and residential neighborhoods.</p> <p><u>Policy C-12.1</u> Comprehensive Bikeway System: Establish a comprehensive and safe system of bikeways connecting all parts of Fort Bragg.</p> <p><u>Policy C-12.2</u> Improve and expand bicycle facilities and infrastructure according to the City's Bicycle Master Plan and the Residential Streets Safety Plan recommendations</p>	<p>The projects include completion of the Fort Bragg Coastal Trail, implementation of portions of the Bainbridge Park Master Plan, and Bike/Pedestrian improvements to South Main Street. These projects are consistent with Policy OS-11.1, Program OS-11.1.2, Policy C-11.2, Policy C-11.5, Policy C-12.1, Policy C-12.2 of the Fort Bragg Inland General Plan.</p>	CDD-00020 Coastal Trail Project - Phase 2 (central segment) \$ 1,349,769	
		PWP-00096 Bainbridge Park Improvements \$ 75,000	
		PWP-00101 South Main Street Bike and Pedestrian Improvements \$ 800,000	
		Total Parks and Community Services Projects \$ 2,224,769	
Wastewater Enterprise Projects			
Relevant Wastewater System Improvement Inland General Plan Policies	Consistency Analysis	Multi-Year Capital Improvement Projects	Total Project Cost
<p><u>Policy PF-2.5</u> Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.</p> <p><u>Program PF-2.5.2</u> Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.</p> <p><u>Program PF-2.5.3</u> Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p>Development of an activated sludge system at the Wastewater Treatment Plant will improve operations at the facility in compliance with Policy PF-2.5 and Program PF-2.5.2. The Sanderson Way sewer line replacement project helps implement Program PF-2.5.3.</p>	PWP-00092 WW Treatment Facility Upgrade - Activated Sludge \$ 9,207,000	
		WWP-00011 Sanderson Way Sewer Main Replacement - Oak to Cedar \$ 775,000	
		Total - Wastewater Enterprise Projects \$ 9,982,000	
Water Enterprise Projects			
Relevant Water System Improvement Inland General Plan Policies	Consistency Analysis	Multi-Year Capital Improvement Projects	Total Project Cost
<p><u>Policy PF-2.2</u> Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of water facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement water system improvements or changes in service areas that are designed to ensure adequate service capacity to accommodate existing, authorized, and projected probable future coastal dependent priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.</p> <p><u>Program PF-2.2.1</u> Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand.</p> <p><u>Program PF-2.2.2</u> Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.</p> <p><u>Program PF-2.2.7</u> Reconstruct the Madsen Hole pump station, construct a new raw water line from the Madsen Hole pump station to Sherwood Road, and reconstruct water storage ponds.</p> <p><u>Program PF-2.2.8</u> Improve the pressure in the water system lines to meet State standards.</p>	<p>These projects for the water enterprise include a variety of improvements to the raw water infrastructure system as well as some improvements to the treated water transmission system, which comply with Policy PF-2.2 and its subsequent programs.</p>	Cedar Street Water Distribution Line Replacement \$ 420,000	
		PWP-00092 Water Treatment - Overhaul Phase 1 \$ 840,000	
		PWP-00092 Water Treatment - Overhaul Phase 2 \$ 500,000	
		New Groundwater Production Wells \$ 66,000	
		Raw Water Line Replacement - Phase II \$ 250,000	
		Raw Water Line Replacement - Phase III \$ 430,000	
		Raw Water Line Replacement - Phase IV \$ 658,000	
		Raw Water Line Replacement - Phase V \$ 825,000	
		WTR-00012 Water - East FB Pressure Zone - Phase 1 Improvements \$ 525,000	
		Water - East FB Pressure Zone - Phase 2 Improvements \$ 320,000	
		Water - East FB Pressure Zone - Phase 3 Improvements \$ 560,000	
		Total - Water Enterprise Projects \$ 5,394,000	

(continued)

Table 1: 2016 Analysis of Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Inland General Plan

