

City of Fort Bragg
GENERAL PLAN
ANNUAL PROGRESS REPORT
2019



March 30, 2020

Fort Bragg City Council

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Introduction

Government Code Section 65400 requires that the City submit an annual report on the status of the City's General Plan/Coastal General Plan (General Plan) to the Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD) prior to April 1st, the statutory deadline. This document is a reporting document and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.

The intent is to assess the level of implementation and the effectiveness of the General Plan for orderly growth and development, preservation and conservation of open space and natural resources, and the efficient expenditure of public funds. The General Plan is the blueprint for the future physical, economic, and social development of the City and implements California laws that regulate land use planning and development. It contains seven State required elements and two additional elements:

- **Land Use Element** - Discusses the location, distribution, and extent of various permitted land uses within the City. This element identifies standards for population density and development intensity for each type of land use.
- **Public Facilities Element** - Establishes the essential public facilities and services to ensure that the existing and future population of Fort Bragg is provided with the highest feasible level of public services.
- **Conservation, Open Space, Energy and Parks Element**- Contains the State-mandated open space and conservation elements. Emphasis is placed on protecting the City's natural resources, protecting and enhancing environmentally sensitive areas, and providing open space and parks to meet the community's recreational needs. This element also includes specific policies and programs to ensure continued public access, preserve and enhance scenic views, protect wetlands, bluff tops, and other natural resources.
- **Circulation Element** - Contains policies and Levels of Service standards for the roadway system, which will be updated to reflect the Vehicle Miles Traveled. This element also contains policies for public transit, bicycle facilities, parking and transportation for the mobility impaired, taking into account the relationship between land use and transportation needs of the community.
- **Community Design Element** - Establishes policies and programs dealing with the appearance of the community. It includes urban design guidelines to ensure that development contributes to the community's identity and unique sense of place, and policies to preserve historic sites and buildings.
- **Safety Element** - Contains policies and programs to reduce the risk of injury, loss of life, and property damage resulting from natural disasters and hazardous conditions and materials.
- **Noise Element** - Contains policies and programs to reduce the community's exposure to excessive noise.

- **Sustainability Element** - Includes policies and programs to reduce energy use, the production of greenhouse gases, and improve the sustainability of commercial and residential development through policies and programs that encourage green building design, materials and techniques in new construction.
- **Housing Element** - Includes policies and programs to meet the housing needs of all economic segments of the community, emphasizing increased mixed-use housing, effective utilization of infill sites, inclusionary housing, and providing additional housing for special needs groups such as seniors.



City of Fort Bragg
Inland General Plan
2012



City of Fort Bragg
Coastal General Plan
2008

Background

Every city and county in California is required by State law to have a General Plan. A General Plan is a legal document that serves as the community’s “constitution” for land use, development and conservation. A General Plan must be comprehensive and long term, outlining proposals for the physical development of the city and any land outside its boundaries which in the City’s judgment bears relation to its planning. State law requires that General Plans are kept current and internally consistent, but there is no particular timeline imposed, with the exception of the Housing Element, which is required to be updated every eight (8) years. The City Council adopted Fort Bragg’s 6th Cycle (2019-2027) Housing Element, reviewed and certified by the Department of Housing and Community Development, in 2019.

Long Range Planning Activities

Mill Site Reuse Plan and LCP Amendment. The City of Fort Bragg is currently working on a comprehensive update to amend the Local Coastal Program (LCP). In 2019, the City submitted preliminary drafts of Coastal General Plan Elements 1, 2, 3, 4, 5, 6, 7 and 9 to the California Coastal Commission for review. The City received staff comments of draft policy language and is working to address these comments, as well as complete several background studies, to be considered and incorporated into the City's LCP Amendment application submittal.

Housing. The City updated the Housing Element of the General Plan in 2019. This effort included public workshops, community outreach at weekly Farmers Market, stakeholder meetings, and public hearings with both the Planning Commission and City Council. Two (2) new policies and thirty-three (33) new programs were added, in addition to eight (8) State mandated programs. Increasing housing development is one of City Council's highest priorities (Appendix C – City Council Goals and Priorities). A new grant-funded staff position has been created to focus on implementation of Housing Element programs in an effort to create more housing units for our community.

Economic Development. In 2019, City staff created an Economic Incentives and Policy Manual for City Council consideration and prioritization. Fostering industry and creating job opportunities for residents is a top priority for City Council (Appendix C -City Council Goals and Priorities). As such, LCP Amendment efforts to rezone the former Mill Site includes commercial and industrial zoning for this purpose. This year the City also continued to fund and implement efforts of Visit Fort Bragg to attract more visitors, provided continued funding for the Noyo Center for Marine Science, and created policy for the manufacturing, retail sales, and distribution of commercial cannabis.

Capital Improvement Program. The Capital Improvement Program (CIP) provides direction and guidance for the City on carefully planning and managing its capital infrastructure assets. The following projects identified in the 18/19 CIP were completed in 2019:

- 2019 Street Rehabilitation Project
- City Hall Back-up Generator Replacement
- Supervisory Control And Data Acquisition (SCADA) upgrades for Water and Wastewater Systems
- Cure In Place Pipe (CIPP) Sewer Main Rehabilitation
- Street Resurfacing and Structural Repairs

Municipal Separate Storm Water System (MS4). The City prepared a National Pollutant Discharge Elimination System (NPDES) Annual Report for submission by October 15, 2019. This report lists the City's activities that were performed during the previous fiscal year concerning the Storm Water Management Plan. Examples of this effort include: 1) education and outreach to community members and contractors, 2) prevention of industrial pollutants from regulated facilities, 3) various community clean-up events, 4) trash standards, and 5) ensuring storm drains are clear and free of debris.

Single Use Plastics. The City approved use of \$25,000 of forfeited Construction and Demolition Incentive Deposits to fund an educational campaign to encourage voluntary compliance with local and State laws. Three public workshops were held and outreach to individual businesses.

Grant Activity. The City actively pursued or managed the following grant opportunities in 2019:

Grant Source	Project	Applied	Denied/ Withdrawn	Approved/ In Progress
Mendocino Council of Governments	2019 Street Safety Plan			X
CA Coastal Commission	LCP Amendment to rezone Mill Site	X		X
Housing and Community Development (SB2)	Planning (Housing)	X		X
Statewide Park Development and Community Revitalization Program	Bainbridge Park Improvements		X	
USDA Community Facility Grant Program	Police Vehicle	X		X
USDA Community Facility Grant Program	Public Works Vector Truck	X		X
USDA Grant	Waste Water Treatment Plant Upgrade Project			X
State Water Resource Control Board Grant	Waste Water Treatment Plant Upgrade Project			X
2016 CDBG	- Cure In Place Pipe Project - Microenterprise Technical Assistance - Economic Development Strategy Planning			X
2017 CDBG	Parents and Friends Project			X
2016 HOME	Owner Occupied Rehabilitation Program			X
Homeless Emergency Aid Program (HEAP)	DANCO Housing Project	X		x
Integrated Regional Water Management	- Pudding Creek Water Main Relocation - Storm Water Trash Capture Devices		X	

Table 1: Grant Activity 2019

2019 Amendments

General Plan Amendments

Changes or amendments to the General Plan occur through applicant driven requests and/or initiated by the City. The City sponsored the only two amendments approved in 2019: 1) provide permitting and regulations for cannabis businesses in Fort Bragg; and 2) a comprehensive update of the City’s Housing Element to comply with State law.

