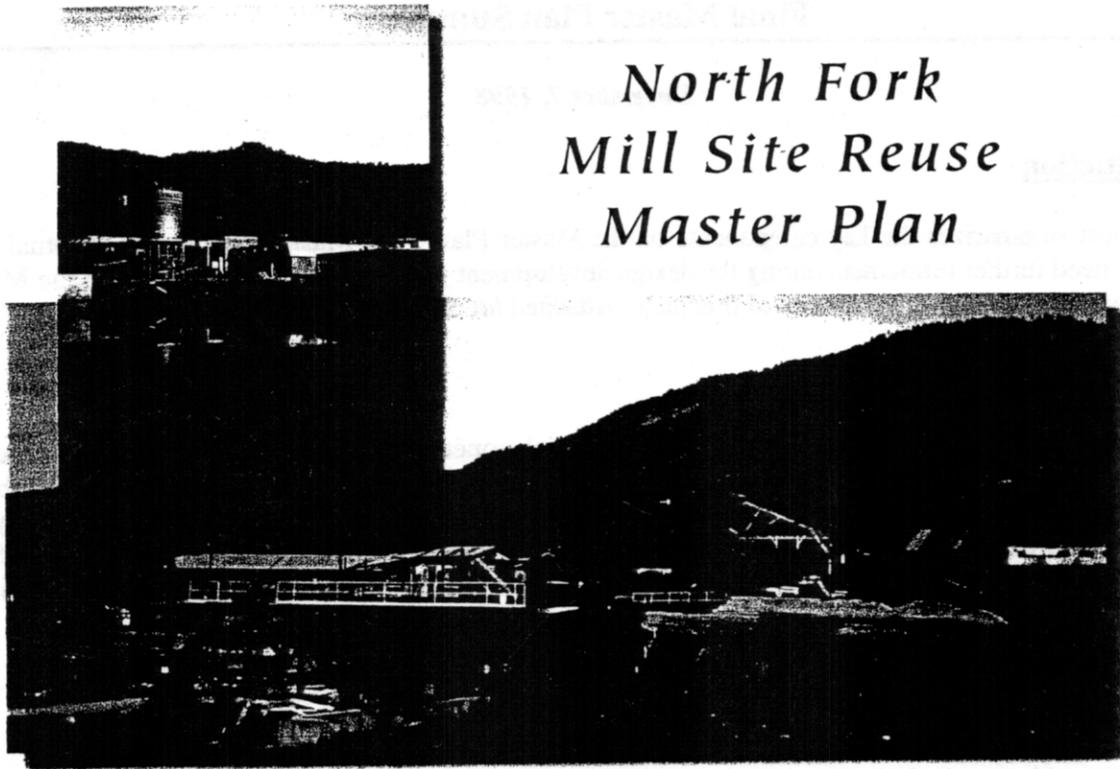


NORTH FORK COMMUNITY DEVELOPMENT COUNCIL



North Fork Mill Site Reuse Master Plan

MASTER PLAN SUMMARY

November 10, 1998



RRM DESIGN GROUP



RRM DESIGN GROUP
Architecture • Planning • Engineering • Surveying • Interiors • Landscape Architecture

North Fork Mill Site Reuse Plan Final Master Plan Summary

December 7, 1998

Introduction

This report summarizes the key components on the Master Plan. The Master Plan is a conceptual plan and will need further refinement during the design development phases of the project. Refer to the Master Plan exhibit for a graphic illustrative of this plan. Attached are the Workshop products and results.

Project Land Uses

The North Fork mill site is one of the only industrial zoned properties in eastern Madera County. Industrial zoned property has a wide range of allowable land uses that will offer North Fork flexibility developing this piece of property. Modifications to the land use and zoning designations may be necessary in order to accommodate the proposed recreational uses. Reflecting the favored alternative from the second community workshop, the final concept plan is divided into three general land use categories:

Light Industrial (57% of the developable area),
Recreational/Visitor Serving (31% of the developable area), and
Community Serving (13% of the developable area).

The developable area includes the area on the site that is flat and seemingly stable ground (i.e. not on ash piles), and reasonably accessible for roads.

Light Industrial

Type of uses: Light industrial is a broad land use category that can include a variety of uses that will provide above average wage jobs. The Madera County Zoning Ordinance defines this as: "those trades or industries of a restrictive character, which are not detrimental to the district or to the adjoining residential areas, by reason of appearance, noise, dust, smoke, or order, etc."

Location / access: Consistent with the community's choice, this plan has 60% of the developable area in light industrial uses. This use is located on the lower portions of the site in relatively flat areas that will be easily accessible for trucks and other vehicles. Locating the light industrial areas near existing roads will allow this use to be in one of the initial phases of development and help in marketing this to potential developers.

The main entry for the light industrial areas will be off of Douglas Ranger Station Road. This will separate the truck traffic from the community traffic and allow the trucks to use the existing left turn lane along Road 225.

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Visibility: Visibility of the upper terraces is a concern the community expressed during the public outreach process. Locating the RV park on the terraces will help address this concern because the RV park will be densely vegetated and the height and size of the RVs are much less obtrusive than the allowable height of other uses. Trees will be planted between the RV spots as well as along the slopes between the terraces. These trees will both buffer the RVs from view and provide shade during the summer months.

Surrounding uses: The RV park is surrounded by landscaped parkways and trails on all sides, with light industrial and park areas to the south, educational cultural area to the west, and a picnic area next to the ponds to the north.

Community Serving Uses

Type of uses: A number of uses are possible in this land-use category including: Picnic areas, park, ball fields, farmers market, community center, community garden, educational/cultural center, Mono-style gathering site, trails, multi-purpose trails, skate board park, and any other use that serves the community. Some of the popular uses that came out during the public outreach process were: Farmer's Market, community garden, amphitheater, museums, fire station. This category is a flexible category and can evolve as the community obtains funds for needed uses. Though only 13% of the developable area is designated for this use, many of the community serving uses can take advantage of the less developable areas such as the tree-covered areas, less accessible areas (for vehicles) and steeper sloped areas.

Location / access: The community serving uses are located in two areas, 1) at the entrance of the site and 2) along South Fork Willow Creek. Locating the uses along the creek creates a large community zone with a number of youth oriented areas next to the wooded areas trail areas, existing swimming hole, and existing recreation center.

The first entrance along Road 225 is the primary entrance onto the site for all the community serving uses. This separates the community traffic from the larger RV and light industrial vehicles.

Community Serving Areas: There are three separate areas on the Master Plan that area labeled Community Serving. Two are at the entrance of the site (around the existing office building and the other directly to the right of the first entrance) and one is next to the Active Park. These designated areas can be used for any use that is community serving as listed above.

- **Active Park:** The active park is approximately three acres and is large and flat enough to accommodate ball fields, parking, and associated facilities. This park serves as a transition between the natural and passive park areas to the light industrial areas.
- **Passive Park:** The passive park is predominately in the wooded area along the South Fork Willow Creek. This park will accommodate multi-purpose paths, seating areas, picnic areas, and hiking trails.
- **Mono-Style Indian Site:** The 2.8-acre Mono-Style Indian Site is located on the undisturbed piece of property on the northeast boundary of the site between South Fork Willow Creek and Peckinpah Creek. A bridge across Peckinpah Creek is shown connecting this site to the proposed picnic area. Due to the creek banks in this area, this bridge will most likely be a pedestrian or golf cart-size bridge. A road (probably unpaved) leads from the parking lot to the proposed bridge providing emergency access and a drop off area for special events. The first portion of the

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y carefully locating light industrial in areas that are less visible from surrounding roadways, the larger buildings, typical of light industrial uses, will be minimized yet be attractive to developers. Though there is a portion of this use located along Road 225, the landforms in this view significantly. It is also suggested that a Design Guidelines document be written with examples and descriptions of mill-style architecture. This document would guide new to ensure a consistent architectural character that reflects the history of the site and the town

uses: The light industrial use areas are clustered together to create a campus like setting better marketability. The uses are surrounded by landscaped parkways that will both buffer buildings from views and provide an area for trails. The adjacent creeks and drainage channels red to a more natural environment for habitat while creating an enhanced water feature for the to enjoy. A community serving use area, a park, and a picnic area border the light industrial west. This will provide these community-serving uses with additional parking potential that d during off-hours of the light industrial uses.