Public Facilities Projects			
Relevant Public Facilities Inland General Plan Policies	Consistency Analysis	Multi-Year Capital Improvement Projects	Total Project Cost
<u>Policy PF-2.7</u> Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	These public facilities projects will ensure that the City can adequately provide services to the community.	Main St Fire Station Rehab	\$ 1,950,000
		Hwy 20 Fire Station	\$ 500,000
		PWP-00102 East City Hall, Structural	\$ 667,000
		PWP-00094 Guest House Rehabilitation	\$ 270,000
		PWP-00095 City Hall Maintenance - Painting and Deferred Maintenance	\$ 277,000
		Rule 20 Project (undergrounding utilities)	\$ 1,100,000
		Total - Public Facilities Projects	\$ 4,764,000
Streets Projects			
Relevant Street Improvement Inland General Plan Policies	Consistency Analysis	Multi-Year Capital Improvement Projects	Total Project Cost
<u>Goal PF-1</u> Ensure that new development is served by adequate public services and infrastructure.	These projects will improve roadway services and safety consistent with Policy C-2.1.	PWP-00100 Street Resurfacing & Structural Repairs	\$ 4,500,000
		PWP-00097 Annual Alley Rehab	\$ 1,500,000
		PWP-00099 Downtown Crosswalk Rehab	\$ 50,000
		Grand Total	28,414,769

Table 2: 2016 Analysis of Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Coastal General Plan

Parks and Community Services Projects				
Relevant Open Space and Park Facilities Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	Total Project Cost
<p>Relevant Open Space and Park Facilities General Plan Policies Policy OS-16.17 Coastal Trails: Develop a continuous trail system throughout the City which connects to the California Coastal Trail system. Program OS-16.17.1 Ensure that City trails connect with the California Coastal Trails system, as shown on Map OS-3. Program OS-16.17.2 The City shall strive to complete the links in the California Coastal Trail (CCT) by participating and consulting with the National Park Service, the State Department of Parks & Recreation, the State Coastal Conservancy, Mendocino County, and other appropriate public and private entities and interested parties in designing, locating, funding, acquiring, and implementing the Fort Bragg California Coastal Trail (CCT) segment, including opening trails for vertical access designated on Map OS-3, "Coastal Zone, Coastal Access, and City Trail System." Policy OS-19.1 Multiple Use Trail System: Develop a multiple use trail system. Program OS-19.1.2 Establish an integrated trail system serving both inland hiking and trail needs as well as the coastal trail programs as shown on Map OS-3 utilizing existing rights-of-way, City streets, and riverfront property. Policy C-2.7 Roadway Safety: Improve the safety of the roadway system. Policy C-10.1 Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City. Program C-10.1.4 Where feasible, incorporate pedestrian facilities into the design and construction of all road improvements. Policy C-10.4 Pedestrian Paths: Develop a series of continuous pedestrian walkways throughout the commercial districts and residential neighborhoods. Policy C-10.5 Improve Pedestrian Safety. Program C-11.1.2 Incorporate bicycle and pedestrian facilities into the design and construction of all road improvements as feasible. Policy C-12.2 Support Improved Access: Support improved access to public transportation and pedestrian facilities for people with disabilities. Policy OS-17.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.</p>	<p>The projects include completion of the Fort Bragg Coastal Trail, implementation of portions of the Bainbridge Park Master Plan, and Bike/Pedestrian improvements to South Main Street. These projects are consistent with Coastal General Plan Policy OS-16.17, Policy OS-19.1, Policy C-2.7, Policy C-10.1, Policy C-10.4, Policy C 10.5 and Policy C-12.2 and related programs.</p>	✓	CDD-00020 Coastal Trail Project - Phase 2 (central segment)	\$ 1,349,769
			PWP-00096 Bainbridge Park Improvements	\$ 75,000
		✓	PWP-00101 South Main Street Bike and Pedestrian Improvements	\$ 800,000
		Total - Parks and Community Services Projects		
Wastewater Enterprise Projects				
Relevant Wastewater System Improvement Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	Total Project Cost
<p>Policy PF-2.5 Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity. Program PF-2.5.2 Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements. Program PF-2.5.3 Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.</p>	<p>Development of an activated sludge system at the Wastewater Treatment Plant will improve operations at the facility in compliance with Policy PF-2.5 and Program PF-2.5.2. The Sanderson Way sewer line replacement project helps implement Program PF-2.5.3.</p>	✓	PWP-00092 WW Treatment Facility Upgrade - Activated Sludge	\$ 9,207,000
			WWP-00011 Sanderson Way Sewer Main Replacement - Oak to Cedar	\$ 775,000
		Total - Wastewater Enterprise Projects		
Water Enterprise Projects				
Relevant Water System Improvement Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	Total Project Cost
<p>Policy PF-2.2 Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. Program PF-2.2.1 Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand. Program PF-2.2.2 Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand. Program PF-2.2.8 Improve the pressure in the water system lines to meet State standards.</p>	<p>These projects for the water enterprise include a variety of improvements to the raw water infrastructure system as well as some improvements to the treated water transmission system, which comply with Policy PF-2.2 and its subsequent programs.</p>		Cedar Street Water Distribution Line Replacement	\$ 420,000
			PWP-00092 Water Treatment - Overhaul Phase 1	\$ 840,000
			PWP-00092 Water Treatment - Overhaul Phase 2	\$ 500,000
			New Groundwater Production Wells	\$ 66,000
			Raw Water Line Replacement - Phase II	\$ 250,000
			Raw Water Line Replacement - Phase III	\$ 430,000
			Raw Water Line Replacement - Phase IV	\$ 658,000
			Raw Water Line Replacement - Phase V	\$ 825,000
			WTR-00012 Water - East FB Pressure Zone - Phase 1 Improvements	\$ 525,000
			Water - East FB Pressure Zone - Phase 2	\$ 320,000
			Water - East FB Pressure Zone - Phase 3	\$ 560,000
Total - Water Enterprise Projects			\$ 5,394,000	