Amendment	Description
<p>General Plan Amendment 1-19</p>	<p>An amendment to adopt the 2019 Housing Element. The City of Fort Bragg’s 6th Cycle (2019-2027) Housing Element is certified by California Department of Housing and Urban Development. This amendment has been approved by City Council and included in the Inland General Plan. It has not yet been approved by the California Coastal Commission and incorporated into the City’s Local Coastal Program.</p>

Table 2: Approved General Plan Amendments 2019

Ordinance Amendments

Ordinances, such as the City’s Inland Land Use and Development Code (ILUDC) and Coastal Land Use and Development Code (CLUDC), implement the General Plan by regulating land use and development. Decisions on land use permits, building permits or land divisions are based on these and other ordinances.

Amendment	Description
<p>ORDINANCE 945-2019</p>	<p>The ordinance repealed and replaced Section 10.20.150 (Mobile Vending Permit - Required) and Section 10.20.155 (Parking of Mobile Vending Vehicles – Permit – Liability Insurance Requirements) of Chapter 10.20 (Stopping, Standing and Parking) of Title 10 (Vehicles and Traffic) of the Fort Bragg Municipal Code. Locations and operating hours were expanded and regulations regarding Sidewalk Vending were added to comply with SB-946. Changes made are in-line with City Council goals to be more business friendly.</p>
<p>URGENCY ORDINANCE 947-2019</p> <p>ORDINANCE 948-2019</p>	<p>An urgency ordinance was adopted prior to the April 15th deadline to create local regulations to enforce aesthetic requirements for the deployment of wireless telecommunications facilities, including cell wireless facilities. Following the urgency ordinance, a second ordinance was adopted to refine City regulations. This enacts only minor changes in land use regulations, and its adoption will not allow for the development of any new or expanded wireless telecommunication facilities anywhere other than where they were previously allowed under existing federal, state and local law.</p>

Amendment	Description
<p>ORDINANCE 951-2019</p> <p>ORDINANCE 957-2019</p>	<p>Ordinance 951 amended Chapter 15.056 of the Fort Bragg Municipal Code (Automatic Fire Sprinkler and Alarm Systems) to: 1) clearly define the mechanism for determining the threshold value of construction costs for application of the ordinance; or 2) include a clear process for determining and validating the valuation threshold when the project building permit is issued and modified.</p>
<p>ORDINANCE 952-2019</p>	<p>An Ordinance amending Article 2 (Zoning Districts and Allowable Land Uses), Article 4 (Standards for Specific Land Uses) and Article 10 (Definitions) of the ILUDC to create regulations relating to retail and delivery cannabis business.</p>
<p>ORDINANCE 953-2019</p>	<p>An Ordinance Repealing Chapter 9.30 (Medical Marijuana Dispensaries), Chapter 9.32 (Marijuana Cultivation), and Chapter 9.33 (Cannabis Manufacturing), and replacing them with Chapter 9.30 (Cannabis Businesses) of Title 9 (Public Peace, Safety And Morals) of the Fort Bragg Municipal Code in order to establish rules and regulations for cannabis businesses.</p>
<p>ORDINANCE 954-2019</p>	<p>An ordinance adding Chapter 15.36 (Deferral of Development Impact Fees) to Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code in order to encourage development. The intent of adopting this chapter is to ease financial barriers by deferring the payment of certain development impact fees over a two or three year period.</p>
<p>ORDINANCE 956-2019</p>	<p>This ordinance was adopted to update references to constructions codes by: 1) repealing and replacing Chapter 15.04 (Construction Codes – Adopted By Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code; 2) adopting and incorporating the California Administrative Code, California Building Code, California Residential Code, California Electrical code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code And California Fire Code; 3) adopting local findings and making minor other technical and administrative revisions the Municipal Code.</p>

Table 3: Approved Ordinance Amendments 2019

Development Activity

During 2019, the City processed numerous permits and applications for a variety of planning and construction projects. The following summaries provide a brief overview of these accomplishments.

The Community Development Department and Public Works Department collectively reviewed 128 building permits in 2019. Of these permits, 20 were for the construction of new housing units: 13 Accessory Dwelling Units; 1 mixed use residential unit; 3 single residential units; and 3 duplexes.

	Valuation of Issued Building Permits
2015	\$1,866,584
2016	\$2,011,141
2017	\$3,685,407
2018	\$5,663,515.
2019	\$3,571,614

Table 4: Development Trends 2015-2019

Planning Permits

The City processed 68 planning applications in 2019.

Hearing Body and Application Types	2016	2017	2018	2019
City Council — Total	4	14	5	10
General Plan/Ordinance Amendments	3	10	4	10
Coastal Development Permit	1	2	0	0
Appeals	0	2	1	0
Planning Commission — Total	44	46	53	68
Use Permits	7	2	3	4
Minor Use Permit	3	5	5	5
Coastal Development Permit	7	3	9	14
Design Review	4	5	3	2
Subdivision	2	0	0	0
Lot Line Adjustments	2	2	2	1
Limited Term Permit	16	27	29	36
General Plan/Ordinance Amendments	2	3	2	1
Variance	1	0	0	5

Table 5: Public Hearings on Land Use 2016-2019

Thirteen (13) of these planning applications involved public hearings for development and policy decisions. A single application may include several hearings, if the item was continued for further consideration or appealed. The specific planning applications reviewed by Planning Commission in 2019 include:

- Coastal Development Permit (CDP 10-19) to install two (2) predevelopment signs for the proposed Avalon Hotel located at 1201 N Main Street (Approved)
- Coastal Development Permit (CDP 3-17/19), Design Review (DR 5-17/19) and approval of two Affordable Housing Incentives for a proposed mixed income senior, multi-family and permanently supportive housing project located at 441 South Street (Approved)
- Use Permit (UP 1-19) to allow Vehicle Storage in an existing vacant commercial unit with General Commercial zoning designation at 880 Stewart Street (Approved)
- Coastal Development Permit (CDP 4-19) to allow nine (9) soil borings for the purpose of collecting soil samples at 105 N Main Street (Approved)
- Coastal Development Permit (CDP 1-19) for construction of habitat protection fencing at the following addresses: 180 Boatyard Drive, 1190 S Main Street and 1102 S Main Street (Approved)
- Coastal Development Permit (CDP 8-18), Lot Line Adjustment (LLA1-18), and Variance (VAR 3-19) to reorient two parcels and construct two single family dwellings at 630 and 640 Dubois Lane (Approved)
- Inland Land Use and Development Code Amendment (ILUDC 1-19) to provide a recommendation to City Council regarding permitting and regulating cannabis businesses (Adopted)
- General Plan Amendment (GPA 1-19) to provide a recommendation to City Council regarding adoption of 2019 Housing Element (Inland –Adopted; Coastal – Pending)
- Coastal Development Permit (CDP 10-19) for construction of a split rail habitat protection fence at 200-250 W Ocean Drive (Approved)
- Coastal Development Permit (CDP 9-18), Subdivision (DIV 1-18) and Design Review (DR 3-18) to create two parcels and construct a 7,500 SF retail store and associated infrastructure at 1151 S Main Street (Denied)
- Use Permit (UP 4-19) to establish an artisan shop in Very High Density residential zoning at 126 N McPherson Street (Approved)

Collaborative Planning and Consultation

Collaborative planning and consultation is essential for successful projects and policy making. The City engages with the community, decision makers, local and state agencies, and maintains regular

communication with our local Tribal Council. Depending on the scope of work this may include consultations with: Sherwood Valley Band of Pomo, California Coastal Commission, Department of Fish and Wildlife, State Parks, Caltrans, Water Quality Board, Mendocino County Department of Environmental Health, Mendocino County of Planning and Building, Fort Bragg Fire Department, and/or Fort Bragg Mendocino Historical Society.