buildings: There are a number of existing buildings that are currently located in the proposed rial areas. Five of these buildings are in good shape and can be reused with minimal to upgrading. It is recommended that the materials from the other buildings be reused in future on the site. Refer to the architectural analysis in the appendix of this report.

ial / Visitor Serving

uses: The land use category includes both a 17-acre Recreational Vehicle (RV) camping area re visitor serving use area such as a visitor center. The RV camping area is designed to be a lity with approximately 100 spaces along with other amenities that would accompany an upper . Amenities may include: restrooms, showers, laundry, picnic areas, gathering area, swimming bbs, play area, tent camping, park, etc. There is an opportunity that through negotiation that ities may be open to the community.

access: The area labeled visitor serving is located at the entrance of the site along Road 225. ghly visible site that will be the ideal location for a visitor center. This area is approximately a nd will accommodate a large facility or a couple of smaller facilities.

ark area is located furthest north on the site from Road 225 on the existing terraces. The RVs Douglas Ranger Station Road to enter the site utilizing the existing turn lane on Road 225. This fers flexibility in the phasing of the property, due to the single and direct access off of Douglas ation Road. This land use could be developed before, at the same time or after the light use, without affecting the amount of roadway and utilities needed for the RV Park.

unknown stability of the upper terraces, the most efficient use of this land is a RV park. More ch terrace is usable with an RV Park verses a use that requires structures.

ark is a seasonal use that will most likely be dormant during the winter months. By locating the at the top of the site, the dormant winter season will have considerably less effect on the rest of herefore avoiding a dead spot in the middle of the project area. The single controlled access the RV Park is ideal for security and management of the park.

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road extending from the parking lot to Pitcher Creek may be paved and act as another drop off area for both the picnic area and Mono Indian-Style Gathering Site.

- *Picnic Area:* The picnic area is approximately 2 acres and located between the youth education area and the parking lot. Both the Peckinpah Creek and Pitcher Creek run through this beautiful wooded area. Seven separate areas for picnic tables have been shown on the Master Plan. The exact location of these areas needs to be carefully located during the design development phase of the project.
- *Youth Education Area:* The youth education area sits in the northern portion of the site and is predominantly open fields with portions of it wooded. It is not far from the Peckinpah Creek and the Pitcher Creek and is bordered by a multi-purpose trail. This area is large enough for a youth camp with a cluster of cabins for a girl's camp and another cluster for a boy's camp with a few common buildings (lodge, offices, and classrooms) between the two camps. A small parking and maintenance area would also be needed on this site. Access to this area would be either through the picnic area or through the adjacent light industrial area.
- *Trails:* There are both multi-purpose trails and hiking trails shown on the plan. Some of the multipurpose trails near the park could be paved trails that can accommodate bikes, strollers, and roller blades.

Visibility: Responding to the comments received at the second community workshop, there is a community serving use area located along Road 225 at the entrance to the site. This is a highly visible location and careful attention should be given to the site design and building design. Parking should be located behind the building if possible, and any buildings should have a quality architecture that reflects the history of the mill site and North Fork.

Surrounding Uses: The Community serving and park uses act as a transition from the natural creek and wooded areas to the light industrial and RV park areas. By locating these uses near the light industrial uses provides the opportunity to share parking areas during the off-hours. Shared parking will also help accommodate large events on the Mono-style gathering site. The large parking lot shown adjacent to the park and picnic area will accommodate around 150 parking spaces and be utilized by the park areas, picnic areas, Mono-style gathering site, and youth education area.

Environmental Issues

Following the completed Concept Design, a determination needs to be made on the appropriate development applications to be filed in order to implement the project. This determination would encompass what level of environmental analysis is necessary and what General Plan and Zoning conformance issues remain to be resolved. Though the concept design has been carefully developed to minimize the environmental impacts, there are a number of environmental issues that will need to be further studied. Traffic, visibility, and subsurface contamination are probably the three most prominent issues, but listed below are a number of other issues that will also need to be further studied.

- *Land Use Compatibility* – Although the proposed uses are more compatible to the surrounding land uses than the existing land use is, it is still an issue that will need to be addressed.
- *Geology and Soil Stability* – Though the design carefully avoided known unstable areas such as the sawdust piles, the geology and soil stability should be further studied. The stability of the

North Fork Mill Site Reuse Plan Final Master Plan Summary

aced areas is of particular interest due to the known earthwork and potential fill in this area. er items would include seismic, erosion, landslides, and unique geologic or physical features.

er and Drainage – The grading and impervious surfaces that will come with the improved may affect the existing drainage patterns and need to be planned for. Surface run off, ages in absorption rates, flooding, impacts on the adjacent creeks, and any altering in the ction of the groundwater flow will also need to be studied.

fic and Circulation – Traffic impacts will primarily be on Road 225 but there may be other acts on roads and critical intersections in North Fork. Other issues would include adequate rgency access, vehicle trips, turn lanes, parking, and pedestrian and bicycle circulation.

ogical Resources – Although the concept design respects and enhances the existing creeks drainage ways these riparian corridors are important environmental elements that will need to arefully addressed during development. Other related issues include existing habitats, native t communities, and wildlife corridors.

urface contamination – This is probably the most prominent environmental issue on the site. bsurface reconnaissance study has been prepared identifying a number of areas on the site aining contamination. Refer to this report for locations, costs, and ways to address these s.

lic Services – This project will effect the existing Fire and Police services, and may demand tional facilities. Maintaining additional public areas, parks, and roads will also have an effect xisting government services.

ties and Service Systems - Impacts of the wastewater treatment plant proposed on the lower er of the site will need to be examined along with impacts of providing power, natural gas, munications systems, sewer or septic tank, storm water drainage systems, solid waste osal, and water supply.

al – Although the project is designed to significantly minimize the visual impacts when ed from surrounding areas, the potential of visual impacts is still an important issue, cularly the buildings along Road 225, the upper terraced areas, and any night lighting of ball- s or other areas.

ural Resources – Past history of the site as a timber mill and North Fork as a whole also s to be reflected in the development program. That history should include the Native ricans, mining, National Forest, logging, and sheep-herding chapters of North Fork's ence.

Land Use Statistics

Uses	Acres	Percentages
Community Serving	6.6	13%
Visitor Serving	17.7	31%
Light Industrial	32.2	57%

Total Developable Acres 56.5

COMMUNITY MILL SITE REUSE GOALS

- 1. Manifest multiple land uses;**
- 2. Create a full range of employment opportunities with priority given to:**
 - Living wage jobs**
 - Opportunities for local residents;**
- 3. Be economically viable, creating local, long-term revenues;**
- 4. Maintain local cultural and historical values, including:**
 - Rural mountain esthetic**
 - Compatibility with neighboring uses;**
- 5. Be environmentally sustainable; and**
- 6. Attempt to address the needs of all North Fork residents**

North Fork Mill Site Reuse Plan

Result of Key Person and Agency Interviews

June 2, 1998

Introduction

This brief report summarizes the results of a series of key person and agency interviews with the community of North Fork conducted over a period of two days on March 16-17, 1998, and with the head of the Redevelopment Agency for Madera County on March 27, 1998.

Because these interviews are important to flush out issues by allowing participants to freely express their thoughts in one-on-one sessions, it is not appropriate to provide the detail of everything that the interviewees might have said during their time with us. Rather, this paper is intended to paint a broad picture of the issues and concerns associated with the reuse plan as felt by these participants. As can be expected in a small community the size of North Fork that was once heavily dependent upon the lumber industry for its existence, there were expressions of great hope, as well as some anxiety, in devising a reuse plan for the mill. The interviews that we held on March 16, 1998, included the following individuals:

The Interviews...

- John Hodge: Lager
- Karen Freeman and Cindy Martin: Members of the North Fork Community Development Council and the Planning Committee for the North Fork Mill Site Reuse Plan
- Barry Vesser, Vince Goodwin, Connie Popellis: North Fork History Group
- Bob McKee: Proprietor of Ace Hardware and head of the Chamber of Commerce
- Dorothy Dandy: Sierra Mono Museum
- Claudia Box: Box Feed Store
- Pat Hayden and Jack Thornberg: Southfork Hotel
- Ron and Dolores Roberts: The Mono Rancheria
- Gaylen Lee: Family of Mono Tribal Leaders

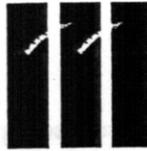
On March 27 we also met with Jeffrey Kuhn, Madera County Counsel and head of the Madera County Redevelopment Agency.

