

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 8TH STREET, SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950



W11a

LCP-1-FTB-24-0047-1

(Mill Site Planning Area C- Redesignation/Rezone)

April 9, 2025

EXHIBITS

Exhibit 1 –Vicinity Map

Exhibit 2 – Existing and Proposed LUP Map LU-4 (Mill Site Plan Areas)

Exhibit 3 – Existing and Proposed LUP Map LU-1 (Land Use Designations)

Exhibit 4 – Existing and Proposed IP Zoning Map

Exhibit 5 – Summary of comprehensive community planning efforts

Exhibit 6 – Resolution of LCP Amendment Adoption & Transmittal

Project Vicinity Maps

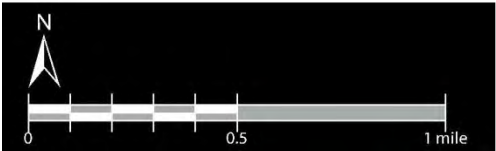
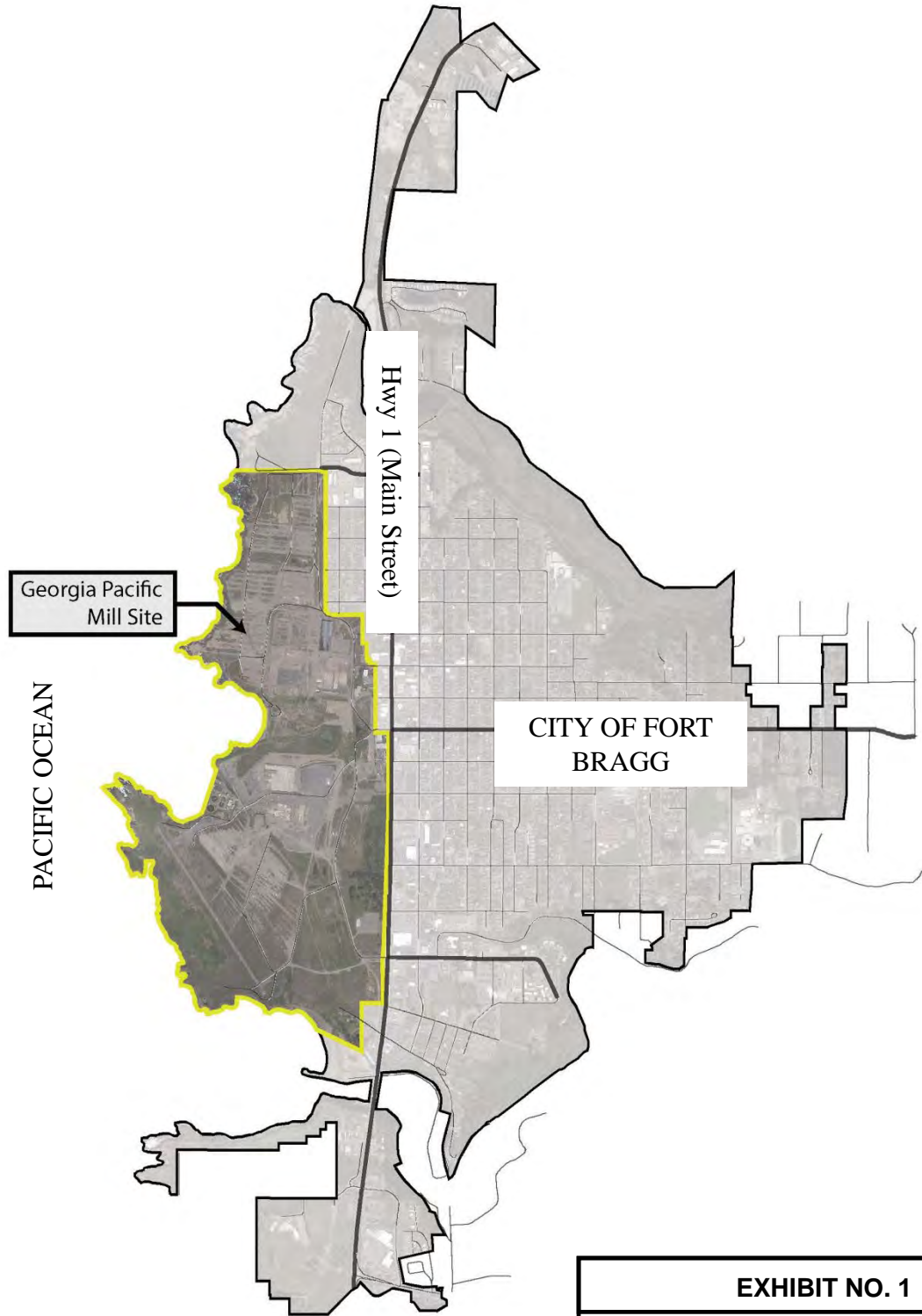


EXHIBIT NO. 1
LCP AMENDMENT LCP-1-FTB-24-0047-1
CITY OF FORT BRAGG
PROJECT VICINITY MAPS
1 of 3

Project Vicinity



Light blue lines =
public coastal access trails

Red lines =
Existing certified Planning
Subareas A and B for LUP
map LU-4

Dark gray lines =
Parcel boundaries

Blue polygons =
mill ponds

EXHIBIT NO. 1

**LCP AMENDMENT LCP-1-FTB-
CITY OF FORT BRAGG
PROJECT VICINITY MAPS
3 of 3**

Blue polygons =
mill ponds

LCP AMENDMENT LCP-1-FTB-24-0047-1
CITY OF FORT BRAGG
PROJECT VICINITY MAPS
 3 of 3

Current Map LU-4

Two planning areas Plan Area A and Plan Area B



EXHIBIT NO. 2

LCP AMENDMENT LCP-1-FTB-24-0047-1
CITY OF FORT BRAGG
EXISTING AND PROPOSED LUP MAP
LU-4 (EXISTING AND PROPOSED Mill
Site Plan Areas) (page 1 of 2)