The City works diligently to provide up to date information to the public. City Council, Planning Commission and Council Committee meetings are available live-stream and archived. A “Notify Me” email/text subscription list is available for a range of topics, such as “Downtown Businesses”, “Mill Site Reuse”, and “Affordable Housing”. The City values community input and is stronger because of it.

Business License

It is unlawful for any person to transact and carry on any business, trade or profession without first having procured a license from the City to do so. All business licenses are annual from January 1, become delinquent March 1, and expire December 31.

Business License Activity	Number
New Applications	111
Cancelled Licenses	32
Renewed Licenses	803
Delinquent (pending renewal)	140

Table 6: Business License Activity (2019)

Code Enforcement

The City engages in code enforcement activity to remedy nuisances and illegal activities. The most common complaints are overgrown vegetation, animal keeping, and unpermitted construction. Code Enforcement Inquiry Forms are available for the public and reporting is confidential. Once an inquiry is filed, the code enforcement officer conducts an investigation to determine if a code enforcement violation has taken place and the type of fee to assess. The initial letter relays the violation and abatement actions necessary. Generally, the City does not collect fees if the nuisance is abated within 14-days.

Code Enforcement Activity	Number of Violations
Initial Letter	79
Second Letter	32
Third Letter	16
Appeals	1
Encampment Cleanup	12

Table 7: Code Enforcement Activity (2019)

Conclusion

On March 30, 2020 the Fort Bragg City Council reviewed the General Plan Progress Report for 2019. City Council’s comments will be included in the document as Appendix D, prior to submitting to the Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD).

Appendix A - Implementation of General Plan Elements

Fort Bragg's General Plan/Coastal General Plan provides the foundation for all land use decisions. They define the City's policy for public and private development, and provide the City Council, Planning Commission, and City staff with specific direction for future decisions affecting land use development. The following tables reflect General Plan Elements; each table contains policies and implementation actions for 2019.

If Policy is not demarcated with (Inland) or (Coastal), the policy is the same for both the City's Inland and Coastal General Plan(s).

Land Use Element

Policy	Objective	Implementation
Goal LU-1: Promote development and conservation of land in Fort Bragg according to the pattern shown on the Land Use Designations Map.		
LU-1.1	Implementation of the Land Use Designations Map: Implement the Land Use Designations Map by approving development and conservation projects consistent with the land use designations, and ensure consistency between the Inland General Plan and the Inland Land Use and Development Code.	Ongoing. The Land Use Designations Map is used as part of the review of every planning application.
LU-1.2 (Coastal)	Require that development on APNs 018-440-38, -39, -49, -50, & -59 in excess of one dwelling per existing lot obtain a Planned Development approval that minimizes access	Ongoing. Future applications for these parcels will adhere to this policy.
Goal LU-2: Establish and maintain clear boundaries and guidelines for the future expansion of Fort Bragg.		
LU-2.1	Boundaries of the Sphere of Influence: Retain the existing Sphere of Influence boundaries, as shown on Map LU-2.	The City has retained the boundaries of the current sphere of influence
LU-2.2 (Coastal)	Annexations to the Municipal Improvement District Boundary: Require annexation approval prior to permitting new connections to the sanitary sewer system operated by the City's Municipal Improvement District in the Sphere of Influence. Out-of-area service agreements may be approved for new connections to the sanitary sewer system for development proposals that comply with the policy of the Municipal Improvement District regarding projects that provide affordable housing per Resolution No. ID 230-2003, adopted on December 8, 2003.	Ongoing.

Policy	Objective	Implementation
LU-2.2 (Inland)	Sewer and Water Connections outside of the Municipal Service District Boundary: Out-of-area service agreements may be approved for new connections to the sanitary sewer system for development proposals that are located outside of the Municipal Service District Boundary and that comply with the policy of the Municipal Improvement District 2 – Land Use Element 2 - 9 November 2012 Fort Bragg Inland General Plan regarding projects that provide affordable housing per Resolution No. ID 230-2003, adopted on December 8, 2003.	No sewer or water connections were made outside of the Municipal Improvement District 2.
LU-2.3	County Referrals: Request referrals from the County for all development projects in the City’s Sphere of Influence, which are under the jurisdiction of Mendocino County.	The City requests referrals on an on-going basis.
LU-2.4	<p>Annexation Standards</p> <ul style="list-style-type: none"> • Areas annexed must be able to be served by existing City facilities and by facilities provided by other agencies, or by environmentally and economically feasible Improvements to these facilities. Prior to City approval of an annexation application, findings shall be made indicating that: necessary public and private infrastructure to support the development is available, or that a development plan for extending or upgrading the infrastructure has been adopted, and that the annexation would not result in a substantial reduction or deterioration of public services and facilities, including streets, water supply, wastewater treatment, storm drainage facilities, fire, police, schools, and other public services and facilities. • Proposed annexations must be contiguous to existing developed areas. Annexation proposals that “leapfrog” over vacant and undeveloped land shall not be approved. • Based on a cost-revenue analysis, annexations shall have a cumulative net positive fiscal effect on the City within fifteen years of approval. The fiscal analysis must demonstrate that annexed properties would generate sufficient City revenues to pay for ongoing services to the annexed area and infrastructure cost benefiting annexed area borne by City – such as public safety, road maintenance, street lighting, etc. To achieve this, property owner(s) may be required to establish Mello-Roos districts 	<p>The City discouraged piecemeal annexation applications by two property owners located just outside the City limits.</p> <p>Future annexation considerations will adhere to this policy.</p>

Policy	Objective	Implementation
	<p>and/or other forms of benefit assessment districts as a condition of, and at the time of, annexation to the City.</p> <ul style="list-style-type: none"> • All annexation applications shall include an environmental review document which provides full disclosure of any potential adverse environmental impacts. To the maximum extent possible, annexations that would result in significant environmental impacts will not be approved. • A development plan, including maps and text, showing how existing and proposed future development within the annexation area contributes to the attainment of Inland General Plan goals and policies, shall be submitted with an annexation application. • All proposed future development within an annexation area shall be consistent with the land use designations shown on the Land Use Designations Map and all other requirements of the Inland General Plan and the Fort Bragg Municipal Code. • A cost-revenue analysis is not required for parcels that are annexed by the City of Fort Bragg for public purposes. 	
LU-2.5	Discourage Piecemeal Annexations: Discourage annexations of small, individual parcels of land in a piecemeal fashion.	The City discouraged piecemeal annexation applications by two property owners located just outside the City limits.
Goal LU-3 Ensure that the Central Business District remains the historic, civic, cultural, and commercial core of the community.		
LU-3.1	Central Business District: Retain and enhance the small-scale, pedestrian-friendly, and historic character of the Central Business District (CBD).	Examples include waiving permit fees for events in the CBD, such as: the weekly Farmers Market, Holiday Light Parade; Paul Bunyan Days; Rodder’s Car Show; and First Friday Block Party, to name a few.

