

## RESOLUTION NO. 3286-2009

### RESOLUTION OF THE FORT BRAGG CITY COUNCIL STRONGLY OPPOSING THE MENDOCINO CROSSINGS MASONITE MIXED USE SPECIFIC PLAN

**WHEREAS**, a request for Ballot Title and Summary for an initiative has been filed with the Mendocino County Clerk to amend the Mendocino County General Plan and the Inland Zoning Code of Mendocino County, and to enact the Mendocino Crossings Mixed Use Masonite Specific Plan; and

**WHEREAS**, the Mendocino Crossings Mixed Use Masonite Specific Plan would allow approximately 650,000 square feet of commercial development and 150,000 square feet of residential development on approximately 74 acres north of and in close proximity to the City of Ukiah; and

**WHEREAS**, members of Fort Bragg City Council have reviewed and discussed the Mendocino Crossings Mixed Use Masonite Specific Plan; and concluded that build-out of the Masonite site pursuant to the provision of the Specific Plan could result in potential impacts to the Ukiah Valley and throughout Mendocino County; and

**WHEREAS**, the citizens of Mendocino County expect that all persons and entities wanting to locate in our communities will respect and follow the same community land use processes that local businesses and property owners must follow, rather than circumvent those processes; and

**WHEREAS**, the Mendocino County Tomorrow ballot initiative eliminates the public hearing process which is an important opportunity for citizens and their elected representatives to engage in a deliberative dialogue about the pros and cons of the project; and

**WHEREAS**, obtaining entitlements for a project such as the Mendocino Crossing project by voter initiative circumvents the standard Environmental Impact Report process under the California Environmental Quality Act (CEQA), and

**WHEREAS**, if approved by ballot initiative, the Mendocino Crossings Masonite Mixed Use Specific Plan project would not be required to provide mitigations for impacts other than those identified by the developer in the ballot initiative; and

**WHEREAS**, the ballot initiative does not allow for the balancing of interests and/or compromises that accompany a normal planning process.

**WHEREAS**, the potential impacts include:

- Traffic congestion, including uncertainty about the effectiveness of the five additional traffic lights on North State Street that are proposed as part of the Specific Plan.
- Impacts to fire and police services in the Ukiah Valley resulting from potential increased criminal activity within the City limits as the daytime population grows, increased traffic congestion and accidents, decreased traffic safety, and increased demands for emergency medical and fire services without compensation for law enforcement and fire services.
- Possible unavailability of water to serve the proposed development, as the Specific Plan includes vague and unsubstantiated claims about water availability.

- Impacts to the viability of existing retail businesses throughout Mendocino County, including businesses in the City of Fort Bragg.
- Aesthetic impacts resulting from broad and vague design standards, design guidelines and landscaping guidelines contained in the Specific Plan. Not only do the standards ignore the vision for future development established by Ukiah Valley residents, but there would no opportunity for public participation in the design review process. The “design review” would be conducted by the developer, which is farcical, at best.
- A significant and detrimental change in community character because of the size, intensity and magnitude of the Mendocino Crossings Mixed use Masonite Specific Plan project.
- An inability to revise the Specific Plan project without a future ballot measure.

**WHEREAS**, based on all the evidence presented, the City Council finds as follows:

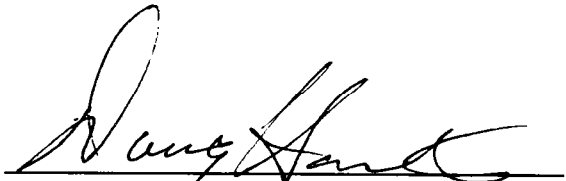
1. The Mendocino Crossings Mixed-Use Masonite Specific Plan could have potentially significant adverse impacts on public safety services, water supplies, wastewater, traffic safety, and circulation and as well as aesthetic impacts in the Ukiah Valley.
2. Ordinarily, an Environmental Impact Report would be required for the project to analyze the potentially significant adverse impacts, advise the public and decision-makers about those impacts, and develop reasonable and feasible mitigation measures to eliminate the impacts.
3. The initiative process does not require an Environmental Impact Report and therefore the potentially significant adverse impacts will not be studied, the public will not be informed, and a thorough and complete list of mitigation measures will not be prepared and required for the build-out of the 800,000 square foot Mendocino Crossings Mixed Use Masonite Specific Plan area.
4. We urge all citizens to study the Mendocino Crossings Mixed Use Masonite Specific Plan and to become informed about the potential size, magnitude and intensity of its build-out and the implications of re-zoning the Masonite site.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Fort Bragg does hereby strongly oppose the Mendocino Crossings Masonite Mixed Use Specific Plan.

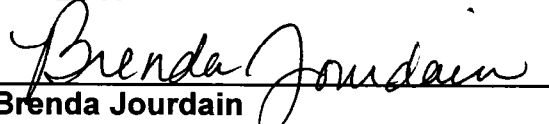
**The above and foregoing Resolution was introduced by Councilmember Courtney, seconded by Councilmember Gjerde, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 22<sup>nd</sup> day of June, 2009, by the following vote:**

**AYES: Councilmembers Turner, Courtney, Gjerde, Melo, and Mayor Hammerstrom.**  
**NOES: None.**  
**ABSENT: None.**

**ABSTAIN: None.**

  
**DOUG HAMMERSTROM,**  
**Mayor**

**ATTEST:**

  
**Brenda Jourdain**  
**Deputy City Clerk**