Proposed Changes to Map LU-4

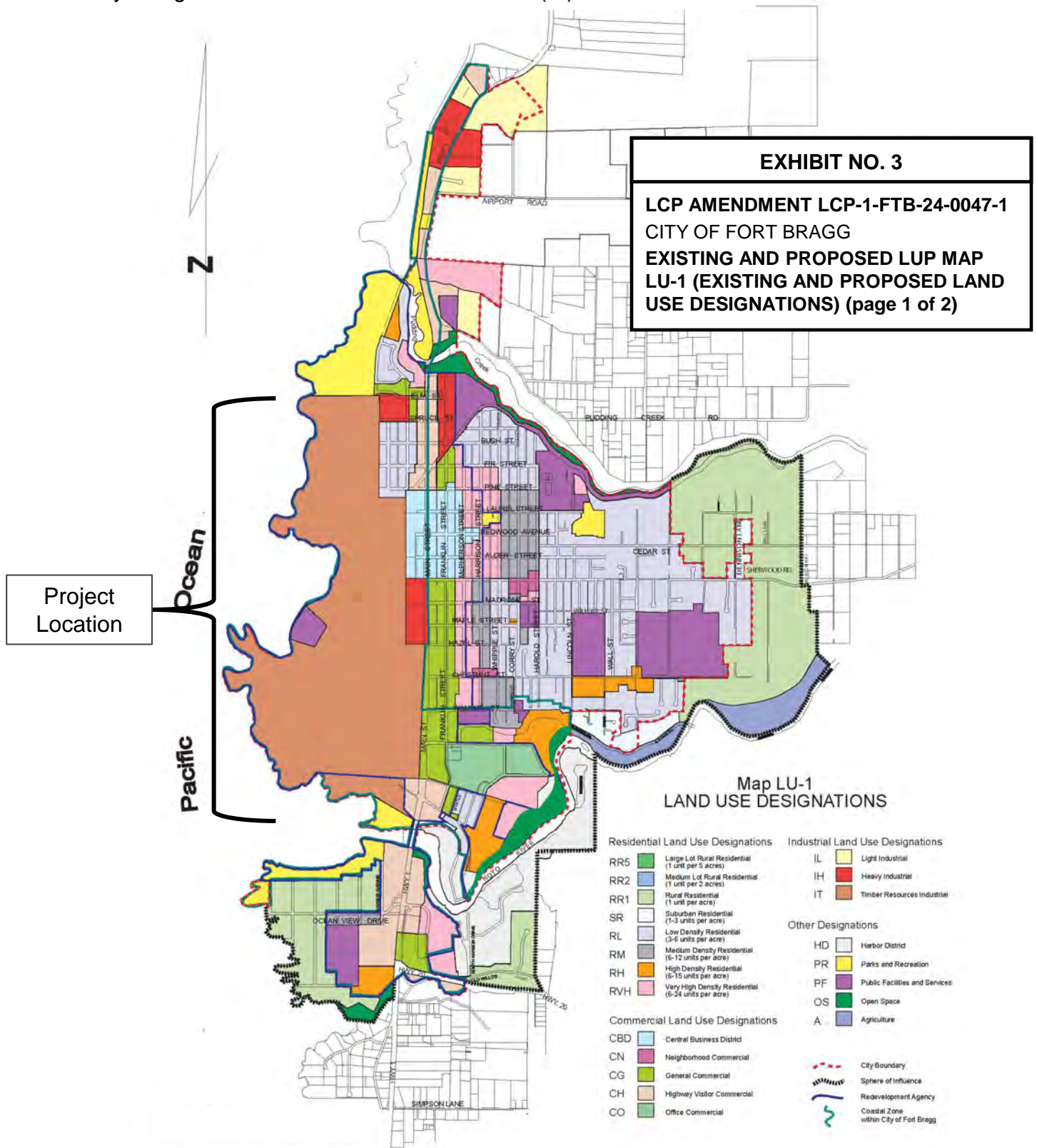
Depicts adding Planning Area C

EXHIBIT NO. 2
LCP AMENDMENT LCP-1-FTB-24-0047-1 CITY OF FORT BRAGG EXISTING AND PROPOSED LUP MAP LU-4 (EXISTING AND PROPOSED Mill Site Plan Areas) (page 2 of 2)



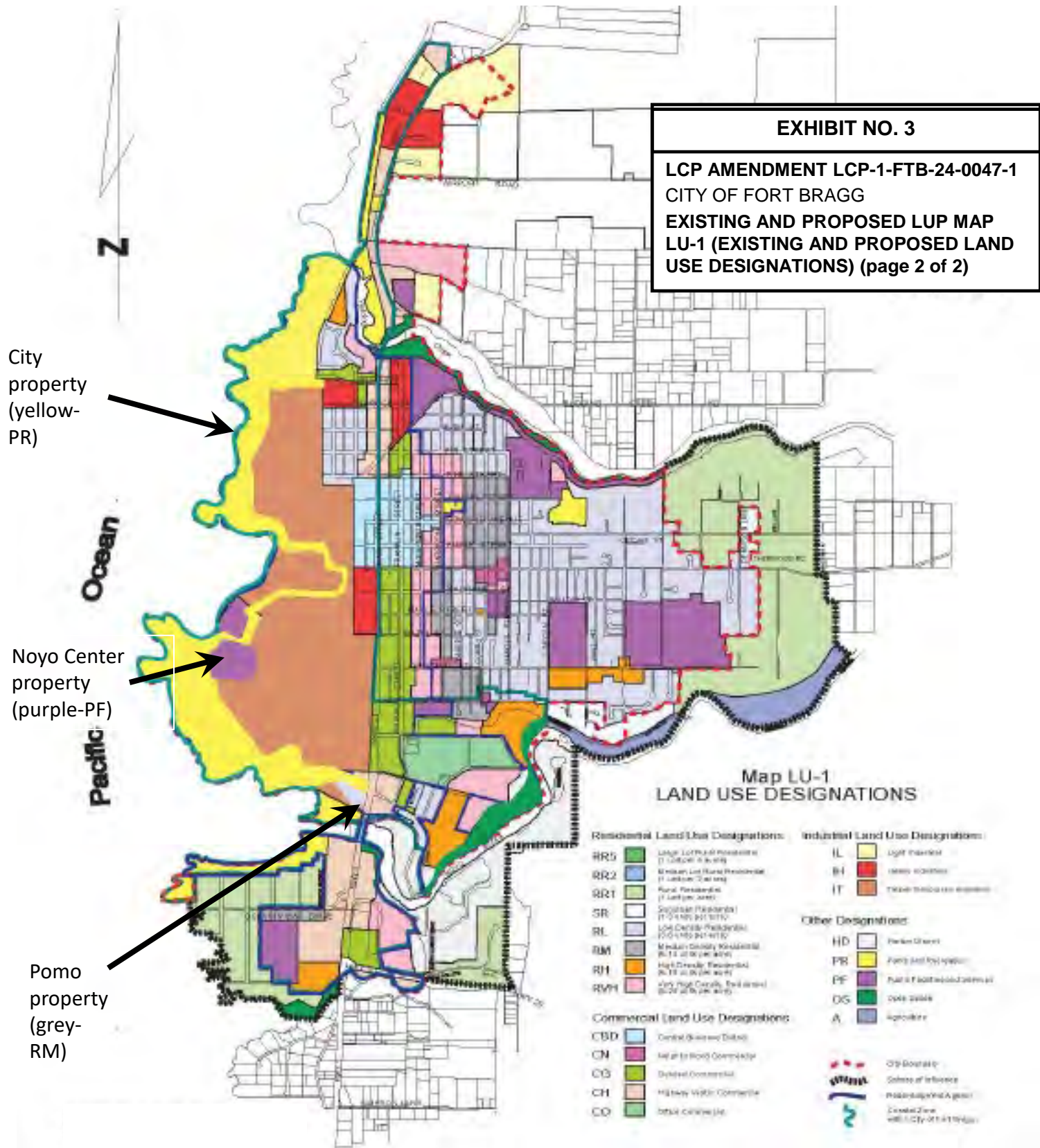
Current Land Use Map

The former Georgia-Pacific lumber mill site is the only land in the City designated Timber Resources Industrial (IT)



Proposed Land Use Map

Proposed Map LU-1 would revise land uses from Timber Resources Industrial to Parks and Recreation (for City property), Public Facilities (for Noyo Center Property), and Medium Density Residential (for parcels owned by Sherwood Valley Band of Pomo)



Current Zoning Map

The former Georgia-Pacific lumber mill site is designated Timber Resources Industrial (IT)

Mill Site Zoned
Timber Resources
Industrial (IT)