Based on the interviews we held with these individuals, we learned the following:

The Results...

- There seems to be a strong desire to have the reuse plan address unmet recreational needs of the North Fork community, including ball fields for soccer, softball, and baseball.
- There is a strong desire to have the site accommodate educational facilities including trade schools, etc., that can educate local youth and equip them for the job market.
- Incubator space for small businesses and industries garnered some support, and there seemed to be a nostalgic desire to have that type of use accommodate portable sawmills and other forest product industries.
- Some discomfort was registered on the part of those who wanted to have the site serve some capacity for forest products manufacturing use as to the motives of the Forest Service in this process.

- Consistent with many of the North Fork community goals for the site, the community is determined to have the reuse strategy create jobs. Among some of the terms often used in creating those job uses that would provide and allow uses were “hospitality with an environmental flare” and environmental sustainability.
- Many expressed the feeling that the reuse plan needs to respect and reflect Native American cultures by designing public areas and recreation facilities that would cater to those cultures and needs.
- There needs to be something for children as part of the reuse strategy. Not just recreation, but education.
- While expressing a commitment to respect the history of North Fork, it was made clear that this history should not be dominated by the lumber industry. It should also include the mining days, Native American cultures, sheep herding, railroads, the creation of the National Forest, etc.
- Many wanted to take advantage of North Fork’s reputation and position as “the Center of California”.
- The use of the site should “create ongoing demographics”, something that would generate lasting jobs rather than cheap paying jobs associated with tourism. It should appeal to urban escapist by creating niches for light manufacturing.
- There was a feeling among some of the interviewees that they’ve been through this before, questioning whether, and if so when, something would actually happen. Those expressing this concern were growing somewhat cynical about the process, and were more interested in results than the process. There needs to be focused and fresh thinking.
- There should be a linkage of the future use of the site to the Indian Affair Days and reach out to the tourist appeal of the Mono Culture.
- There seems to be a fairly strong slant among interviewees towards the notion of incorporating a recreational vehicle park with possible hotel, restaurant, lodging, and support uses.
- Some felt that the future use should take advantage of the environmental qualities along Pekinaw Creek to create equestrian trails and provide a connection to the part to the immediate west of the site.
- Whatever use is proposed needs to be “community based”.
- There were expressions of concern among competing interests between the Chamber of Commerce and the Boosters organization, just as there appeared to be similar concerns about the Community Development Council versus Home Rule Groups.
- The County of Madera through our interview with the County Counsel expressed a possible interest in participating financially in developing the chosen reuse of the North Fork Mill site.



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North Fork Timber Mill Reuse Project

Workshop #1 Summary

On Saturday April 18th 1998, a public workshop was conducted in the North Fork School auditorium. The community attendance was exceptional and the participants were enthusiastic. The first part of the workshop was focused around an interactive brainstorming session. Six banners were displayed with lists of elements and issues that needed further public input. The public added to the lists and commented on various issues. The participants were then asked to prioritize through a voting and dot exercise which elements or issues they felt were most important to them.

The main three issues (banner headings) that the community voted to be most important were 1st – economical issues, 2nd - incorporation of recreational uses, and 3rd – design and character issues. The most popular issues, concerns, and desires that were listed on the banners included:

- Farmers market
- Provide local jobs
- Restore native plants
- Golf course
- Keep money in town
- Light industrial uses
- Mono history/Indian fair site
- Sustainable design (solar, sewage treatment, strawbale construction, water conservation, etc.)
- Community sized amphitheater
- Year around pool
- Self-sufficient
- RV park
- Walking and interpretive trails
- Community garden

The most vetoed items were:

- Prison
- Airport
- Heavy industrial
- Golf course
- City incorporation
- Tour bus support center

In summary the community is concerned about the economic viability of the uses proposed for the site yet would like to see some environmental, cultural/historical, and recreational uses or attributes incorporated into the program. Providing jobs is also essential both short term construction and long term employment. Refer to the attached summary tabulation for more detail.

In the second half of the workshop the participants were divided into 11 smaller groups, equipped with colored markers, an opportunities and constraints map, and a blank base map. Each group was given a particular program of uses to start with, then asked to refine the program if needed and location of uses on the site, access to the site, where future water elements might be included, etc. Though a variety of ideas came out of that exercise there were a few consistencies throughout. Most every map depicted a pedestrian bridge connection between the site and the existing Recreation Center to the west. The other similarity was two main entrances to the site, one from Road 225 and the other off of the Road bordering the east side of the property. The maps from this exercise do not lend themselves to being summarized textually but will be used during the design process to assist the design team in coming up with land use patterns that reflect the community's desires.

Development of the Alternative Concepts

The proposed alternative re-use concepts presented here are based upon:

- The results of Community Design Workshop #1
- Interviews with community members
- Results of the phone and other related questionnaires
- Additional input from past meetings and community feedback
- Input from Swan & Associates on the economic viability of potential uses on the site

The Consultants reviewed the information cited above and have conceived of three distinct alternative concepts that embody the uses that were deemed most important by the community.

Use and Purpose of the Alternative Concepts

These proposed alternatives have three distinct themes: Industrial / service center, tourism center, recreation center. These themes were developed to represent different types of development and use scenarios.

It is important to note that the uses in these scenarios are not mutually exclusive. This means that the ultimate preferred scenario might include different uses from any or all three of the proposed scenarios. The Consultants felt that it was important to develop distinct scenarios of uses and mixes in order to assess their relative economic feasibility and community desirability. As we progress through the planning process, the community will choose which elements from each scenario that makes the most sense both economically and locally.

Mixed-Use

As directed by the Planning Committee, all three alternatives are mixed-use. However, some alternatives have a higher degree of mixed uses than others do.

North Fork's Challenge

Upon review of these proposed re-use concepts, it is clear that North Fork's ultimate challenge is to find a balance between economic viability/growth and retaining a rural, community-centered way of life with uses that are economically feasible to develop and economically viable in the long term. The results of the first community design meeting ranked "*provides local jobs*" the highest by far of any single use/issue. However, the majority of the uses and desires mentioned are not revenue generators.

North Fork

Workshop #1 Priority Setting Results

1. Historical / Cultural (3 dots)	High Priority	Low Priority
Mono history/Indian fair site	25	
Community sized amphitheater	23	4
Visitor's center	18	
Museum	15	
Rural, rustic appearance	15	
Vocational school natural resources (wood carving)	15	
Cultural Arts Center	15	
Reflect lumber mill history	14	
Natural resource education center (environmental education / sustainable extraction)	12	1
Mining history	10	8
Recycling education	9	
Educational facilities	8	
Business education – students	4	
Trade school	2	1
Historic diversity of North Fork	1	
Ecological make-up / lakes	1	
Cultural resources partnership	1	
Manufacturing education		1
Resource referral center (community needs)		1

2. Design and Character (15 dots)	High Priority	Low Priority
Restore native plants	28	
Sustainable design (solar, Sewage treatment, strawbale construction, water conservation etc.)	24	
Rustic lumber style buildings	16	
Landscaping	14	
Don't replace downtown	14	
Bridge connection with recreation center	12	
Connect / integrate to existing town / use	10	
Design \rightleftarrows Local labor / resources	8	
Innovative design	7	
Green buffer between uses	7	
Signage standards	7	
Handicapped access facilitates	5	
Integration between uses	4	
Buffer / screen and cluster industrial uses	4	
Reflect historical character	4	
Re-use existing buildings (take them apart and use lumber)	3	21
Parking	2	
Safe and aesthetic connections	2	
Metal and wood materials	1	
Recreate old town concept	1	15
Adequate sewage facilities	1	
Adequate lighting		

3. Commercial and Industrial Uses (7 dots)	High Priority	Low Priority
Light industrial	26	
RV park	21	17
Artist outlet	17	
Youth hostel	17	
Micro brewery	16	3
24 hour medical facility	14	
Recycling plant	14	
Technology center	11	
Art gallery	10	1
Electronics plant	9	6
Hotel / motel	9	7
Emergency services	6	
Mobile dimension mill site	6	
Not competitive with existing businesses	5	
Commercial	5	6
Conference facility	5	
Research and development	4	
Restaurant	4	4
Theme park (logging)	4	17
Convalescent	3	1
Retail	3	
Solar power manufacturing	3	
Tool lending library	3	1
Professional offices	3	5
Christmas tree farm / nursery	3	6
Winery	2	9
Airport	2	63
Bicycle frame / light industrial	2	2
Salvage warehouse	2	2
Hospice	2	1
Prison	1	71
Timber mill	1	19
Yosemite staging area / scenic area	1	1
Heavy industrial		49
Health spa		1