Policy	Objective	Implementation
LU-3.2	Mixed Uses: Support mixed use development (i.e., a combination of residential and commercial uses) in the Central Business District that does not conflict with the primary retail function of this area.	Vacation rentals are banned in the City, other than those located on the second/third floor, above commercial use in the CDB. In 2019, one vacation rental approved.
LU-3.3	Historic Buildings and Mixed Uses: In the Central Business District and in other commercial areas with historic residential structures, encourage residential uses, mixed residential, and commercial uses, and the preservation of historic structures.	The City continues to encourage preservation of historic structures. Council is considering adopting Mills Act.
LU-3.4	Encourage Infill Development: Encourage infill development of vacant and underdeveloped land in the Central Business District and adjacent commercial areas before amending the General Plan and rezoning to obtain additional commercial land elsewhere.	The City continues to encourage in-fill commercial development and is not considering annexation of additional commercial land.
LU-3.5 (Coastal)	Encourage the adaptive re-use and more complete utilization of buildings in the Central Business District and other commercial districts.	The City continues to encourage adaptive reuse of commercial structures. In 20__, an old dairy barn on Cypress Street was converted into a wood working shop and gallery.
LU-3.5 (Inland)	Encourage Smart Growth: Locate new residential, commercial, or industrial development within, contiguous with, or in close proximity to, existing developed areas.	The current LCP amendment effort incorporates smart growth principles in rezoning of the former Mill Site

Policy	Objective	Implementation
LU-3.6	Re-Use of Existing Buildings: Encourage the adaptive re-use and more complete utilization of buildings in the Central Business District and other commercial districts.	The City continues to encourage adaptive reuse of commercial structures. Recent example includes an old dairy barn used for storage on Cypress Street was converted into a wood working shop and gallery.
Goal LU-4 Promote economic vitality of the City’s existing commercial areas.		
LU-4.1	Formula Businesses and Big Box Retail: The location, scale, and appearance of formula businesses and big box retail shall not detract from the economic vitality of established commercial businesses, and shall be consistent with the small town, rural character of Fort Bragg.	City Council is actively exploring options regarding the regulation of Formula Business. Recently, a Council retreat is being planned to refine what “business friendly” means for our community in order to help shape policy regarding Formula or Big Box retail.
LU-4.2 (Coastal)	Require that a fiscal and economic analysis be performed as part of the conditional use permit process for big box retail projects. The analysis shall evaluate the economic effects of the project for a minimum five-year time frame. A consultant selected by the City and paid for by the project proponent shall carry out the analysis.	The City did not receive applications for big box retail projects in the previous year. This requirement will apply to future relevant applications.
LU-4.2 (Inland)	Large-Scale Commercial Development: To maintain scenic views along Main Street and to ensure that building sizes at the City’s gateways are in scale with the community, no commercial building shall exceed the following limitations on the gross floor area: a) between the Noyo River and Pudding Creek Bridges - maximum 50,000 square feet; b) east of Highway One and north of Pudding Creek Bridge - maximum 30,000 square feet	The City continues to regulate the size of commercial development when discussing potential projects with developers. Current examples include the proposed Avalon Hotel.

Policy	Objective	Implementation
LU-4.3 (Coastal)	Large-Scale Commercial Development: To maintain scenic views of the coast and to ensure that building sizes at the City’s gateways are in scale with the community, no commercial building shall exceed the following limitations on the gross floor area: a) between the Noyo River and Pudding Creek Bridges - maximum 50,000 square feet; b) east of Highway One and north of Pudding Creek Bridge - maximum 30,000 square feet; c) west of Highway One and north of Pudding Creek Bridge and south of the Noyo River Bridge - maximum 15,000 square feet; and d) east of Highway One and south of Noyo River Bridge – maximum 40,000 square feet.	Ongoing. This policy applies to development in the outlined areas.
LU-4.3 (Inland) LU-4.4 (Coastal)	Standards for Commercial Uses in Residential Areas: Commercial uses in and adjacent to residential areas shall not adversely affect the primarily residential character of the area.	2019 example includes the approval of use permit to convert an existing church to an artisan shop with residential zoning. This project did not remove residential units and permit includes provisions to operating characteristics, to not have an adverse effect on residential character.
<p>Goal LU-5 (Coastal): Maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and the constitutionally protected rights of power.</p> <p>Goal LU-5 (Inland): Support Industrial development which is consistent with the protection, enhancement and restoration of natural resources</p>		
LU-5.1 (Coastal)	Additional Sites for Visitor-Serving Commercial: Continue to provide for and encourage additional visitor-serving commercial facilities.	Ongoing. The City regulates a land use and zoning district called “Visitor Serving Commercial” that includes vacant and available land for these types of facilities.

Policy	Objective	Implementation
LU-5.1 (Inland)	Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects on natural and scenic resources, either individually or cumulatively.	The current LCP amendment effort would result in new industrial zoning on the former Mill Site, which is adjacent to existing infrastructure.
LU-5.2 (Coastal)	Ensure that there are adequate sites for visitor-serving land uses by: a) Maintaining existing areas designated for Highway-Visitor Commercial uses; b) Maintaining the Highway Visitor Commercial land use designation as one allowing primarily recreational and visitor-serving uses; and c) Reserving adequate infrastructure capacity	The City continues to regulate new industrial development and conduct code enforcement activities to ensure compliance City standards are met.
LU-5.2 (Inland)	Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.	The City continues to regulate new industrial development and conduct code enforcement activities to ensure compliance City standards are met.
LU-5.3 (Coastal)	Lower Cost Facilities: Protect, encourage, and, where feasible, provide lower cost visitor and recreational facilities for persons and families of low and moderate income. If and when average annual occupancy rates at Fort Bragg visitor facilities exceed 70%, removal or conversion of existing lower cost facilities shall be prohibited unless the use will be replaced with another facility offering comparable visitor serving or recreational facilities.	Ongoing. The City will continue to review vacancy rates and continue to protect, encourage and, where feasible, provide lower cost visitor and recreational facilities.

Policy	Objective	Implementation
LU-5.4 (Coastal)	Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.	Ongoing. The City continues to work on an amendment to the LCP to rezone oceanfront land on the former GP Mill Site for multiple uses, including recreational uses. Ongoing maintenance of the Coastal Trail provides oceanfront recreational usage along the majority of the City's oceanfront.
LU-5.5 (Coastal)	Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.	Ongoing. The City applied for State Parks grant funding in 2019 for renovations to Bainbridge Park, hoping to upgrade this free recreational facility. Additionally, the City opened up the central access to the Coastal Trail, a free facility, to improve low-cost coastal access and recreation.
LU-5.6 (Coastal)	The use of private lands suitable for visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.	Ongoing. The City continues to work on an amendment to the LCP to rezone oceanfront land on the former GP Mill Site for multiple uses, including recreational and visitor-serving uses. Ongoing maintenance of the Coastal Trail provides oceanfront recreational usage along the majority of the City's oceanfront.

Policy	Objective	Implementation
LU-5.7 (Coastal)	Adequate parking should be provided to serve coastal access and recreation uses to the extent feasible. Existing parking areas serving recreational uses shall not be displaced unless a comparable replacement area is provided.	Ongoing. The City continues to preserve existing parking that serves coastal access, and requires adequate parking for future development where access and recreation is proximate.
LU-5.8 (Coastal)	Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.	Ongoing. The limited locations in the City limits where water-oriented recreational activities are possible continue to be protected for such uses.
<p>Goal LU-6 (Coastal): Support industrial development which is consistent with the protection, enhancement, and restoration of coastal resources.</p>		
<p>Goal LU-7 (Inland): Provide adequate land to accommodate the housing needs of all income groups</p>		
LU-6.1 (Coastal)	Policy LU-6.1: Standards for Noyo Harbor Industrial Development: Limit industrial development in the Noyo Harbor to uses which: a) are coastal-dependent uses or aquaculture, giving priority to commercial fishing activities; b) do not generate excessive traffic on City streets, such as South Street, North Harbor Drive, and Cypress Street; c) do not interfere with existing coastal-dependent industry, especially commercial fishing; and d) are consistent with applicable LCP policies, including but not limited to LCP policies regarding the protection of public access and recreation, visual resources, and environmentally sensitive habitat areas, and Coastal Act public access policies.	Ongoing. The City’s General Plan and CLUDC contain policies defining what land uses are permissible in the Noyo Harbor, and future development in the Harbor is subject to Coastal Development Permitting, where discretionary review can ensure ongoing implementation with this policy.
LU-6.1 (Inland)	Preserve Neighborhoods: Preserve and enhance the character of the City’s existing residential neighborhoods.	The City is currently planning an upgrade to neighborhood park, Bainbridge Park and Wiggly Giggly Playground. Ongoing code