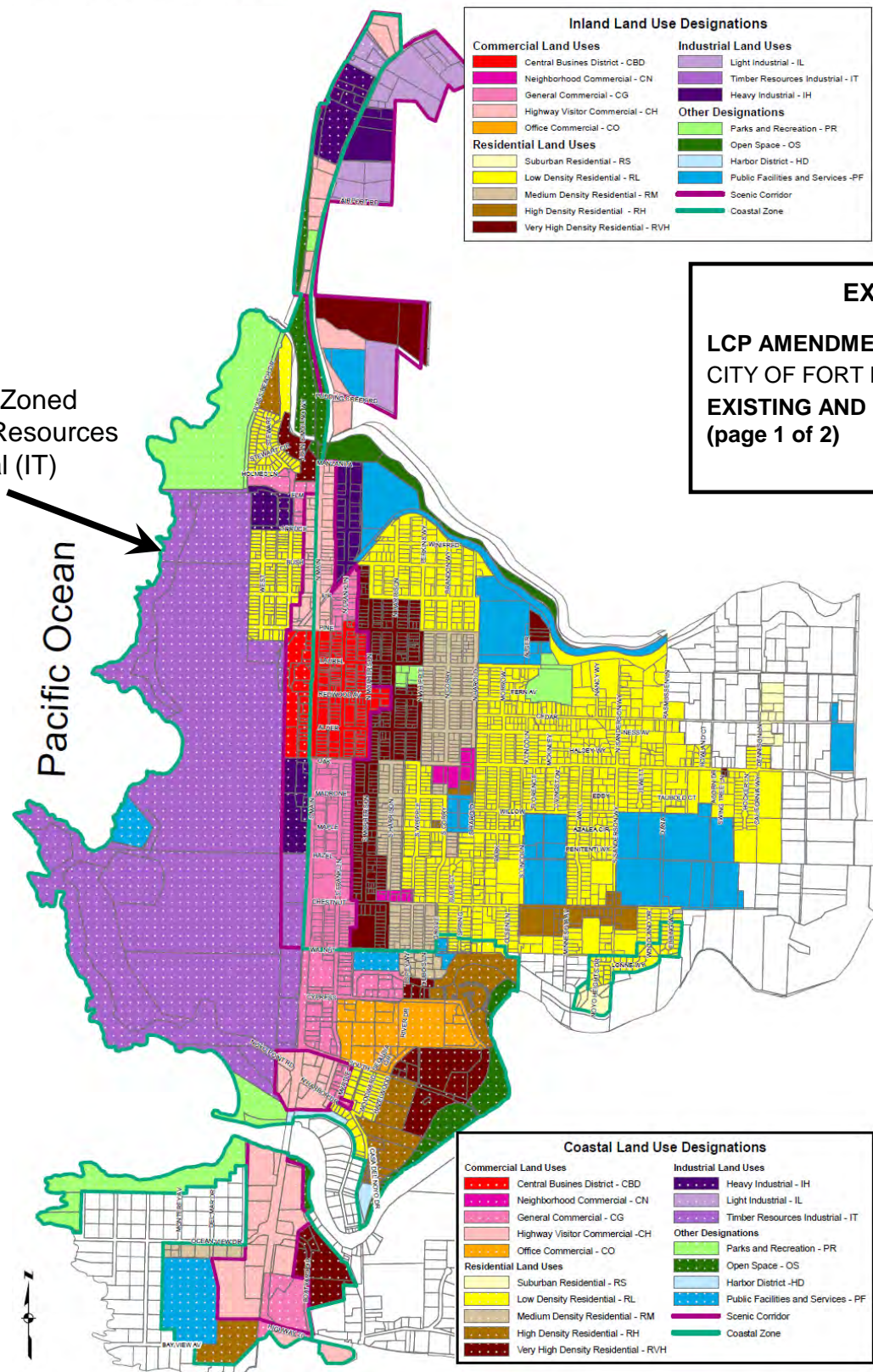


EXHIBIT NO. 4

LCP AMENDMENT LCP-1-FTB-24-0047-1
CITY OF FORT BRAGG
EXISTING AND PROPOSED Zoning MAP
 (page 1 of 2)

Proposed Zoning Map

Parcels proposed for rezoning are outline in red.

The boundaries of the Land Use Designations are general

EXHIBIT NO. 4

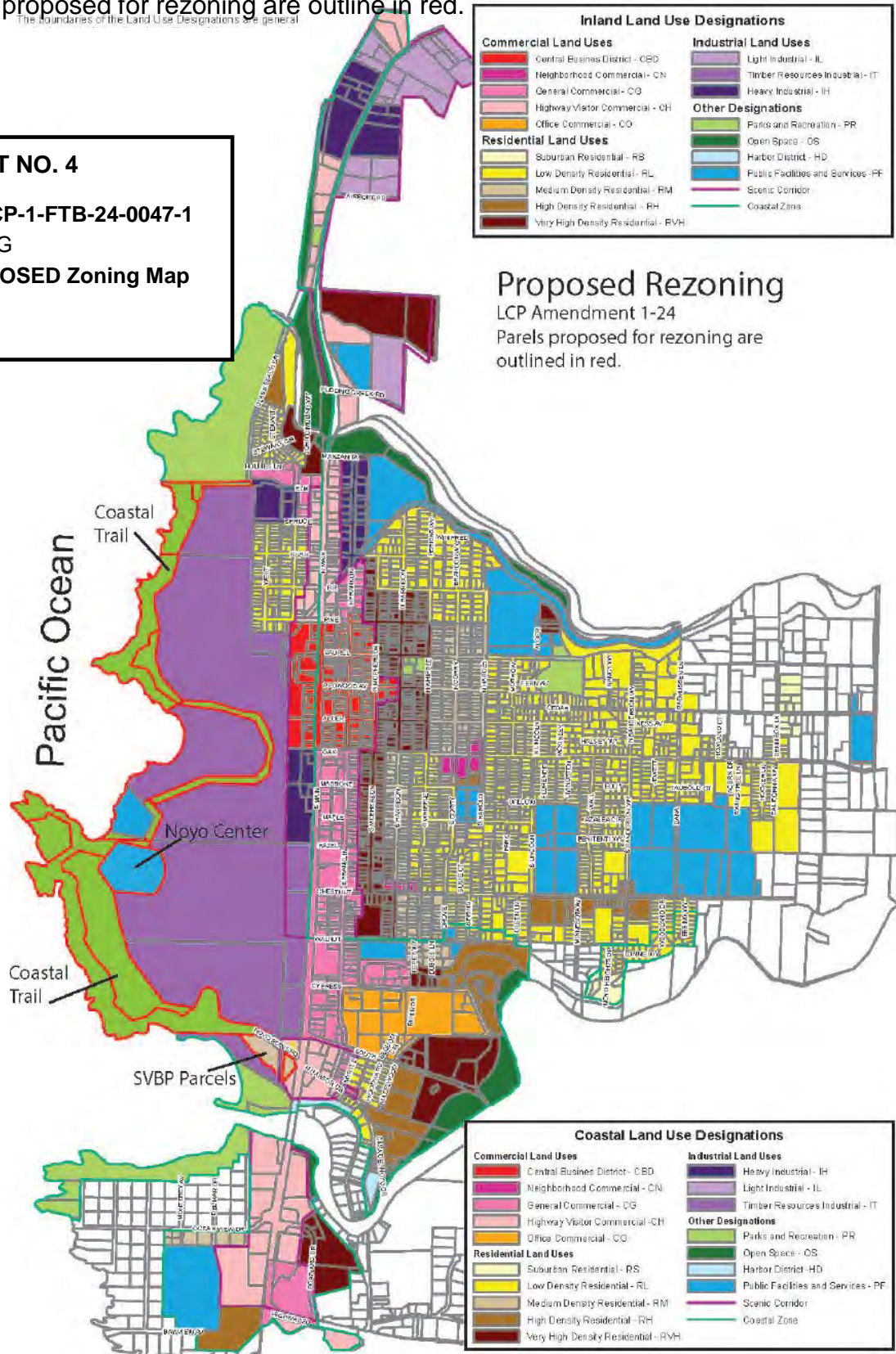
LCP AMENDMENT LCP-1-FTB-24-0047-1
CITY OF FORT BRAGG
EXISTING AND PROPOSED Zoning Map
(page 2 of 2)



Proposed Rezoning

LCP Amendment 1-24

Parcels proposed for rezoning are outlined in red.



Community Workshop Process & Summary of Direction

#	Meeting date	Community City Council & Planning Commission Workshops
1	2009 -2012	The City of Fort Bragg, the community, and the property owner, Georgia Pacific (GP) engaged in a collaborative process to prepare a Specific Plan for the rezoning and eventual redevelopment of the property for other uses, but the planning process stopped in 2012, when GP withdrew its Specific Plan application.

The Specific Plan Process included 29 community meetings over 6 years as follows:

2012 - 1/17, 1/18, 2/29, 3/1

2011 - 2/28, 5/9, 6/22, 8/29

2010 - 2/10, 7/07, 10/20

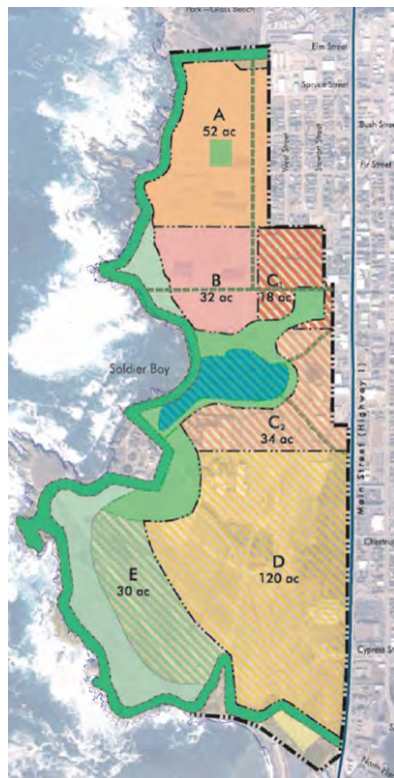
2009 - 2/23, 5/9, 5/11, 6/24, 8/10, 9/2, 10/13, 11/09

2008 - 2/25, 4/14, 4/28, 5/27, 8/25

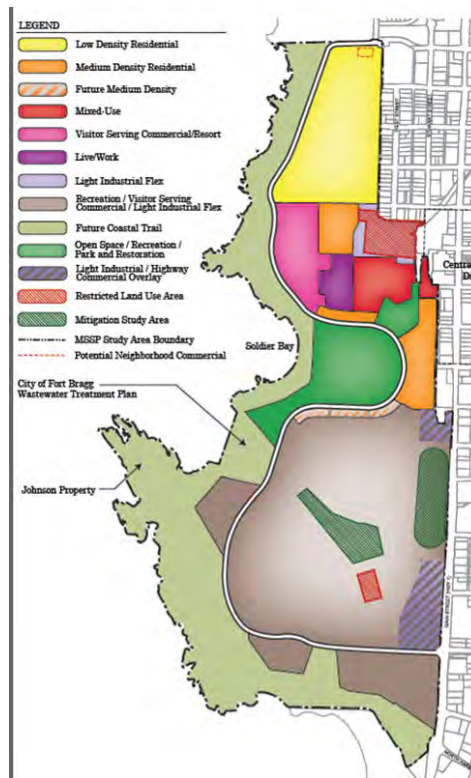
2007 - 3/27, 4/09, 6/11, 6/25, 11/26

2003-2006 - 38 additional Mill Site Reuse public meetings.