4. Recreational Uses (20 dots)	High Priority	Low Priority
Golf course	28	47
Year-round pool	23	6
Walking trails / interpretive	21	
Community garden	20	
Youth center (youth involvement)	18	
Bike trails	17	
Movie theatre / live theatre	14	5
Lake as focal point	12	1
Skateboard area	8	1
Carousel (woodcarving)	8	
Miniature golf course	7	
Swimming pool	6	4
Trailhead for pacific rim	6	1
Small children's play park	5	
Indoor activities (ice skating)	4	3
Dance pavilion	4	
Self-supporting	3	
Open to public	1	
Soccer fields (all purpose)	1	2
Volleyball (sand)	1	
Convert related uses		
Baseball / softball		1

5. Economic Issues (28 dots)	High Priority	Low Priority
Provides local jobs	37	
Keeps Money in town	27	1
Self-sufficient	23	
Generates revenue for north Fork	18	
Require local labor to build	15	
Youth apprenticeship	14	
Local ownership of businesses	9	3
Staging area for Yosemite	7	9
Fish Hatchery	6	
Flexible use buildings	6	
Year-round diversified activity	6	
TV/Radio station	6	4
RV income	6	
Newspaper	4	1
Advertising/marketing plan	4	1
Affordable design standards	3	
Affordable rents	3	
More tourism	3	9
Local currency	2	12
Exportable power	1	8
Monetary spin-offs to community	1	
City Incorporation/charter? General law?	1	26
Demographic study	1	1
Tax credit via design		

6. Essence of North Fork (3 dots)	High Priority	Low Priority
Center of CA	13	
Native American	11	
Environmental conscious	10	
Small town	7	
Not loud, crowded and too busy	7	
Community pride	5	
Village	5	
Safe for kids	5	
Rustic	4	
Scenic byway	4	1
Gateway Sierras / Ansel Adams	4	1
Responsible development	3	2
Locally-owned businesses	3	
Above fog, below snow	3	
Heart of Sierra	2	
Good / excellent schools	2	1
Year-round playground	1	
Proximity to nature	1	
Peaceful	1	
Not busy enough	1	8
Caring	1	
Friendly		
Gorgeous nature		
Pick up trucks		2
Family place		
Every one knows your name		1
Dedicated		
Good retirement area		

7. Other (1 dot)	High Priority	Low Priority
Farmer's market	40	
Scenic byway tours / staging area	18	9
Laundromat	8	2
Hobby shop	6	
Train rides	5	2
Bookstore	4	
Coffee house	3	4
Go after grants / money	3	
Sporting goods	3	4
Be a model for money / investment	1	1
Tour bus support center		24

RECOMMENDED USES PROPOSED BY THE COMMUNITY

LIGHT INDUSTRIAL USES

- * RUBBER/PLASTIC PRODUCTS
- * STONE/CLAY/GLASS PRODUCTS
- * MACHINERY/METAL PRODUCTS/FABRICATION
- O RESEARCH & DEVELOPMENT TECHNICAL CENTER
- O ELECTRICAL/COMPUTER
- WOOD/TIMBER PRODUCTS
- RECYCLING
- MICROBREWERY

TOURISM

- * RECREATIONAL VEHICLE PARK
- * VISITOR EDUCATION CENTER - STAGING AREA, VISITOR INFORMATION, EDUCATIONAL INFORMATION/EVENTS
- O HOTEL/MOTEL
- O RESTAURANT
- O GOLF COURSE

COMMUNITY SERVING USES

Could be a combination of many of the listed uses below:

- * COMMUNITY GARDEN
- * FARMERS MARKET
- * TRAILS
- * CULTURAL EDUCATION CENTER/MONO INDIAN STYLE GATHERING SITE
- O PLAYING FIELDS
- O SKATEBOARD PARK
- O PARKS (Could accomidate many of the listed rec. uses)
- SCHOOL
- POOL
- YOUTH CENTER
- PRIVATE MEDICAL FACILITY
- CAROUSEL

KEY	*	Most Economically Viable
	O	Economically Viable over longer term
	-	Least Economically Viable

DRAFT
MILL REUSE
COMMUNITY PROPOSED LAND USES
MOST ECONOMICALLY FEASIBLE SCENARIO

PHASE	MIXED USES	MOST PROFITABLE OF RECOMMENDED USES	COMMENTS
1	INDUSTRIAL	LIGHT INDUSTRY	Could drive the development process Clean-up of site and economic activity would require significant incentive including very affordable land/donation unless clean-up is conducted prior to site development
2	TOURISM	RV PARK COMPLIMENTARY USE - VISITORS CTR/STAGING AREA	Market available now. Would need site cleaned up prior to development Industrial Phase 1 could lay groundwork for tourism uses
3	COMMUNITY SERVING USES	FARMERS MARKET COMMUNITY GARDEN (OTHER SERVICES OVER TIME)	As revenue generating businesses break ground community serving uses can be developed through sales, fees, grants, development/site agreements

North Fork Timber Mill Re-Use Project: Workshop #2 Summary

On Saturday July 18th 1998, a second public workshop was conducted at North Fork Town Hall. Once again, attendance was exceptional, reaching 75-80 people. This workshop focused on presenting the economic findings and examining the various alternatives for the Site Re-use. The workshop began with a project background, a discussion of project and workshop goals, a presentation of Workshop #1 results, and a summary of the economic analysis. The public was then asked to participate in a Report Card exercise, which involved grading each alternative in terms of how well or poorly they achieved the established goals. Following the report card exercise, three major alternatives were presented (see attachment A for a summary). After the community became acquainted with the components of each alternative, participants voted on the various plans and their particular elements. The following report summarizes the results of these two public outreach exercises.

Report Card Summary

Each workshop participant was given a "report card" resembling the example on the next page. The report cards listed eight criteria of the Site Re-Use and established a grading or point system for each alternative. This criteria was derived from the mill site Re-use goals developed by the community. Three contrasting alternative plans were presented at the meeting and the public assigned grades to each of the alternatives, indicating how well or poorly each alternative addressed or achieved each goal. Four points were the maximum amount of points that could be assigned to each goal and zero was the least. The grades assigned to each goal were then summed to result in a total score for each alternative. Each alternative could receive a maximum of 32 points per participant. Fifty-one report cards were completed, however two were eliminated because they did not clearly indicate the grades assigned. Summary tables (see attachment B) indicate the responses from the other 48 workshop participants. Those spaces containing "--" indicate that no answer was provided by the participant. The combination of all the participants results in a possible 196 points per goal and 1568 points per alternative overall. The report card on the next page summarizes the overall results of the report card exercise.

North Fork Timber Mill Re-Use Project

REPORT CARD RESULTS

Read criteria carefully and grade each alternative using the number that corresponds with the desired letter grade.

A	=	4
B	=	3
C	=	2
D	=	1
F	=	0

Derived from Community Mill Site Reuse Goals	Alternative A: <i>Industry Focus</i>	Alternative B: <i>Tourism Focus</i>	Alternative C: <i>Local Focus</i>
Includes multiple land uses	157	107	97
Provides employment opportunities	185	95	78
Economically feasible	166	102	86
Environmentally sustainable	134	107	86
Addresses local needs	151	83	111
Provides cultural and historical values	129	94	100
Suitable for site	147	103	114
Location of land uses on site	123	92	103
Total points	1192	783	791

“Alternative A: Light Industrial Focus” received the greatest number of points overall, 1192, and the most points on every item. This plan’s strengths, according to the participant, include providing employment opportunities (185) and multiple land uses (157). This plan is weakest in the areas of providing cultural and historical values (129) and location of land uses on site (123). Despite these weaknesses, this plan achieved all of the goals more fully than any of the other alternatives. One person failed to grade any of the goals for this alternative and another only graded three of the eight goals listed for this alternative.

“Alternative B: Tourism Focus” received the least number of points overall, 783, but came close to Alternative three. This plan’s strengths include multiple land uses (107) and environmental sustainability (107). This plan is weakest in the areas of addressing

local needs (83) and location of land uses on site (92). Eight people failed to complete this portion of the report card and one person only graded five of the eight goals.