Policy	Objective	Implementation
		enforcement activities to ensure residents comply with regulations; examples include enforcing setbacks for animal keeping and construction without building permits.
LU-6.2 (Coastal)	In areas designated for industrial land uses, coastal-dependent and coastal related industrial uses shall have priority over other industrial uses on or near the shoreline.	Ongoing. The City’s General Plan and CLUDC contain policies defining what land uses are permissible in the in the Coastal Zone, and future development therein is subject to Coastal Development Permitting, where discretionary review can ensure ongoing implementation with this policy.
LU-6.3 (Coastal)	Pipeline, Electrical, and Telecommunications Transmission Corridors: Consolidate new pipeline, electrical, and telecommunications transmission corridors within existing pipeline or electrical and telecommunications transmission corridors, wherever feasible, unless there are overriding technical constraints or significant social, aesthetic, environmental, or economic concerns.	Ongoing. As infrastructure projects of this nature are planned and scheduled, conformance with this policy will take place.
LU-6.4 (Coastal)	Electrical and telecommunications transmission rights-of-way and pipelines shall be routed to minimize impacts to scenic resources and to Environmentally Sensitive Habitat Areas according to the following standards: a) Require underground installation of electrical and telecommunication lines where technically and economically feasible, unless it can be shown that other options are less environmentally damaging. b) Scarring, grading, or other vegetative removal shall be minimized and construction areas shall be revegetated with plants native to the area. c) Where above-ground electrical or telecommunications transmission lines are	Ongoing. As infrastructure projects of this nature are planned and scheduled, conformance with this policy will take place.

Policy	Objective	Implementation
	<p>necessary, the design and color of the support towers shall be compatible with the surroundings to the extent feasible. Avoid locating above-ground transmission lines along the crests of hills, bluffs, and in scenic resource areas.</p>	
<p>Goal LU-7 (Coastal): Support industrial development which is consistent with the protection, enhancement, and restoration of coastal resources.</p>		
<p>LU-7.1 (Coastal)</p>	<p>Changes in Industrial Land Use: Require that any Local Coastal Program (LCP) amendments and rezoning of lands which are designated Timber Resources Industrial be subject to a specific plan process. The portions of a Specific Plan that meet the definition of “Land Use Plan” as defined by Coastal Act Section 30108.5 and “Implementing Actions” as defined by Coastal Act Section 30108.4 shall be submitted to, and effectively certified by, the Coastal Commission as an LCP amendment before those portions of the Specific Plan become effective.</p>	<p>Ongoing. The City is currently drafting and LCP amendment for Coastal Commission review and certification that would be consistent with this policy.</p>
<p>LU-7.3 (Coastal)</p>	<p>Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects on coastal resources, either individually or cumulatively.</p>	<p>Ongoing. The CLUDC lists the land uses permitted in each zoning district, and industrial uses are allowable in industrial zoning districts so that it is contiguous with existing developed areas able to accommodate it and where public services are present to serve future industrial development.</p>
<p>LU-7.4 Coastal</p>	<p>Where feasible, locate new hazardous industrial development away from existing developed areas.</p>	<p>Ongoing. The CLUDC requires discretionary review of most hazardous industrial development to ensure that it is compatible with existing and future land</p>

Policy	Objective	Implementation
		uses in the vicinity.
LU-7.5 (Coastal)	Industrial Land Use Standards: Require that industrial development avoid or minimize creating substantial pollution, noise, glare, dust, odor, or other significant adverse impacts.	Ongoing. The CLUDC requires discretionary review of most industrial development to ensure that it is compatible with existing and future land uses in the vicinity. Most industrial development is restricted to industrial zoning districts to minimize adverse impacts to sensitive land uses.
Goal LU-8 (Coastal): Encourage a mixture of commercial fishing, recreational boating and fishing, mixed commercial and visitor-serving uses consistent with coastal access policies.		
LU-8.1 (Coastal)	Annexation of Noyo Harbor: Consider annexation of the Noyo Harbor.	Ongoing. The City Council periodically discusses annexation to determine feasibility and benefits. No plans for annexation are currently in process.
LU-8.2 (Coastal)	Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced and shall be protected unless written findings are made that present and foreseeable future demand for the facilities that could be accommodated on the property is already adequately provided for in the area. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.	The City has little jurisdiction within the harbor; however, the City continues to support and protect existing infrastructure and recreational opportunities.

Policy	Objective	Implementation
LU-8.3 (Coastal)	Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.	The City has little jurisdiction within the harbor; however, the City continues to support and protect existing infrastructure and recreational opportunities.
LU-8.4 (Coastal)	The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.	The City has little jurisdiction within the harbor; however, the City continues to support and protect existing infrastructure and recreational opportunities.
Goal LU-9 (Coastal): Minimize impacts of aquaculture development on coastal resources.		
LU-9.1 (Coastal)	Aquaculture Development. All aquaculture development or facilities shall require a coastal development permit and shall be consistent with all policies and standards of the certified LCP, including but not limited to policies regarding the protection of public access, water and marine resources, environmentally sensitive habitat areas, hazards, water quality, archaeological resources, and visual resources.	Ongoing. Any future aquaculture development requires a Coastal Development Permit.
LU-9.2 (Coastal)	No intake or discharge lines shall be placed above ground in the Timber Resources Industrial District in any Environmentally Sensitive Habitat Areas as defined in Policy OS-1.2 and Section 30107.5 of the Coastal Act, including but not limited to, along portions of any coastal bluff that constitute ESHA, or within any rocky intertidal habitat area.	Ongoing. Any future aquaculture development requires a Coastal Development Permit.

Policy	Objective	Implementation
LU-9.3 (Coastal)	No intake or discharge lines shall be placed above ground within the Harbor District, the adjoining tidelands and submerged lands of the Noyo River, or on the face of coastal bluffs within the Timber Resources Industrial district, unless all other alternatives have been demonstrated to be infeasible or more environmentally damaging. Alternatives to be evaluated shall include, but not be limited to, (1) placing lines underground through use of directional drilling or trenching, (2) using closed-loop aquaculture systems that do not require offshore intake and discharge lines, and (3) connecting discharge lines to the existing sanitary sewer system. If all other alternatives have been demonstrated to be infeasible or more environmentally damaging and intake or discharge lines must be placed above ground within the Harbor District and the adjoining tidelands and submerged lands of the Noyo River, or on the face of coastal bluffs within the Timber Resources Industrial district, the lines shall be placed in the least environmentally damaging feasible location and in a manner that will not interfere with Noyo River navigation, existing recreational boating facilities, and coastal dependent industry, especially commercial fishing facilities.	Ongoing. The City continues to prohibit these facilities above ground in the Timber Resources district.
LU-9.4 (Coastal)	Any intake or discharge lines allowed to be placed above ground within the Harbor District and the adjoining tidelands and submerged lands of the Noyo River shall be removed upon abandonment of the aquaculture development or facility it was installed to serve.	Ongoing. The City continues to regulate these facilities in the Harbor District consistent with this policy.
LU-9.5 (Coastal)	All aquaculture development or facilities shall be sited and designed to be visually compatible with the character of surrounding areas, and shoreline facilities shall be screened.	Ongoing. Aquaculture development requires a Coastal Development Permit that considers the visual impacts of development.