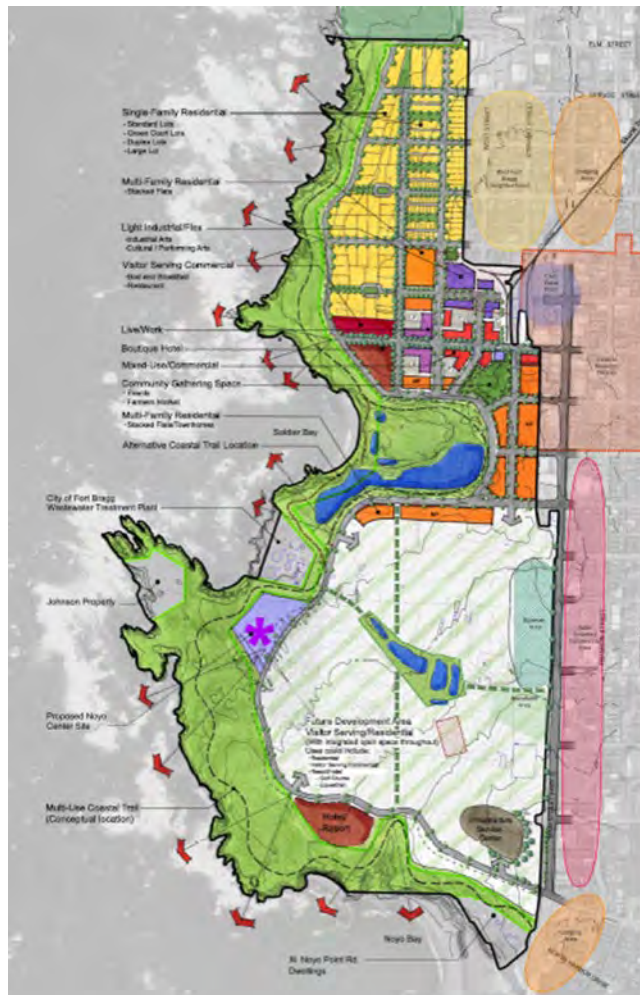
The Land Use Plans generated out of these meetings, included the development of the Coastal Trail zoning boundaries in 2008, and the Noyo Center and SVBP residential uses were added in 2009 and 2010 as illustrated in the following images.



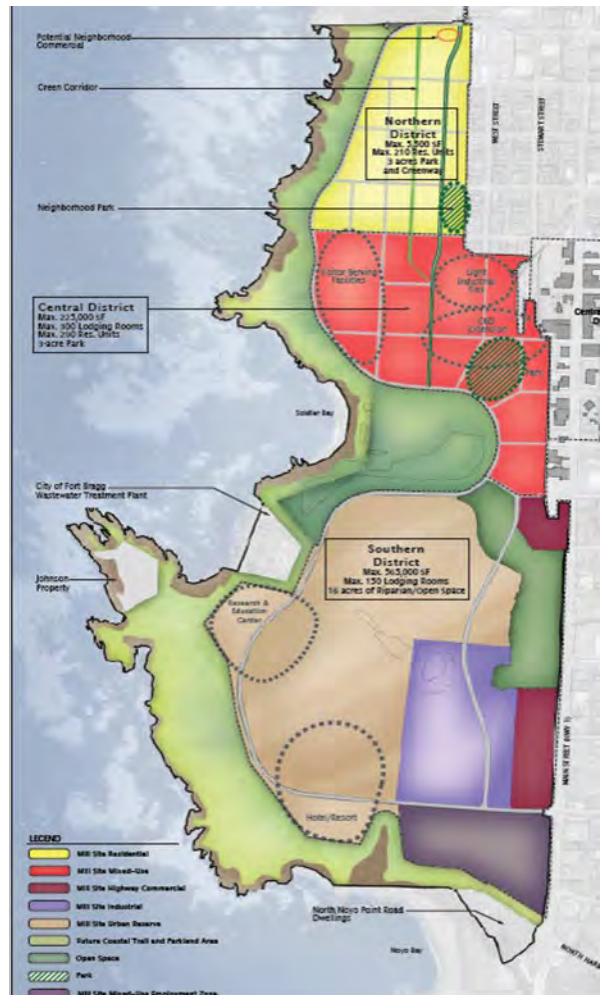
2004 – Open Space



2008- Coastal Trail Alignment Finalized

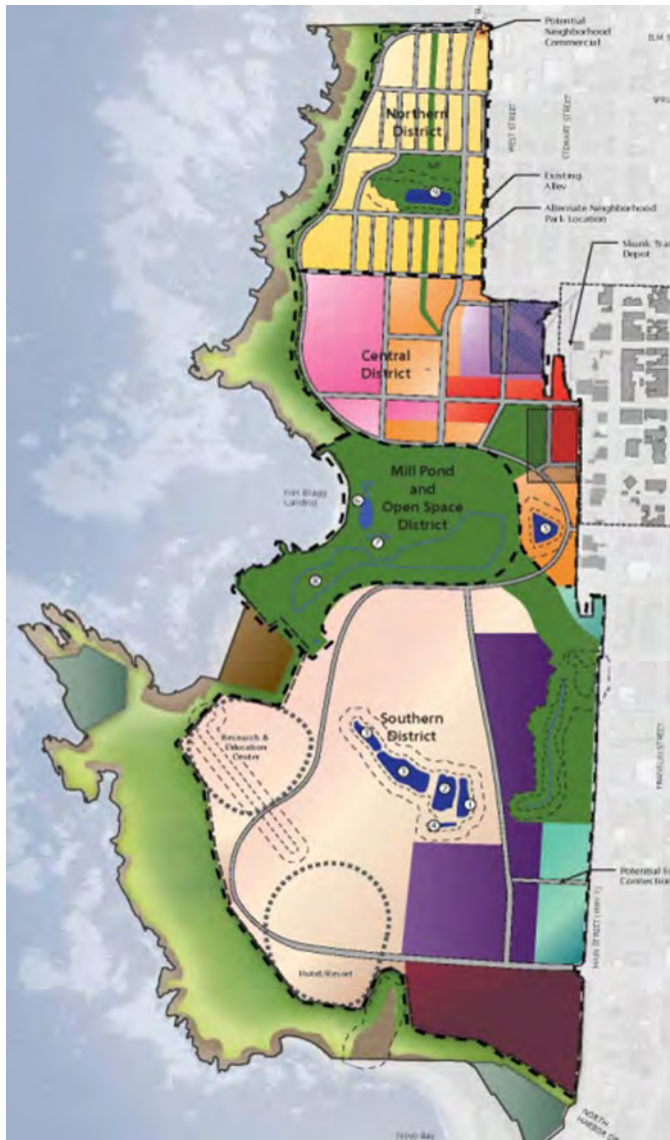


2009 - Noyo Center Location & SVBP added



2010 - Noyo Center Site Defined

The final Land Use Plan from this Specific Plan process defined the locations for the Coastal Trail, Noyo Center and SVBP Residential Use as illustrated below:



A preliminary draft of the specific plan was produced in January 2012, but the process abruptly stopped in the Fall of 2012 when Georgia Pacific withdrew their specific plan application and ceased funding the planning process due to a three party lawsuit between Georgia-Pacific, Office Max and the City of Fort Bragg regarding the liability for remediation of the Mill Site. At the time the Specific Plan was withdrawn, Georgia-Pacific's consultant team, working with input from City staff, had engaged in extensive public outreach, and prepared a draft land use map (see Attachment 3), draft policies and regulations for the specific plan, draft revised citywide design guidelines, a draft master tentative map, a draft utility master plan, and numerous resource and background studies for EIR including a botanical survey, a wetland delineation, a traffic study, an archaeology report, and a geotechnical study among other studies. However, GP's consultant had not completed a draft financing plan, infrastructure plan, or EIR for the specific plan. Additionally, the Coastal Commission, during their briefing on the project, provided input to City staff suggesting the need for changes to the draft plan, including reductions in the area and amount of allowable development.