“Alternative C: Local Focus” received the second greatest amount of votes, 791. This plan’s strengths include suitability to site (114) and environmental sustainability (111). This plan’s weakest aspects include providing employment opportunities (78) and economic feasibility (86). Eight people failed to grade this alternative completely, one person only answered two of the eight goals, one person graded six of eight goals and one person answered only seven of eight goals.

Tape Dot Exercise

During the Tape Dot Exercise three alternative Land Use plans were presented to the public. Each participant was given a package of dot stickers and asked to vote on each plan. Large green dots indicated overall approval of the alternative, small blue dots indicated what they liked about a particular alternative, and small red dots indicated their disapproval of the overall alternative and particular features of any of the alternatives. After participants distributed their votes, a discussion followed to help interpret why people voted in particular ways. This discussion involved identifying why a particular feature was liked or disliked. The tables below list the results of this exercise and a brief description of the results located below each table helps clarify many of the votes.

Alternative A

Overall Approval: 41
Overall Denial: 2

	Approve	Disapprove
Upper Industrial	15	8
Lower Industrial	10	3
Educational/Cultural Center	7	0
Community serving use	6	0
Visitors center	4	0
Mono Indian Style Gathering Site	3	0
Picnic Area with interpretive exhibit	2	0
Preserved Open Space	2	1
RV Park	14	0
Creekside RV	14	17

Alternative A was the most widely accepted alternative, receiving 41 approval votes and only two disapproval votes. The upper industrial received more positive votes than lower industrial but also received a greater number of negative votes than the lower industrial.

Most of the negative votes towards the upper industrial area were located on the upper most terrace of this area. This indicates that people like the industrial in this area, just not on the upper terrace. Almost all of the other areas were very well received by the public, especially the RV Park, Educational/Cultural Center and the Community Serving Uses. Though RV Park was well supported, participants preferred that the RV Park not be located along the Creek. One person disliked the preserved open space and felt that this area should be used as a park.

Alternative B

Overall Approval: 12
 Overall Denial: 2

	Approve	Disapprove
Mono Indian Style Gathering Site	1	0
Tent	7	5
Upper Park	1	0
Lower Park	7	0
RV Center	2	6
Hotel	1	15
Youth Education	3	0
Lower water feature	5	0
Rest Area and Community Serving Uses	3	1
Visitors Center	3	0
Light Industrial	1	4

Alternative B received twelve approval votes and two denial votes. This alternative's popular features include the lower park and water feature. People also liked the visitor's center, community serving uses, youth education, and mono Indian style gathering site. One person indicated the desire for a convenient store and wholesale use as part of the Rest stop and community serving uses. Participants strongly disapproved of the hotel use and disliked the RV Center and the location of the light industrial included in this plan. The tent area received an almost equal vote on both sides.

Alternative C

Overall approval: 7
Overall denial: 8

	Approve	Disapprove
Mono Indian Style Gathering Site	3	0
Upper Park Area	7	2
Lower Park Area	7	2
Parking	0	1
RV	0	6
Upper Industrial	2	0
Lower Industrial	8	0
Visitors Center	3	0
Community Serving uses and Park	9	1

Alternative C received a nearly split vote. While seven people preferred the plan, eight people disapproved of the overall plan. Participants especially approved of the community serving and uses located off of Road 225 and the light industrial located just north of these community-serving uses. The approval of this location was preferred because participants liked a view of community serving uses from the main highway instead of industrial uses. The location of the upper industrial uses was also liked but to a lesser degree. The location of the upper and lower parks received the same response: Seven people approved while two disapproved. The Mono Indian Style Gathering was also supported in addition to the visitor's center. Participants disliked parking and strongly disapproved of the RV uses.

Workshop #2 Summary

North Fork Timber Mill Re-Use Project

REPORT CARD RESULTS

Read criteria carefully and grade each alternative using the number that corresponds with the desired letter grade.

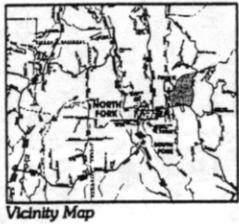
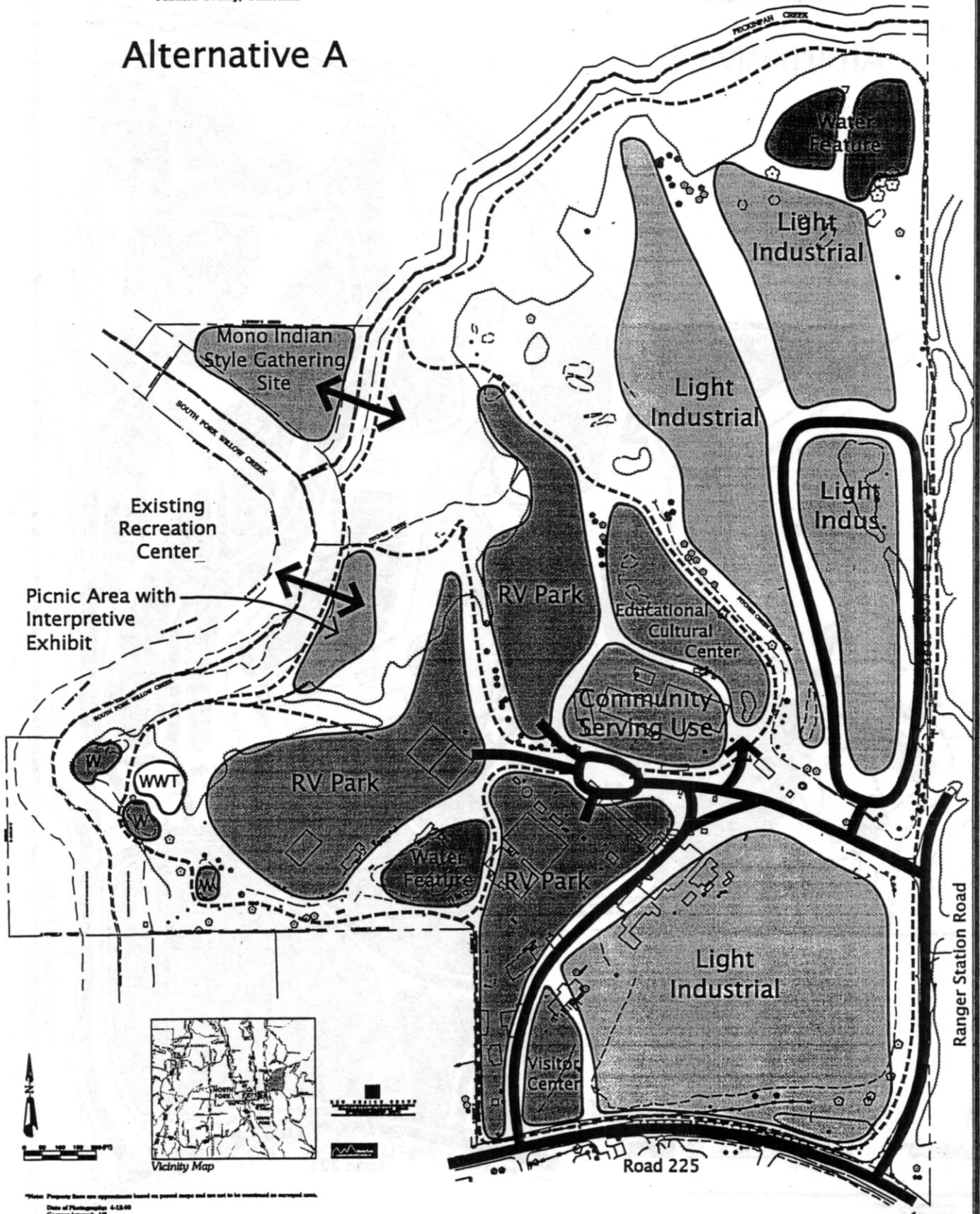
A	=	4
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F	=	0

Criteria Derived from Community Mill Site Reuse Goals	Alternative A: <i>Industry Focus</i>	Alternative B: <i>Tourism Focus</i>	Alternative C: <i>Local Focus</i>
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Suitable for site	147	103	114
Location of land uses on site	123	92	103
Total points	1192	783	791