Policy	Objective	Implementation
LU-9.6 (Coastal)	All aquaculture development or facilities shall be sited and designed to prevent impacts which would significantly degrade environmentally sensitive habitat areas, as defined in Policy OS-1.1 and section 30107.5 of the Coastal Act, and shall be compatible with the continuance of biological and ecological values in those habitat areas.	Ongoing. Aquaculture development requires a Coastal Development Permit that considers the environmental impacts of development.
LU-9.7 (Coastal)	All aquaculture development or facilities shall be sited and designed to avoid encroachment of aquaculture operations into adjacent recreational areas.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.8 (Coastal)	No aquaculture development or facilities shall interfere with the public's right of access to the sea. All aquaculture development or facilities shall ensure adequate provision of lateral and vertical access.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.9 (Coastal)	All aquaculture development or facilities shall be sited and designed to: (1) minimize risks to life and property from geologic and flood hazards, including but not limited to bluff erosion, slope stability, seismic events, liquefaction, tsunamis, floods, and wave attack; and (2) assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.10 (Coastal)	Availability of adequate water to serve all aquaculture development or facilities shall be demonstrated prior to approval of such aquaculture development or facilities.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.

Policy	Objective	Implementation
LU-9.11 (Coastal)	All aquaculture development or facilities shall be sited and designed to minimize the chances for release of non-native species, pathogens, and parasites into the aquatic environment.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.12 (Coastal)	All aquaculture development or facilities shall be sited and designed to ensure that waste discharges will comply with all applicable water quality regulations, including, but not limited to, any applicable regulations contained within (1) the State Water Resources Control Board’s “Water Quality Control Plan, Ocean Waters of California” Ocean Plan, (2) the State Water Resources Control Board’s “Water Quality Control Plan for Control of Temperature in the Coastal and Interstate Waters and Enclosed Bays and Estuaries of California” (Thermal Plan), and (3) the North Coast Regional Water Quality Control Board’s (RWQCB) “Water Quality Control Plan for the North Coast Region” (Basin Plan).	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.13 (Coastal)	All aquaculture development or facilities shall be sited and designed to minimize the discharge of pollutants to water, including but not limited to substances in concentrations toxic to human, animal, plant, or aquatic life.	
LU-9.14 (Coastal)	All aquaculture development or facilities shall implement Best Management Practices (BMPs) to ensure the number and quantity of pollutants discharged or potentially discharged from the facility shall be minimized to the maximum extent feasible. BMPs shall specifically address adequate cleaning, feeding, transfer and importation of species, husbandry practices, removal of dead species, storage and handling of raw material, drugs and chemicals, and disposal of solid waste.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.

Policy	Objective	Implementation
LU-9.15 (Coastal)	All aquaculture development or facilities shall be carried out in a manner that will sustain the biological productivity of coastal waters, protect human health and maintain healthy populations of all species of marine organisms for long-term commercial, recreational, scientific and educational purposes.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.16 (Coastal)	Aquaculture facilities sited within the Harbor District shall not interfere with existing recreational boating facilities and existing coastal-dependent industry, including fishing.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-9.17 (Coastal)	Ocean front land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
Goal LU-10: Provide adequate land to accommodate the housing needs of all income groups.		
LU-10.1 (Coastal)	Preserve Neighborhoods: Preserve and enhance the character of the City’s existing residential neighborhoods.	Ongoing. Aquaculture development requires a Coastal Development Permit that requires conformance with this policy.
LU-10.2 (Coastal)	Locating New Development. New residential, commercial, or industrial development, except as otherwise provided in the LCP, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. Where feasible, new hazardous industrial development shall be located away from existing developed areas.	Ongoing. The City’s land use map and zoning districts prescribe the locations for new development, and Coastal Development Permit review ensures conformance with this policy.

Policy	Objective	Implementation
LU-10.3 (Coastal)	The location and amount of new development shall maintain and enhance public access to the coast by: (1) facilitating the extension of transit services where feasible; (2) providing non-automobile circulation within the development that includes circulation connections outside of the development; (3) assuring that the recreational needs of new residents will be supported by onsite recreational facilities and/or off-site local park recreational facilities to ensure that coastal recreation areas are not overloaded; and (4) utilizing smart growth and mixed-use development concepts where feasible to improve circulation and reduce auto use, where such auto use would impact coastal access roads.	New development in the Coastal Zone requires a Coastal Development Permit, where conformance with this policy will be ensured.
LU-10.4 (Coastal)	Ensure Adequate Services and Infrastructure for New Development. Development shall only be approved when it has been demonstrated that the development will be served with adequate water and wastewater treatment. Lack of adequate services to serve the proposed development shall be grounds for denial of the development.	New development in the Coastal Zone requires a Coastal Development Permit, where conformance with this policy will be ensured.
LU-10.5 (Coastal)	Minimize Impacts on Air Quality and Green House Gasses. New development shall: 1) be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development, and 2) minimize energy consumption and vehicle miles traveled.	New development in the Coastal Zone requires a Coastal Development Permit, where conformance with this policy will be ensured.
LU-10.6 (Coastal)	Protect Special Communities. New Development shall, where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.	New development in the Coastal Zone requires a Coastal Development Permit, where conformance with this policy will be ensured.

Policy	Objective	Implementation
LU-10.7 (Coastal)	Priority for Coastal Dependent Uses. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.	New development in the Coastal Zone requires a Coastal Development Permit, where conformance with this policy will be ensured.

Public Facilities Element

Policy	Objective	Implementation
Goal PF-1 Ensure that new development is served by adequate public services and Infrastructure.		
PF-1.1 (Coastal)	All new development proposals shall be reviewed and conditioned to ensure that adequate public services and infrastructure can be provided to the development without substantially reducing the services provided to existing residents and businesses.	This is standard practice on all development applications.
PF-1.1 (Inland)	Ensure Adequate Services and Infrastructure for New Development: Review new development proposals to ensure that the development can be served with adequate potable water; wastewater collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal. .	This is standard practice on all development applications.
PF-1.2 (Coastal)	Ensure Adequate Services and Infrastructure for New Development. No permit for development shall be approved unless it can be demonstrated that such development will be served upon completion with adequate services, including but not limited to potable water; wastewater collection, treatment and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal; as applicable to the proposed development. a. Demonstration of adequate water and sewer facilities shall include evidence that adequate capacity will be available within the system to serve the development and all other known and foreseeable development the system is committed to serving, and that the municipal system will provide such service for the development; b. Demonstration of adequate road facilities shall include information	Any new development will be required to construct/contribute to any infrastructure necessary for proposed and future development.