	2017	<p>Restart the Community Planning Process</p> <p>In 2017 the City initiated a new comprehensive planning process for the site. The City was awarded a Community Development Block Grant from the California Housing and Community Development Department in the amount of \$50,000, a Coastal Commission grant of \$100,000, and a Mendocino County of Governments grant of \$48,000 to help fund the Mill Site comprehensive planning process. The City completed about 80% of this comprehensive planning process, including submittal of the proposed Land Use Plan and changes to policies and regulations in the LCP to Coastal Commission staff for comment. This comprehensive planning process included numerous community meetings, Planning Commission meetings and City Council meetings to craft and draft the Land Use Plan (attachment 3), policies and regulations for the redevelopment of the Mill Site.</p>
2	February 6, 2017	<p>The City Council and the Planning Commission held a joint meeting to discuss how to move forward with rezoning and planning for the reuse of the Mill Site. The City Council and the Planning Commission supported a two-step process as follows: (1) process a Local Coastal Program (LCP) amendment to eliminate the requirement that a Specific Plan be prepared to rezone property on the Mill Site (by revising Coastal General Plan Policies LU-7.1 and LU- 7.2); and (2) complete a comprehensive community-based planning process to develop a major LCP amendment to rezone the Mill Site. The Council and Commission determined that the Major LCP Amendment will address new land use zones, development regulations, infrastructure requirements, sustainability, open space, circulation, design guidelines and more. This Major LCP Amendment will be formulated over the next year or so in an interactive process between the City Council, Planning Commission, community and City staff.</p>
3	Feb 27, 2017	<p>City Council provided direction regarding how to structure the community-based planning process, which included following:</p> <ol style="list-style-type: none"> 1. Conduct a two-day open house, one day at Town Hall and one day at CV Starr Center. One workshop could happen on a weekday and one on a weekend to maximize opportunities for participation. The open house would accommodate the active participation of people who prefer one-on-one and small workshop formats and those who have busy schedules. 2. Conduct a Mill Site reuse survey on Survey Monkey. The survey could include an opportunity to provide feedback on the top land use maps, guiding principles, and key policies that would guide development. The survey would allow for further input from the wider community of Fort Bragg that does not typically participate in planning processes. Staff anticipates a very significant amount of participation from an online survey like this. The survey could be run for a few weeks to ensure the greatest level of participation. 3. Joint City Council and Planning Commission workshops. At the workshops, staff would summarize and present the results from the community-based planning process described above. The workshops would focus on City Council and Planning Commission's vision and direction for the reuse of the Mill Site and would likely include further refinement to the guiding principles, the land use map, and the key policies that regulate development on the site.

4	March 23, 2017	City Council and Planning Commission joint workshop regarding Creek Daylighting project alternatives, permitting and environmental review process, feasibility, cost and timelines
5	August 25, 2017	Short Mill Site Reuse workshop at a Coastal Mendocino Association of Realtors meeting with approximately 30 participants
6	Sept. 6, 2017	Short Mill Site Reuse workshop at a Fort Bragg Rotary Club meeting with approximately 25 participants
7	Sept 7, 2017	Short Mill Site Reuse workshop at a Chamber of Commerce mixer with approximately 30 participants
8	Sept. 16, 2017	The City started the rezone process with an all-day open house with three mini workshops at the CV Starr Center with about 60+ participants.
	Sept. 21, 2017	All-day open house with three mini workshops at Town Hall with 80+ participants.
9	Sept. 21, 2017	<p>The Mill Site Reuse Community Survey was opened to accept responses from the community. English and Spanish language versions of the survey were available with identical questions. The survey was designed to minimize survey bias by randomizing the multiple-choice questions and it was designed to be as inclusive as possible by allowing people to provide open-ended responses to a number of questions. Over 970 responses have been received. A survey report was prepared and provided to City Council and the Planning Commission.</p> <ul style="list-style-type: none"> • Question 7 asked how much of the Mill Site should be dedicated to Open Space. Fully, 70 percent of respondents wanted to retain 50% or less of the site as open space. The average amount of open space requested by all survey participants was 40%.
	October 16, 2017	<p>City Council and Planning Commission – Land Use Plan Direction</p> <p>Council and the Commission held a joint meeting and provided direction to staff regarding the vision statement and changes that should be made to the Land Use Plan, which included the following:</p> <ol style="list-style-type: none"> 1. Revise the zoning for the Noyo Center from “Open Space” to “Coastal Dependent” zoning. 2. Add a small neighborhood park with playing field, combined with a public fairgrounds. 3. Bring back the idea for a downtown square. 4. Do not extend the Central Business District onto the site. 5. Keep some of site available for a lumber mill, consider leaving a portion of the site with timber industrial zoning instead of urban reserve zoning. <p>Zone for a mix of small homes, cohousing, multi-family and mixed-use housing.</p>

10	January 10, 2018	<p>Planning Commission - vision statement, guiding principles, Land Use Plan and sustainability policies.</p> <p>The Planning Commission held a workshop and provided additional direction on the vision statement, guiding principles, Land Use Plan and sustainability policies, including the following:</p> <ol style="list-style-type: none"> 1. The Planning Commission recommended that the Mill Site's role as a visitor serving destination be explicitly included in the Vision Statement. 2. The Planning Commission recommended that Guiding Principle 5 be retained as written: <p style="text-align: center;"><i>Extend the downtown commercial district onto the Mill Site.</i></p> 3. The Planning Commission recommended that Principle 6 be reworded as follows: <p style="text-align: center;"><i>Establish zoning for residential uses in the Northern District; zoning for the extension of the Central Business District, visitor serving uses and compact mixed-use residential development in the Central District; and zoning for job-generating uses such as light industrial, education, retail, research and development and office space in the Southern District</i></p> 4. The Planning Commission reviewed Land Use Plan Alternative 1A and made the following additional changes to the plan: <ol style="list-style-type: none"> a. Extend the CBD along the entire length of Redwood Ave. b. Provide CBD zoning around the downtown park. The Planning Commission felt strongly that the reasons to extend the Central Business District onto the Mill Site out-weighed the concerns of doing so. Additionally the Planning Commission considered limiting retail development and only encouraging the development of restaurants and visitor serving businesses and discarded this approach. The Planning Commission therefore recommended that commercial development be permitted on the bottom floor of all buildings along the entire length of the Redwood Ave extension onto the Mill Site. c. Extend the multi-family residential to the west to compensate for the multifamily residential that was replaced by the extension of the CBD. d. Add a neighborhood park back into the plan in the northern district. e. Retain the Highway Visitor Serving commercial zoning for the parcel north of Cypress Street. Retain the General Plan policy to protect the trees in this area. The Planning Commission also discussed at length whether to convert the Highway Commercial that is north of Walnut Street into open space. Commissioners noted that: the Land Use Plan already designates a significant amount of open space (175+ acres); and that the maintenance of open space is costly and burdens the City's General Fund. A majority of the Commission wanted to allow limited development in this area, so long as the trees are retained. This might encourage a private sector person to acquire this parcel and maintain the trails and the forest for public use, rather than the City taking on additional open space responsibilities. Staff noted that the Coastal General Plan currently includes Policy CD-1.2 which requires
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		<p>“preservation of the forested area north of the Georgia-Pacific nursery and south of Maple Street shall be maintained as a sensitive natural habitat and scenic resource, and it shall not be developed.” Additionally, staff noted that any use of this site would require a Coastal Development Permit which would determine if any of the forest qualifies as rare, in which case no development would be permitted within 50 feet of the rare forest.</p> <p>6. The Planning Commission provided specific direction regarding preferred changes to the Sustainability Policies as noted in italics blue text. The Planning Commission provided the following direction regarding the sustainability policies:</p> <ul style="list-style-type: none"> a) The City should not be out in front of the State of California when it comes to Green Building. The State of California is already a leader in the nation and the City does not have the technical expertise to require higher levels of sustainability in green building as it relies on the County Building Department in this area. b) The Planning Commission recommends that the goal of Net Zero energy use (Policy SD-2) be incentivized with planning incentives rather than be required. c) The Planning Commission concurred with staff recommendations regarding language changes to the d) sustainability policy section of the proposed Mill Site Reuse Plan. e) d. The Planning Commission further recommended that all policies be general in their requirements so that they don't become outdated by new technologies, etc.
12	January 22, 2018	<p>City Council – Vision, Principles & Land Use Plan Direction</p> <p>The City Council held a workshop and provided direction on the vision statement, guiding principles and Land Use Plan, including the following:</p> <ul style="list-style-type: none"> 1. Directed staff to bring the issue of the extension of the CBD onto the Mill Site back to a joint meeting of the City Council and the Planning Commission for further discussion. Specifically the City Council requested that downtown merchants be invited to the meeting and that the pros and cons of the extension of the CDB onto the Mill Site be thoroughly explored. 2. Directed staff to revise the zoning of the Highway Commercial zoning district located along highway 1 north of Walnut Street to open space to protect the small forest located there. 3. Directed staff to eliminate the extension of Walnut Street onto the Mill Site because it is no longer necessary.
13	January 24, 2018	<p>Planning Commission – Open Space Direction</p> <p>The Planning Commission held a workshop regarding the Open Space framework for the Mill Site, funding mechanisms for open space and parkland facilities, and open space phasing and facility requirement policies. The</p>