North Fork Timber Mill Re-Use Site

Madera County, California

Alternative A

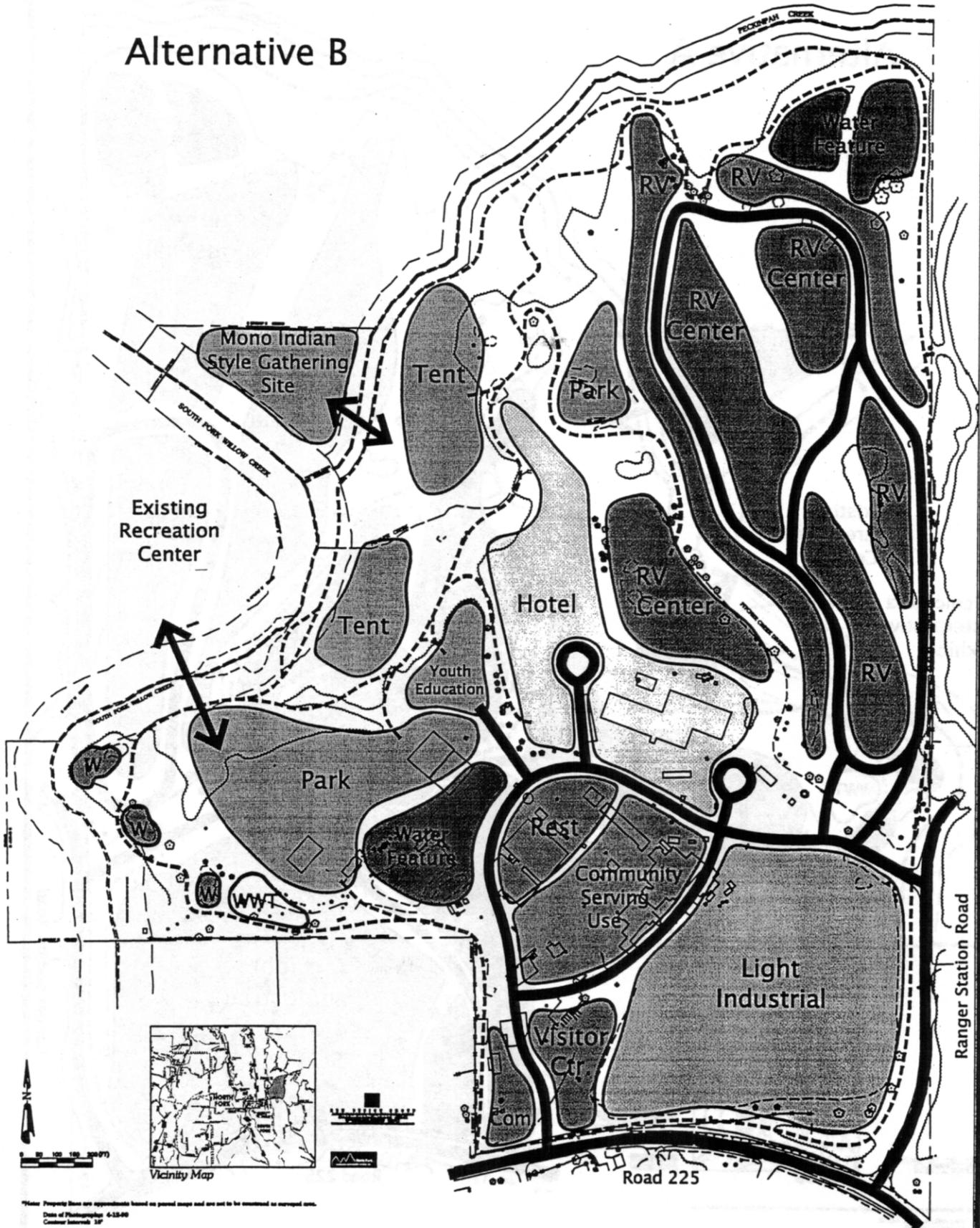


*Note: Property lines are approximations based on parcel maps and are not to be considered as surveyed lines.
Date of Photograph: 6-15-98
Camera Interval: 1/2"

North Fork Timber Mill Re-Use Site

Madera County, California

Alternative B

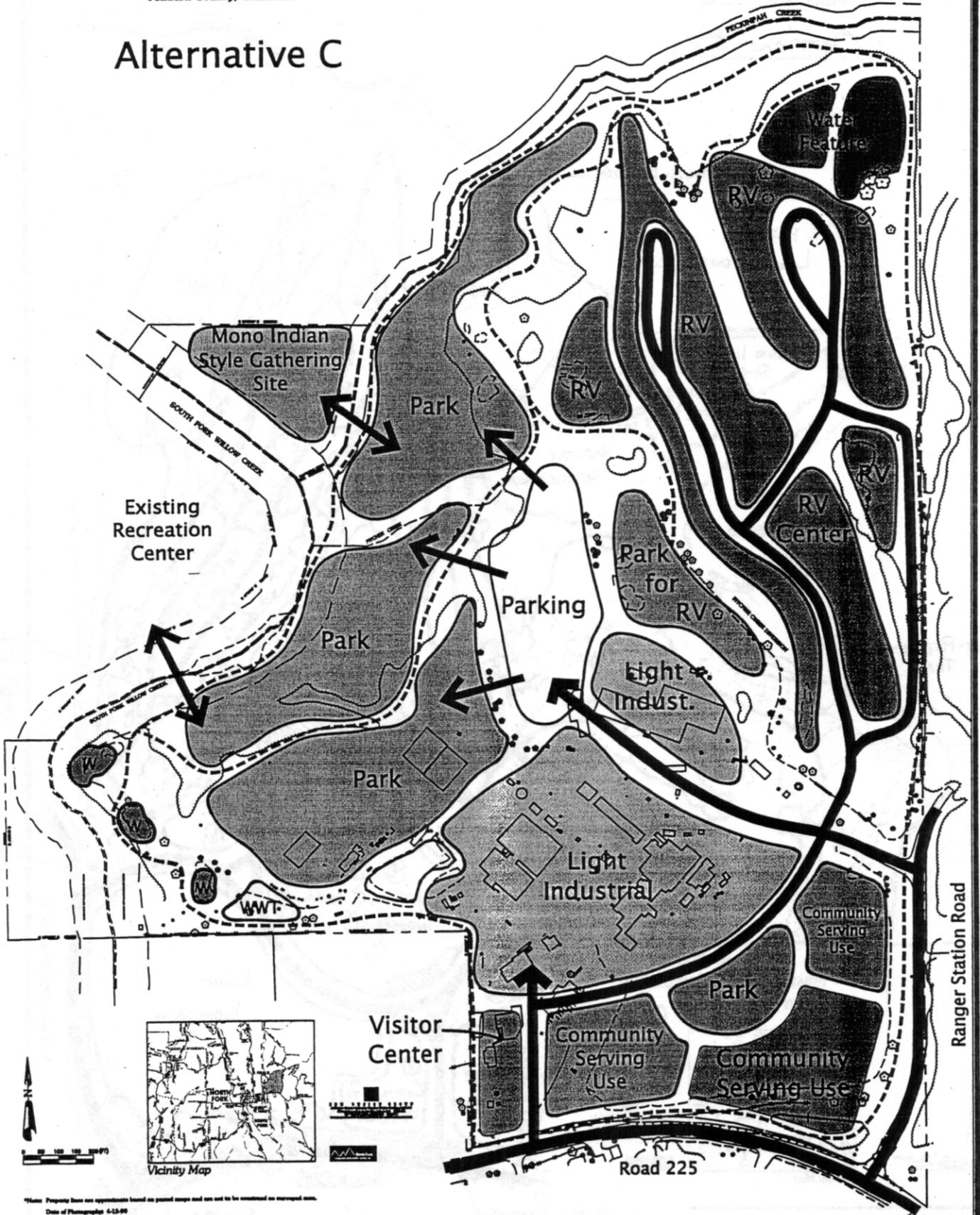


*These Proposing Sites are approximations based on ground survey and are not to be considered as proposed sites.
Date of Photography: 6-18-09
Contour Interval: 10'