(continued)

Table 2: 2016 Analysis of Capital Improvement Program (CIP) Project Consistency with the Fort Bragg Coastal General Plan

Public Facilities Projects				
Relevant Public Facilities Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	Total Project Cost
Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.	These public facilities projects will ensure that the City can adequately provide services to the community.	✓	Main St Fire Station Rehab	\$ 1,950,000
			Hwy 20 Fire Station	\$ 500,000
			PWP-00102 East City Hall, Structural	\$ 667,000
		✓	PWP-00094 Guest House Rehabilitation	\$ 270,000
			PWP-00095 City Hall Maintenance - Painting and Deferred Maintenance	\$ 277,000
			Rule 20 Project (undergrounding utilities)	\$ 1,100,000
			Total - Public Facilities Projects	\$ 4,764,000
Streets Projects				
Relevant Street Improvement Coastal General Plan Policies	Consistency Analysis	Coastal Zone	Multi-Year Capital Improvement Projects	Total Project Cost
Policy C-2.1 Roadway Improvements: In coordination with Caltrans and Mendocino County, plan for and seek funding for on-going improvements to the local and regional road system to ensure that the roadway system operates safely and efficiently and to ensure that Highway 1 in rural areas outside the Mendocino County urban/rural boundary will remain a scenic two-lane road consistent with Section 30254 of the Coastal Act.	These projects will improve roadway services and safety consistent with Policy C-2.1.	✓	PWP-00100 Street Resurfacing & Structural Repairs	\$ 4,500,000
			PWP-00097 Annual Alley Rehab	\$ 1,500,000
			PWP-00099 Downtown Crosswalk Rehab	\$ 50,000
			Grand Total	\$ 28,414,769

RESOLUTION NO. PC__-2016

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION DETERMINING THAT THE PROPOSED FY 2016/17 CAPITAL IMPROVEMENT PROGRAM AND FY 2016/17 CAPITAL PROJECTS BUDGET ARE CONSISTENT WITH THE CITY OF FORT BRAGG INLAND GENERAL PLAN AND COASTAL GENERAL PLAN

WHEREAS, on May 25, 2015, the City's Public Works Department released a draft citywide Fiscal Year (FY) 2015/16 Capital Improvement Program (CIP) for City Council consideration; and

WHEREAS, pursuant to the State of California Government Code Sections 65103(c) and 65401, the proposed CIP must be consistent with the City's adopted General Plan and the Planning Commission is the hearing body designated to make that determination; and

WHEREAS, the CIP compliance review with the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review; and

WHEREAS, individual CIP projects will be subject to review for compliance with CEQA prior to City Council authorization for construction bids on respective projects; and

WHEREAS, on June 8, 2016, the Planning Commission held a meeting to consider whether or not the proposed FY 2016/17 CIP is consistent with the General Plan and the Coastal General Plan; and

WHEREAS, based on all the evidence presented, the Planning Commission finds as follows:

1. Based on the information and findings included in the staff report, minutes and all other records of the proceedings, which are attached hereto and made a part thereof by reference, the Planning Commission hereby finds that the City's FY 2016/17 Capital Improvement Plan (CIP) is consistent with the goals and policies of the City of Fort Bragg Inland General Plan and the Fort Bragg Coastal General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find that the Multi Year Capital Improvement Program is consistent with the City of Fort Bragg General Plan and Coastal General Plan.

The above and foregoing Resolution was introduced by Planning Commissioner _____, seconded by Planning Commissioner _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 8th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Derek Hoyle, Chair

ATTEST:

Chantell O'Neal, Administrative Assistant