Policy	Objective	Implementation
	<p>demonstrating that (i) access roads connecting to a public street can be developed in locations and in a manner consistent with LCP policies; and (ii) that the traffic generated by the proposed development, and all other known and foreseeable development, will not cause Levels of Service (LOS) of roads, streets, and intersections within the City to reduce below LOS standards contained in Policy C-1.1 of the Circulation Element of the Coastal General Plan.</p>	
<p>PF-1.2 (Inland)</p>	<p>All new development proposals shall be reviewed and conditioned to ensure that adequate public services and infrastructure can be provided to the development without substantially reducing the services provided to existing residents and businesses.</p>	<p>All proposed development is reviewed and conditioned to ensure adequate public infrastructure/capacity. Water and sewer capacity fees are calculated based on proposed use.</p>
<p>PF-1.3 (Coastal)</p>	<p>Ensure Adequate Service Capacity for Priority Uses. a. New development that increases demand for new services by more than one equivalent dwelling unit (EDU) shall only be permitted in the Coastal Zone if, ☐ Adequate services do or will exist to serve the proposed development upon completion of the proposed development, and ☐ Adequate services capacity would be retained to accommodate existing, authorized, and probable priority uses upon completion. Such priority uses include, but are not limited to, coastal dependent industrial (including commercial fishing facilities), visitor serving, and recreational uses in commercial, industrial, parks and recreation, and public facilities districts. Probable priority uses are those that do not require an LCP amendment or zoning variance in the Coastal Zone. b. Prior to approval of a coastal development permit, the Planning Commission or City Council shall make the finding that these criteria have been met. Such findings shall be based on evidence that adequate service capacity remains to accommodate the existing, authorized, and probable priority uses identified above.</p>	<p>The City is in the process of evaluating potential future build out to assure appropriate services will be available for those priority uses.</p>

Policy	Objective	Implementation
PF-1.3 (Inland)	Ensure Adequate Services and Infrastructure for Annexations: Review annexation requests to ensure that the area can be served with adequate potable water; wastewater collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal. See also Policy LU-2.4 regarding annexations.	The City is not currently considering annexation. However, with the addition of Summer’s Lane Reservoir and a new 1.5 MG water tank, annexation might be considered in the future.
PF-1.4 (Coastal)	New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with the certified LCP. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.	All development will be reviewed for consistency with this policy.
PF-1.5 (Coastal)	Ensure Adequate Services and Infrastructure for Annexations: Review annexation requests to ensure that the area can be served with adequate potable water; wastewater collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal.	The City is not currently considering annexation. However, with the addition of Summer’s Lane Reservoir and a new 1.5 MG water tank, annexation might be considered in the future. Any proposed annexations will be evaluated for adequate services.
Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents.		

Policy	Objective	Implementation
PF-2.1	Development Pays its Share: Require that new development pay its share of capital improvements and the cost of public services to maintain adequate levels of service.	New development does not currently pay its share of some costs because the City does not have Development Impact Fees for capital projects such as parks and transportation. The City will require new development to bear its fair share of costs of new Public infrastructure.
PF-2.2	Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.	The City is undertaking a raw water line replacement project, and has begun designing improvements to water infrastructure north of Pudding Creek.
PF-2.3	Emergency Water Supply: Develop an emergency water supply for disaster preparedness.	In 2016, the City completed the Summers Lane Reservoir Project. In 2019, a new water storage tank was installed. These additional sources provide additional emergency water supply.
PF-2.4	Potable Water Quality: Maintain the safety of the water supply.	The City continues to operate the Water Treatment Plant in compliance with all State and Federal regulations. The current upgrade improves the processing.
PF-2.5	Wastewater: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.	The Waste Water Treatment Facility, which is currently undergoing an upgrade, has capacity for increased treatment volumes.

Policy	Objective	Implementation
PF-2.6	Storm Drainage: Annually review storm drain system capacity and expansion plans.	The City will be increasing its attention to Storm Drainage facilities and compliance with increased MS4 permitting requirements.
PF-2.7	Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community	City Hall is open to the public Monday through Friday, from 9am to 5pm (closed 12:30p to 1:30p). Public buildings are regularly maintained.
PF-2.8	Capital Improvement Plan: Continually update the Capital Improvement Plan to ensure that it identifies capital projects necessary to maintain adequate levels of performance as well as funding sources for all phases of intended projects.	The Capital Improvement Plan (CIP) is updated every year as part of the Budget process.
PF-2.9	Schools: Work with the Fort Bragg Unified School District to ensure that the District has the means to provide a high quality education to City students.	This is an ongoing activity.

Conservation & Open Space Element

Policy	Objective	Implementation
<p align="center">Goal OS-1 (Coastal) Preserve and Enhance the City's Environmentally Sensitive Habitat Areas</p>		
<p align="center">Goal OS-1 (Inland) Preserve areas with important biotic resources</p>		
<p>OS-1.1 (Coastal)</p>	<p>Definition of ESHA. "Environmentally sensitive habitat area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.</p>	<p>Ongoing. This definition match's the Coastal Act's definition, and the City will continue to use it during Coastal Development Permit (CDP) review.</p>
<p>OS-1.1 (Inland)</p>	<p>Special Review Areas: Areas in the City containing watercourses, wetlands, sensitive plant and wildlife habitat, and forested land shall be designated as Special Review Areas.</p>	<p>The City continues to require biological reports and other specialized studies when reviewing projects designated as Special Review areas.</p>
<p>OS-1.2 (Coastal)</p>	<p>Determination of ESHA. The determination of what constitutes ESHA shall not be limited by what is mapped and not all parcels that are mapped necessarily contain ESHA. Map OS-1 serves to identify those general areas known to potentially contain ESHA and for which a biological report is required consistent with Policy OS-1.7 to substantiate the presence or absence of ESHA on any particular parcel. Any area not designated on LUP Map OS-1 that meets the ESHA definition is ESHA and shall be accorded all the protection provided for ESHA in the LCP. All habitat maps shall include a note that states that "the maps may be updated as appropriate and may not include all areas that constitute ESHA." The following areas shall be considered ESHA:</p> <ul style="list-style-type: none"> • Any habitat area that is rare or especially valuable because of their special nature 	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications.</p>

Policy	Objective	Implementation
	<p>or role in an ecosystem and is easily degraded or disturbed by human activities or developments.</p> <ul style="list-style-type: none"> • Any habitat area of plant or animal species designated as rare, threatened, or endangered under State or Federal law. • Any habitat area of species designated as Fully Protected or Species of Special Concern under State law or regulations. • Any habitat area of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2 (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society. 	
OS-1.2 (Inland)	Preserve Natural Resources: Require that sensitive natural resources in Special Review Areas be preserved and protected to the maximum degree feasible.	The City continues to require biological reports and other specialized studies when reviewing projects designated as Special Review areas.
OS-1.3 (Coastal)	Development in ESHA Wetlands: Diking, Filling, and Dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following uses: a. New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities. b. Maintaining existing or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps. c. New or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities. d. Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers	Ongoing. The City will continue to use this policy when reviewing CDP applications.

Policy	Objective	Implementation
	and maintenance of existing intake and outfall pipelines. e. Restoration purposes. f. Nature study, aquaculture, or similar resource dependent activities. Policy	
OS-1.3 (Inland)	Biological Report Required for Special Review Areas: Permit applications for development within or adjacent to Special Review Areas which have the possibility of containing sensitive habitat shall include a biological report prepared by a qualified biologist which identifies the resources and provides recommended measures to ensure that the requirements of CEQA, the Department of Fish and Wildlife, and the City of Fort Bragg's General Plan(s) are fully met. The required content of the biological report is specified in the <i>Land Use and Development Code</i> .	The City continues to require biological reports and other specialized studies when reviewing projects designated as Special Review areas.
OS-1.4 (Coastal)	The more specific permissible use provisions for wetlands identified in Policy OS-1.3 shall control over the more general permissible use provisions for other types of ESHA identified in Policy OS-1.5 and Policy OS-1.6.	Ongoing. The City will continue to use this policy when reviewing CDP applications.
OS-1.4 (Inland)	Maintain Open Space: Require site planning and construction to maintain adequate open space to permit effective wildlife corridors for animal movement between open spaces.	The current LCP amendment includes Open Space/Parks zoning along the coastal trail. This "green-belt" serves multiple functions, including a wildlife corridor
OS-1.5 (Coastal)	Development in Rivers and Streams with ESHA. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to: a. Necessary water supply projects, b. Flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or c. Developments where the primary function is the	Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.