North Fork Timber Mill Re-Use Site

Madera County, California

Alternative C

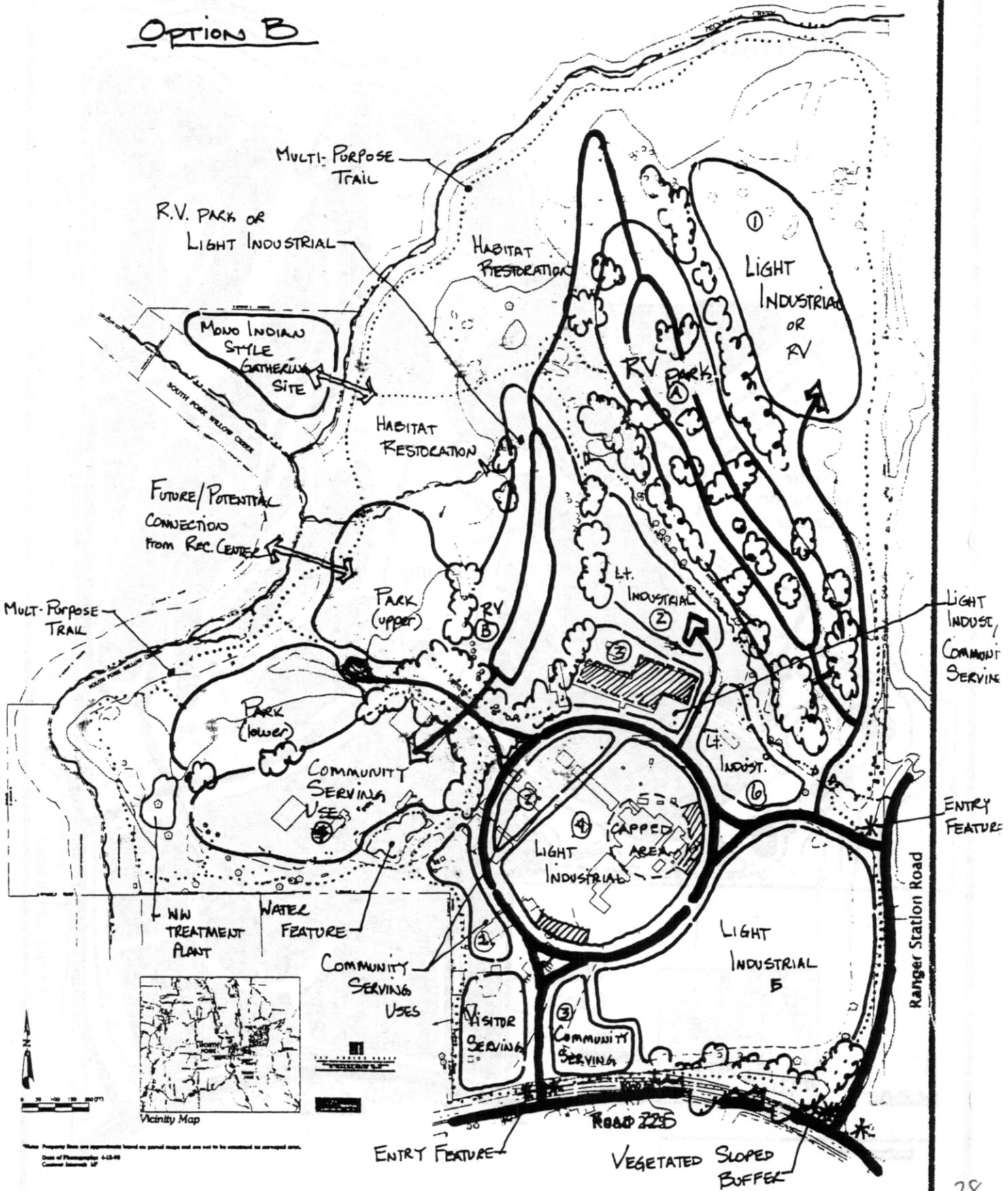


*Note: Property lines are approximately based on parcel maps and are not to be construed as surveyed ones.
Date of Photography: 6-15-99
Contour Interval: 2'

North Fork Timber Mill Re-Use Site

Madera County, California

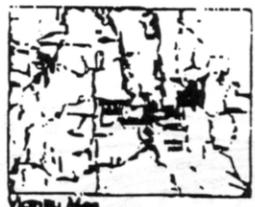
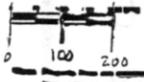
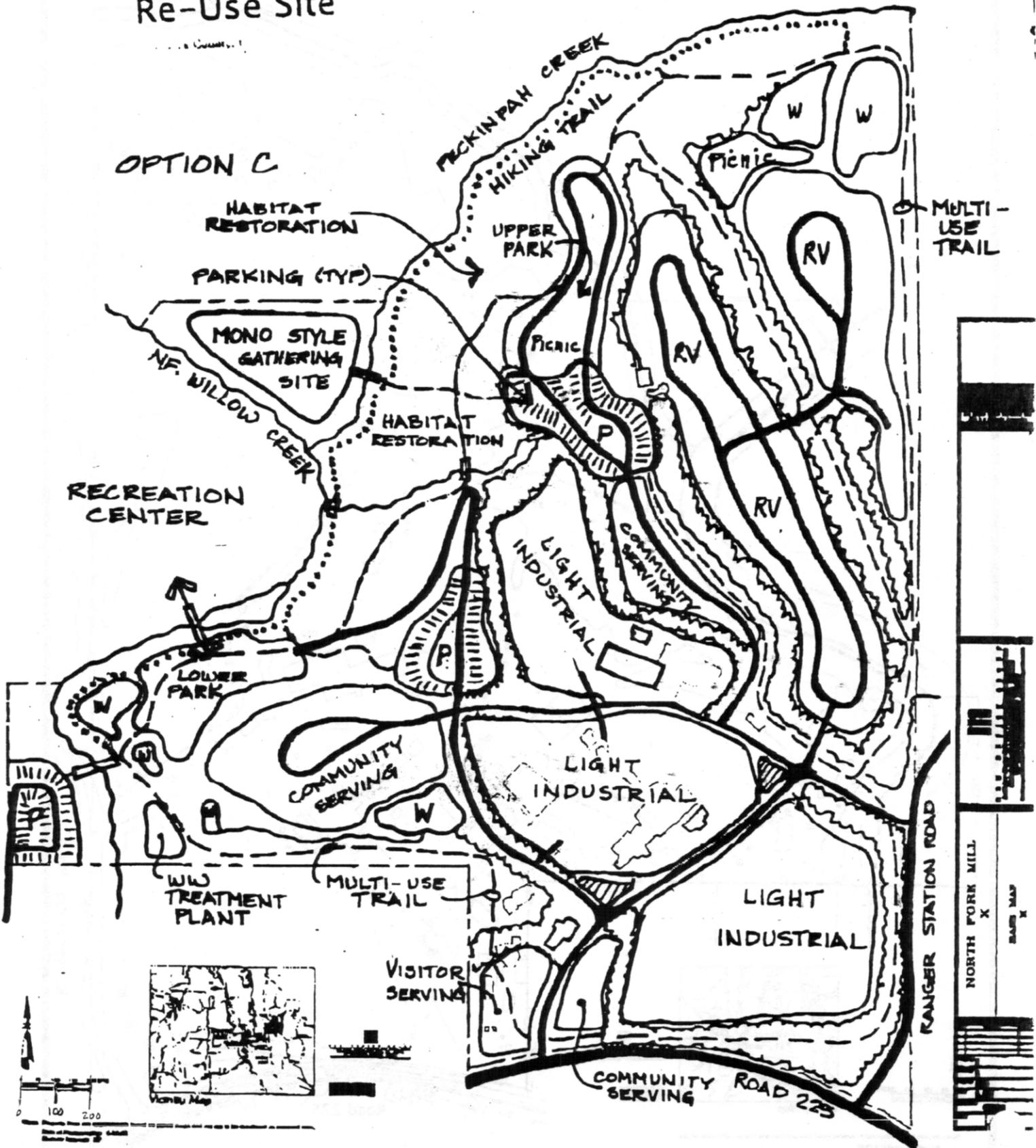
OPTION B



These Proposing Plans are approximately based on aerial maps and are not to be considered as surveyed data.
Date of Preparation: 4-28-99
Drawing Number: 12