		<p>Planning Commission provided the following direction:</p> <ol style="list-style-type: none"> 1. Please schedule joint meetings between City Council and the Planning Commission to address and discuss significant differences in policy direction (policy disagreements) between the Planning Commission and the City Council; 2. Add a small recreational park to the south side of the Land Use Plan to meet recreational needs. 3. Retain all parks and required facilities within the plan for now. Continue to update the Planning Commission regarding how these facilities can be funded and specific impacts of the funding of these facilities on the feasibility of redevelopment of the site. 4. Provide a comparison of the Development Impact Fees of other comparable coastal towns, so that the Planning Commission and City Council can better understand how our proposed Development Impact Fees would impact feasibility of development. <p>Planning Commission generally agreed with the proposed changes to the Open Space policies.</p>
14	February 12, 2018	<p>City Council – Sustainability Direction</p> <p>The City Council held a workshop regarding sustainability and provided the following direction to staff:</p> <ol style="list-style-type: none"> 1. The City Council agreed with staff on the policies that had been struck from the sustainability chapter. 5. The City Council requested additional information regarding the cost of achieving USGBC LEED Gold certification in a larger building. This information was requested in order to make an informed decision about Policy SD-6 which proposes to require LEED Gold for buildings of more than 10,000 SF. 6. Council provided direction to make the following changes to Policy SD-7 because passive solar design is required by Policy SD-1: 7. Policy SD-7. Preferred Green Techniques. All green building techniques are encouraged, with preference given to techniques that address local issues, such as use of locally produced natural materials, water and energy conservation measures, and techniques that respond appropriately to Fort Bragg's cool, rainy environment, such as passive solar design and low impact development (LID) strategies. 8. The City Council requested additional information about the cost to achieve Net Zero energy use for various use type categories (residential, office, etc.), prior to providing direction on SD-2. City Council would like to revisit this policy with additional information. 9. City Council concurred with staff's recommendations for the following policies: Policy SD-1, Policy SD-3, Policy SD-4, Policy SD-5, Policy 10. SD-7 (as worded above) and Policy SD-8.
15	February 14, 2018	<p>Planning Commission – Design Guidelines Direction</p> <p>The Planning Commission held a workshop regarding the design guidelines and provided the following general direction to Staff regarding the proposed additions to the Citywide Design Guidelines:</p> <ol style="list-style-type: none"> 1. The Planning Commission would like one set of design standards for the entire City. Don't require more stringent design on the Mill Site than

		<p>is required in other areas of the City.</p> <ol style="list-style-type: none"> The PC prefers design standards that are less proscriptive and more performance based. The PC prefers language such as “is encouraged” over “shall” language. The PC would like to ensure that the Design Guidelines focus both on site design and building design. The PC wants to ensure that the site design guidelines result in courtyards and public space which is protected from the weather. The Design Guidelines should place an emphasis on materials that can stand up too Fort Bragg’s climate. The PC would like Design Guidelines that set a preference for buildings that are designed to speak to the history of the site and the town either in materials or design. Craftsman and barn shaped buildings are preferred.
16	March, 2018	<p>Community Planning Process halted by the new City Manager. The Land Use Plan from the 2018 community planning process included many different Land Use Plans, however through all the various permutations, all Land Use Plans included the Coastal Trail, Noyo Center and SVBP parcels rezoned as recommended in this LCP Amendment.</p> <p>Mill Site Reuse: Land Use Map 6-2018</p>

17	2024	The Community Based Planning Process Initiated in 2024
18	August 16, 2024	<p>The Planning Commission held a public meeting and adopted a Resolution encouraging the City Council to submit a Local Coastal Plan Amendment Application (LCP 1-24) to the Coastal Commission to:</p> <ul style="list-style-type: none"> a. Amend Map LU-4 of the Coastal General Plan To add a Third Plan Area; and b. Amend Table 2-10 of the CLUDC to Allow a Science Center With a Use Permit in the Public Facilities Zoning District; and c. Amend the General Plan Land Use Map and the Zoning Map to: i) Rezone the Noyo Center Parcel to Public Facilities Zoning District, and ii) Rezone the Coastal Trail Parcels to Parks & Recreation Zoning District and iii) Rezone the Sherwood Valley Band of Pomo (SVBP) Parcels as Low or Medium Density Residential zoning.
	September 9, 2024	City Council held a public hearing and provided direction to:

RESOLUTION NO. 4847-2024

RESOLUTION OF THE FORT BRAGG CITY COUNCIL SUBMITTING A LOCAL COASTAL PLAN AMENDMENT APPLICATION (LCP 1-24) TO THE COASTAL COMMISSION TO:

- a) AMEND MAP LU-4 OF THE COASTAL GENERAL PLAN TO ADD A THIRD PLAN AREA; AND
- b) AMEND TABLE 2-10 OF THE CLUDC TO ALLOW A SCIENCE CENTER WITH A USE PERMIT IN THE PUBLIC FACILITIES ZONING DISTRICT; AND
- c) AMEND THE GENERAL PLAN LAND USE MAP AND THE ZONING MAP TO: I) REZONE THE NOYO CENTER PARCEL TO PUBLIC FACILITIES ZONING DISTRICT, AND II) REZONE THE COASTAL TRAIL PARCELS TO PARKS & RECREATION ZONING DISTRICT AND III) REZONE THE SHERWOOD VALLEY BAND OF POMO (SVBP) PARCELS AS MEDIUM DENSITY RESIDENTIAL ZONING.

WHEREAS, California Constitution Article XI, Section 7, enables the City of Fort Bragg (the "City") to enact local planning and land use regulations; and

WHEREAS the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS the City of Fort Bragg ("City") adopted a General Plan in 2002 which established policies for all lands within Fort Bragg city limits; and

WHEREAS, the City adopted a Coastal General Plan ("Coastal GP") as the Land Use Plan portion of the Local Coastal Program on May 12, 2008 which established policies for all land within the Fort Bragg Coastal Zone; and

WHEREAS, in August 2008 the California Coastal Commission certified the City's Local Coastal Program (LCP) which includes the Coastal GP as the Land Use Plan; and

WHEREAS, the City Council adopted Resolution 3162-2008 on May 12, 2008 adopting the Coastal General Plan; and

WHEREAS, the City adopted a Coastal Land Use and Development Code in 2008 as the implementing portion of the Local Coastal Program on May 12, 2008, which established all land use regulations for the Coastal Zone; and

WHEREAS, on April 23, 2018, the City Council adopted a resolution to submit LCP Amendment 3-17 to the Coastal Commission to revise Policy LU-7.1 and Policy LU-7.2 and Map LU-4 to require a comprehensive planning process instead of a Specific Plan for any future LCP amendment impacting land zoned Timber Resources Industrial; and

WHEREAS, on September 12, 2018 the California Coastal Commission certified the City's LCP Amendment 3-17 submittal without making any changes; and

WHEREAS, the Coastal General Plan includes policies to: (1) advance the orderly growth and development of the City's Coastal Zone; (2) protect coastal

resources; (3) incorporate sustainability into the development process so that Fort Bragg's coastal resources and amenities are preserved for future generations; (4) respond to current environmental and infrastructure constraints; (5) protect the public health, safety and welfare; and (6) promote fiscally responsible development; and

WHEREAS, Map LU-4 defines two Plan Areas for all future LCP amendments related to the Mill Site; and

WHEREAS, the City of Fort Bragg, the Noyo Center and the SVBP own significant property on the Mill Site, which has been through two comprehensive planning processes and these property owners are seeking to rezone their properties based on those comprehensive planning processes; and

WHEREAS, These property owners are not financially able to undertake a comprehensive planning process for lands owned by Mendocino Railway as currently required by Map LU-4; and

WHEREAS, the land owned by the City of Fort Bragg, the Noyo Center and SVBP total 126.3 acres or 36% of the Mill Site and therefore comprise a significant portion of the Mill Site for a comprehensive planning process; and

WHEREAS the City, SVBP and the Noyo Center for Marine Science, seek to change the zoning of their respective properties to conform with current uses and proposed uses as follows: a) rezone the Noyo Center parcel to Public Facilities, and b) rezone the Coastal Trail parcels to Parks & Recreation, and c) rezone the SVBP parcel to Medium-Density Residential; and

WHEREAS, the City, Community and Coastal Commission engaged in countless community meetings from 2003 through 2018 which all envisioned, and for which there was community consensus, that these specific parcels be rezoned as proposed; and

WHEREAS the Planning Commission held a duly noticed public hearing on September 9, 2024, to consider the LCP amendment, accept public testimony and adopted a resolution recommending that City Council submit an LCP amendment to rezone the parcels owned by the City of Fort Bragg, SVBP and the Noyo Center; and

WHEREAS the City Council held a duly noticed public hearing on September 9, 2024, to consider the LCP amendment, accept public testimony; and

WHEREAS, The project is exempt from CEQA, as the "activities and approvals by a local government necessary for the preparation and adoption of a local coastal program or long range development plan" pursuant to the California Coastal Act are statutorily exempt from compliance with CEQA, and this statutory exemption "shifts the burden of CEQA compliance from the local agency to the California Coastal Commission (CEQA Guidelines § 15265 (c)); and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg City Council, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project application; all reports and public testimony submitted as part of the City Council meeting of September 9, 2024 and City

Council deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council of the City of Fort Bragg does hereby make the following findings and determinations:

SECTION 1: COASTAL LAND USE AND DEVELOPMENT CODE AMENDMENT FINDINGS

Pursuant to Fort Bragg Municipal Code Section 17.94.060, the City Council makes the following findings for adoption of the proposed amendments to the Fort Bragg Coastal General Plan and Land Use and Development Code per the findings analysis incorporated herein by reference to the project staff report, dated September 9, 2024:

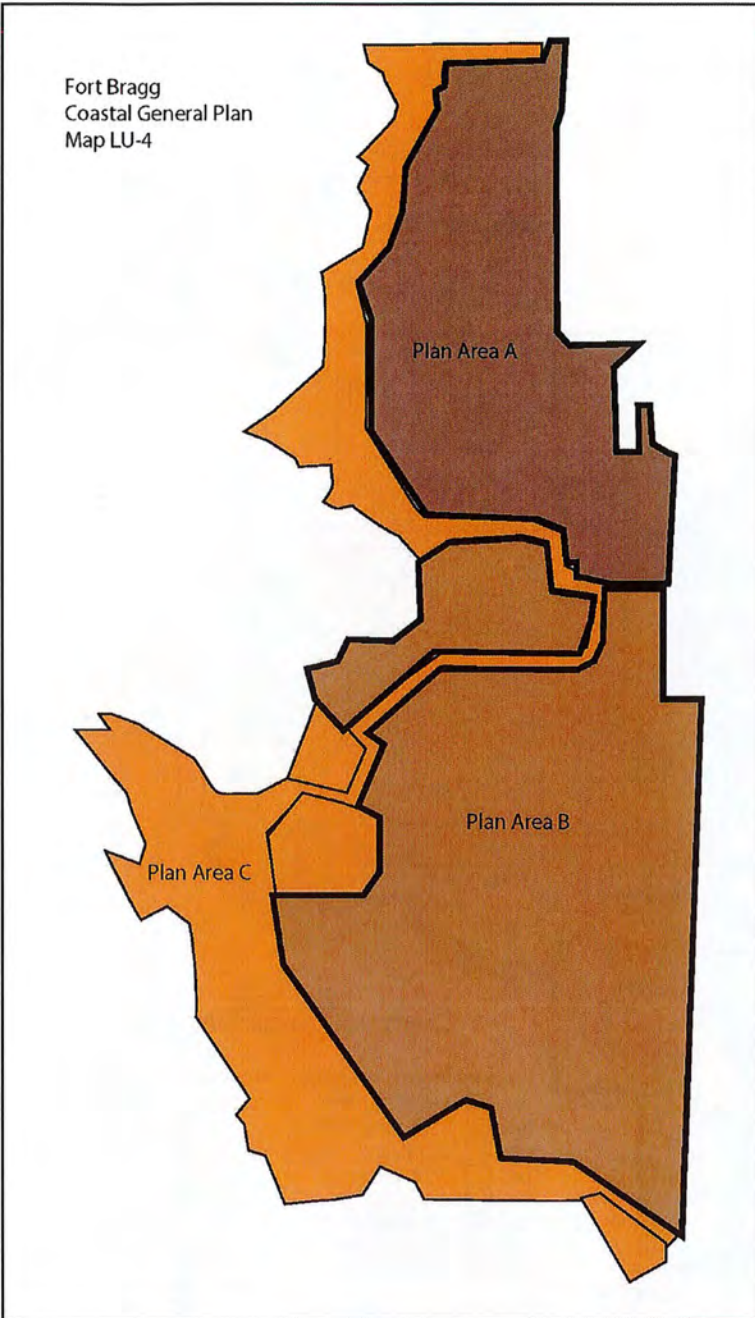
- A. Findings for General Plan amendments.
 - 1. The amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan;
 - 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
 - 3. The affected 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 proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.
- B. Findings for Development Code and Zoning Map text amendments.
 - 1. Findings required for all Development Code and Zoning Map text amendments:
 - a. The proposed amendment is consistent with the General Plan and any applicable specific plan; and
 - b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
 - 2. Additional finding for Development Code amendments: The proposed amendment is internally consistent with other applicable provisions of this Development Code.
 - 3. Additional finding for Zoning Map amendments: The affected 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 requested zoning designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 2: GENERAL FINDINGS:

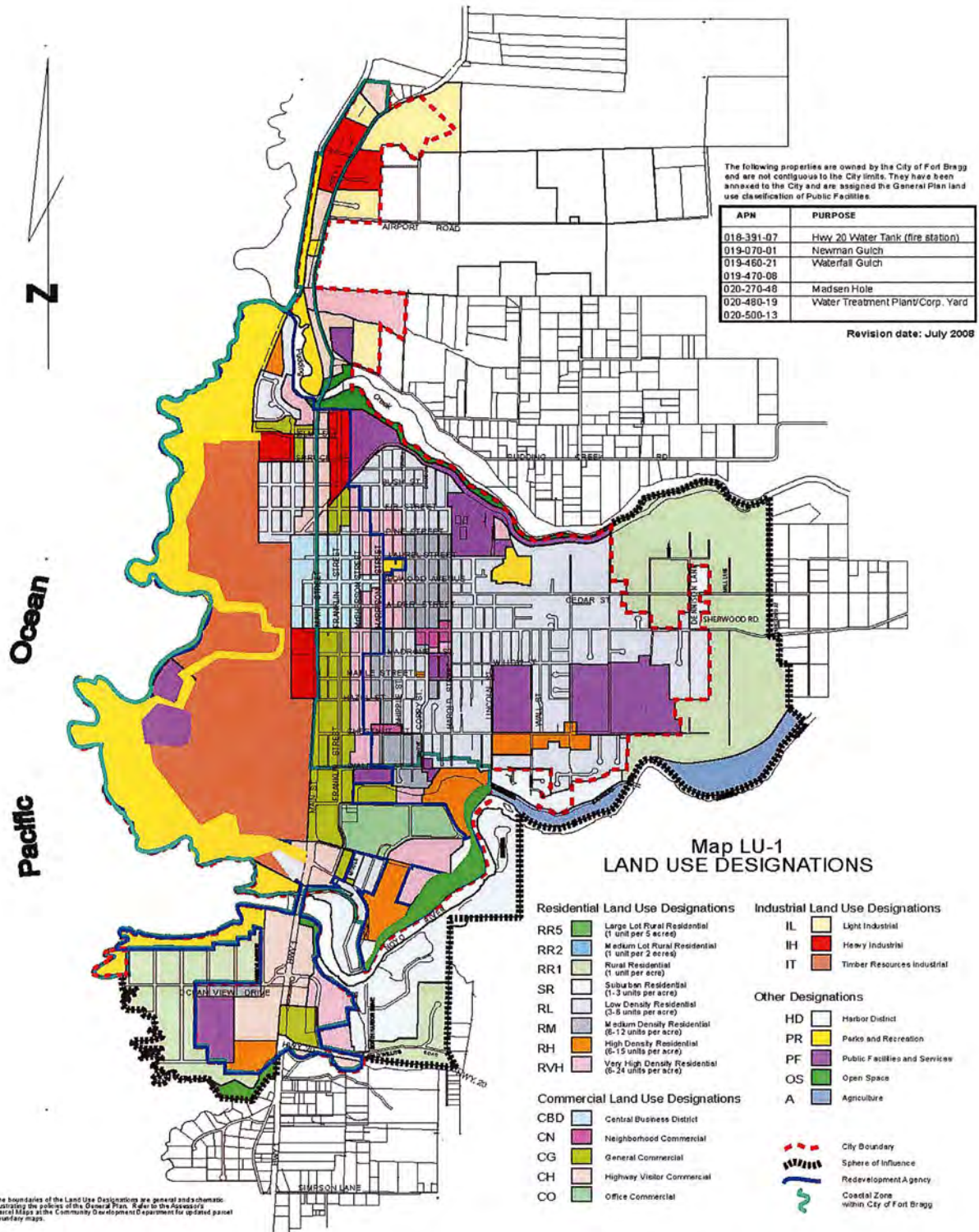
- a. The foregoing recitals are true and correct and made a part of this Resolution;
and
- b. The documents and other material constituting the record for these proceedings
are located in the Community Development Department.