North Fork Timber Mill Re-Use Site

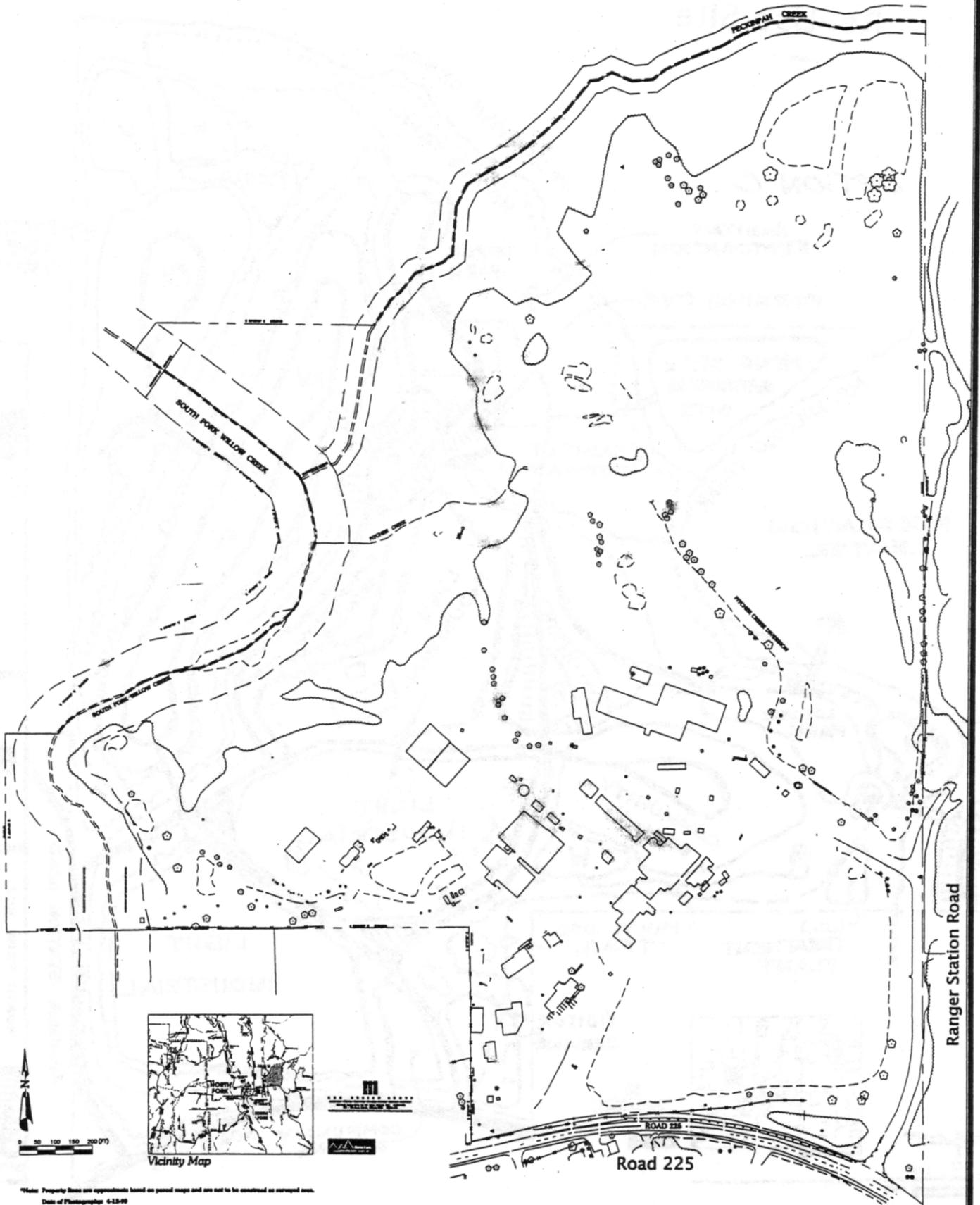
OPTION C



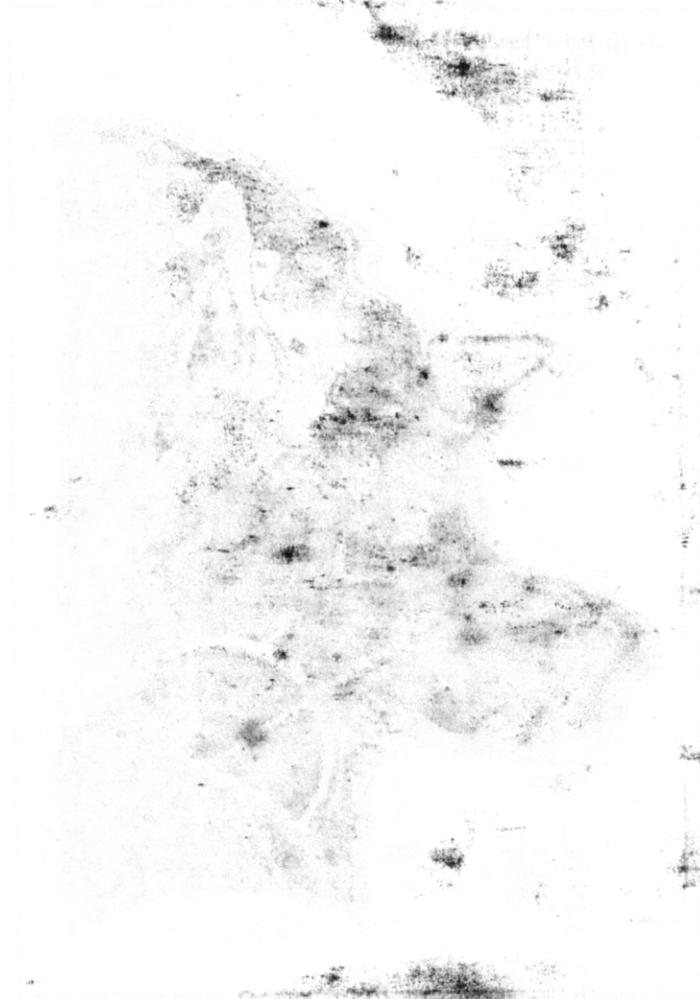
MULTI-USE TRAIL
 LIGHT INDUSTRIAL
 COMMUNITY SERVING
 NORTH FORK MILL X
 BASE MAP
 RANGER STATION ROAD
 COMMUNITY ROAD 225

North Fork Timber Mill Re-Use Site

Madera County, California

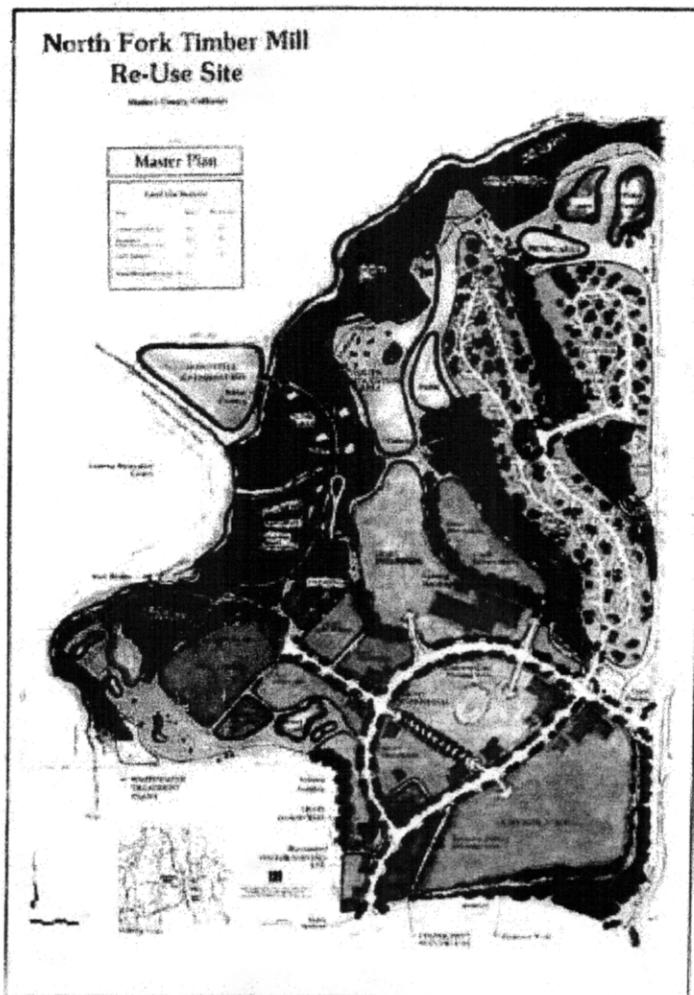


*Note: Property lines are approximations based on aerial maps and are not to be construed as surveyed ones.
Date of Photography: 4-15-88
Camera Interval: 1F



Jack Home

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