SECTION 3: *Based on the foregoing, the City Council does hereby* submit LCP
Amendment 1-24 to the Coastal Commission to amend Coastal General Plan Map LU-4
to add Plan Area C as follows:

Map LU-4: Mill Site Plan Areas for Comprehensive Planning Processes



SECTION 4. *Based on the foregoing, the City Council does hereby submit LCP Amendment 1-24 to the Coastal Commission to amend Coastal General Plan Map LU-1 as follows.*



SECTION 5. Based on the foregoing, the City Council does hereby submit LCP Amendment 1-24 to the Coastal Commission to amend Table 2-14 of 17.26.030 to add Science Center to the Public Facilities and Parks and Recreation zoning districts as noted below:

ABLE 2-14 Allowed Land Uses and Permit Requirements for Special Purpose Zoning Districts	<p>P Permitted Use, Zoning Clearance required</p> <p>MUP Minor Use Permit required (see Section 17.71.060)</p> <p>UP Use Permit required (see Section 17.71.060)</p> <p>S Permit requirement set by Specific Use Regulations</p> <p>— Use not allowed</p>			
LAND USE (1)	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	OS	PR	PF	
Nature preserve	P	P	P	
Storage - Warehouse	-	-	UP	
Library, museum, science center	-	UP	UP	
Meeting facility, public or private	-	UP	UP	
School - Specialized education/training	-	-	P	
Caretaker quarters	MUP	MUP	MUP	
Accessory retail or services	-	P	P	

SECTION 6. Based on the foregoing, the City Council does hereby submit LCP Amendment 1-24 to the Coastal Commission to amend the Coastal General Zoning Map as follows:

- a. Rezone the Noyo Center parcel (018-430-15) to Public Facilities, and
- b. Rezone the Coastal Trail parcels (018-430-01, 018-430-18, 018-430-15, 018-430-04, 008-020-14, 008-020-10, 008-020-11, 008-010-35, 008-010-38, 018-430-10) to Parks & Recreation, and
- c. Rezone the SVBP parcels (018-430-07 and 018-120-44) to Medium-Density Residential.

The boundaries of the Land Use Designations are general and schematic illustrating the policies of the various zoning districts. Refer to the Assessor's Parcel Map for updated parcel boundary maps.

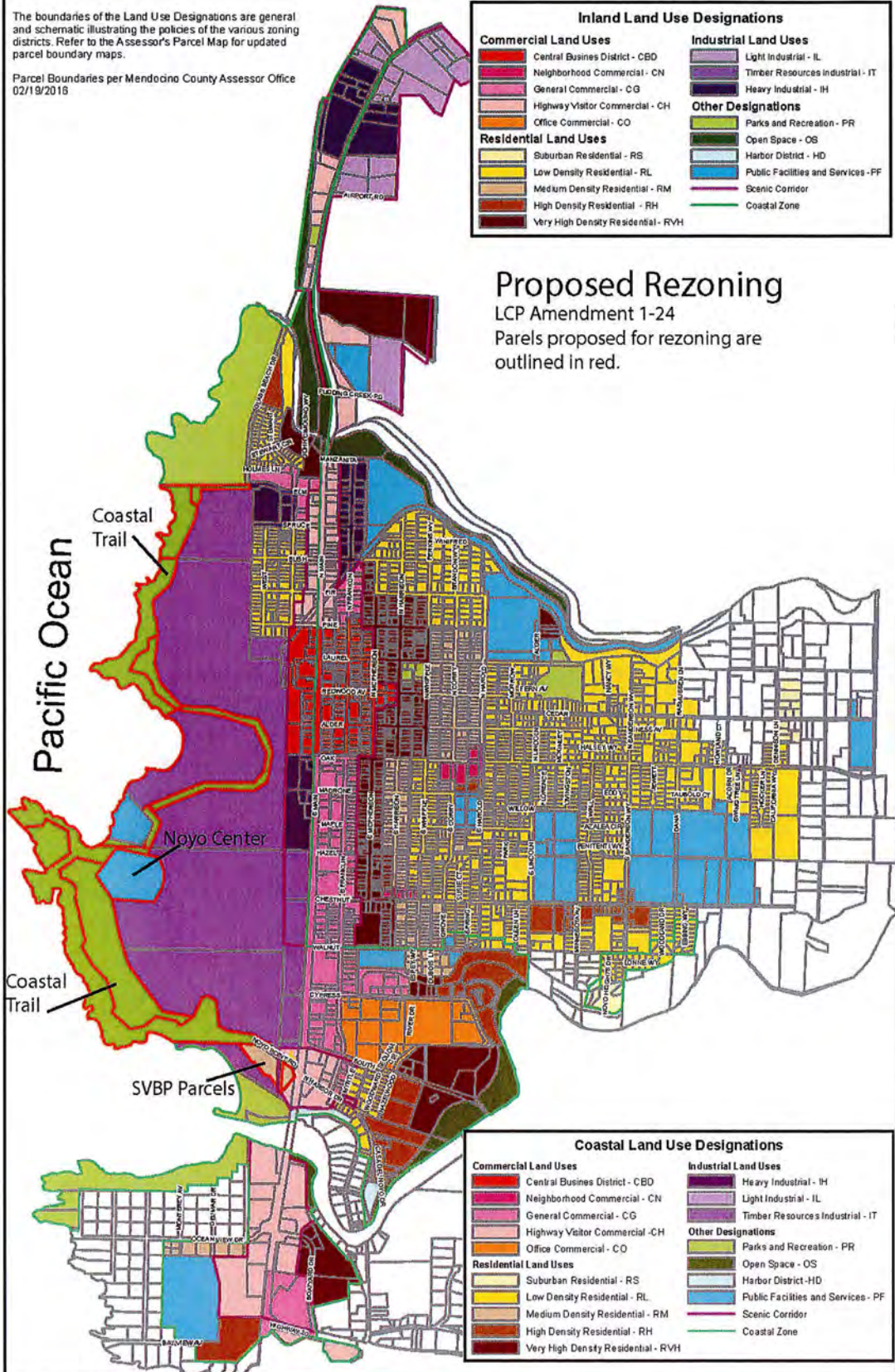
Parcel Boundaries per Mendocino County Assessor Office 02/19/2018

Inland Land Use Designations		
Commercial Land Uses	Industrial Land Uses	Other Designations
Central Business District - CBD	Light Industrial - IL	Parks and Recreation - PR
Neighborhood Commercial - CN	Timber Resources Industrial - IT	Open Space - OS
General Commercial - CG	Heavy Industrial - IH	Harbor District - HD
Highway Visitor Commercial - CH		Public Facilities and Services - PF
Office Commercial - CO		Scenic Corridor
Residential Land Uses		Coastal Zone
Suburban Residential - RS		
Low Density Residential - RL		
Medium Density Residential - RM		
High Density Residential - RH		
Very High Density Residential - RVH		

Proposed Rezoning

LCP Amendment 1-24

Parcels proposed for rezoning are outlined in red.



BE IT FURTHER RESOLVED that the Fort Bragg City Council does hereby submit LCP Amendment 1-24 to the Coastal Commission to: 1) amend Map LU-4 of the Coastal General Plan to add Plan Area C; 2) amend Map LU-1 to add Land Use Designations for Plan Area C; 3) amend Table 2-10 of the CLUDC to allow a science center with a use permit, and 4) amend the Zoning Map as follows: a) rezone the Noyo Center parcel to Public Facilities, b) rezone the Coastal Trail parcels to Parks & Recreation, and c) rezone the SVBP parcel to Medium-Density Residential.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by Peters, seconded by Albin-Smith, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 9th day of September 2024, by the following vote:

AYES:	Councilmembers Albin-Smith, Peters, and Vice Mayor Godeke.
NOES:	None.
ABSENT:	None.
ABSTAIN:	None.
RECUSE:	Councilmember Rafanan and Mayor Norvell.



Jason Godeke, Vice Mayor

ATTEST:



Diana Sanchez, City Clerk