Policy	Objective	Implementation
	improvement of fish and wildlife habitat.	
OS-1.6 (Coastal)	Development within Other Types of ESHA shall protect ESHA against any significant disruption of habitat values and shall be limited to the following uses: a. Resource Dependent Uses. Public nature trails within riparian ESHA are considered a resource dependent use provided that: (1) the length of the trail within the riparian corridor shall be minimized; (2) the trail crosses the stream at right angles to the maximum extent feasible; (3) the trail is kept as far up slope from the stream as possible; (4) trail development involves a minimum of slope disturbance and vegetation clearing; and (5) the trail is the minimum width necessary. Interpretive signage may be used along permissible nature trails accessible to the public to provide information about the value and need to protect sensitive resources. b. Restoration projects where the primary purpose is restoration of the habitat. c. Invasive plant eradication projects if they are designed to protect and enhance habitat values. d. Pipelines and utility lines installed underneath the ESHA using directional drilling techniques designed to avoid significant disruption of habitat values.	Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy. The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and is relevant, the State Water Board and/or Army Corps of Engineers to ensure consistency with these policies.
OS-1.7 (Coastal)	Development in areas adjacent to Environmentally Sensitive Habitat Areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.	Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.

Policy	Objective	Implementation
		<p>The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and is relevant, the State Water Board and/or Army Corps of Engineers to ensure consistency with these policies.</p>
<p>OS-1.8 (Coastal)</p>	<p>Development adjacent to ESHA shall provide buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. The purpose of this buffer area is to provide for a sufficient area to protect environmentally sensitive habitats 4 – Conservation, Open Space, Energy, & Parks Element 4 - 4 July 2008 Fort Bragg Coastal General Plan from significant degradation resulting from future development. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation with the California Department of Fish and Game, other relevant resource agencies, and the City, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and in no event shall be less than 30 feet in width.</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and is relevant, the State Water Board and/or Army Corps of Engineers to ensure consistency with these policies.</p>

Policy	Objective	Implementation
OS-1.9 (Coastal)	<p>Utilize the following criteria to establish buffer areas: a. Biological Significance of Adjacent Lands. Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. Functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance depends upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding, or resting). Where a significant functional relationship exists, the land supporting this relationship shall also be considered to be part of the ESHA, and the buffer zone shall be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer shall be measured from the edge of the ESHA that is adjacent to the proposed development. b. Sensitivity of Species to Disturbance. The width of the buffer zone shall be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination shall be based on the following after consultation with the Department of Fish and Game or others with similar expertise: (i) Nesting, feeding, breeding, resting, or other habitat requirements of both resident and migratory fish and wildlife species; (ii) An assessment of the short-term and long-term adaptability of various species to human disturbance; (iii) An assessment of the impact and activity levels of the proposed development on the resource. Erosion susceptibility. The width of the buffer shall be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, erosion potential, and vegetative cover of the parcel proposed for development and adjacent lands. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development shall be provided. d. Use natural topography. Where feasible, use hills and bluffs adjacent to Environmentally Sensitive Habitat Areas, to buffer these</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and is relevant, the State Water Board and/or Army Corps of Engineers to ensure consistency with these policies.</p>

Policy	Objective	Implementation
	<p>habitat areas. Where otherwise permitted, locate development on the sides of hills away from Environmentally Sensitive Habitat Areas. Include bluff faces in the buffer area. e. Use existing man-made features. Where feasible, use man-made features such as roads and dikes to buffer environmentally sensitive habitat areas. f. Lot Configuration and Location of Existing Development. Where an existing subdivision or other development is largely built-out and the buildings are a uniform distance from a habitat area, at least that same distance shall be required as a buffer zone for any new development permitted. However, if that distance is less than one hundred (100) feet, additional mitigation measures (e.g., planting of native vegetation) shall be provided to ensure additional protection. g. Type and Scale of Development Proposed. The type and scale of the proposed development will, to a large degree, determine the size of the buffer zone necessary to protect the ESHA. Such evaluations shall be made on a case-by-case basis depending upon the resources involved, the degree to which adjacent lands are already developed, and the type of development already existing in the area. Required buffer areas shall be measured from the following points as applicable: ☐ The outer edge of the canopy of riparian vegetation for riparian ESHA, or from the top of stream bank where no riparian vegetation exists. ☐ The upland edge of a wetland for a wetland ESHA. ☐ The outer edge of the plants that comprise the rare plant community for rare plant community ESHA.</p>	
OS-1.10 (Coastal)	<p>Permitted Uses within ESHA Buffers. Development within an Environmentally Sensitive Habitat Area buffer shall be limited to the following uses: a. Wetland Buffer. i. Uses allowed within the adjacent Wetland ESHA pursuant to Policy OS-1.3. ii. Nature trails and interpretive signage designed to provide information about the value and protection of the resources iii. Invasive plant eradication projects if they are designed to protect and enhance habitat values. b. Riparian Buffer. i. Uses allowed within the adjacent River and Stream ESHA pursuant to Policy OS- 1.5. ii.</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p>

Policy	Objective	Implementation
	<p>Uses allowed within the adjacent ESHA pursuant to Policy OS-1.6. iii. Buried pipelines and utility lines. iv. Bridges. v. Drainage and flood control facilities. c. Other types of ESHA Buffer. i. Uses allowed within the adjacent ESHA pursuant to Policy OS-1.6. ii. Buried pipelines and utility lines. iii. Bridges. iv. Drainage and flood control facilities.</p>	<p>The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and is relevant, the State Water Board and/or Army Corps of Engineers to ensure consistency with these policies.</p>
<p>OS-1.11 (Coastal)</p>	<p>Land Divisions and ESHA. Prohibit new land divisions creating new parcels located entirely within an environmentally sensitive habitat area or buffer area unless the parcel to be created is restricted at the time of its creation solely for open space, public recreation, or conservation.</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and is relevant, the State Water Board and/or Army Corps of Engineers to ensure consistency with these policies.</p> <p>Subdivisions in the Coastal Zone are required to identify development envelopes where development may occur consistent with the ESHA policies of the LCP.</p>

Policy	Objective	Implementation
OS-1.12 (Coastal)	<p>Drainage and Erosion Control Plan. Permissible development on all properties containing environmentally sensitive habitat, including but not limited to those areas identified as ESHA Habitat Areas on Map OS-1, shall prepare a drainage and erosion control plan for approval by the City. The plan shall include measures to minimize erosion during project construction, and to minimize erosive runoff from the site after the project is completed. Any changes in runoff volume, velocity, or duration that may affect sensitive plant and animal populations, habitats, or buffer areas for those populations or habitats, shall be reviewed by a qualified biologist to ensure that there will not be adverse hydrologic or, erosion, or sedimentation impacts on sensitive species or habitats. Mitigation measures shall be identified and adopted to minimize potential adverse runoff impacts. All projects resulting in new runoff to any streams in the City or to the ocean shall be designed to minimize the transport of pollutants from roads, parking lots, and other impermeable surfaces of the project.</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>The Public Works Department, in conjunction with the Coastal Commission, Fish and Wildlife and the State Water Board, review development applications in the Coastal Zone for consistency with this and other related policies.</p>
OS-1.13 (Coastal)	<p>Landscaping Adjacent to ESHA. All development located within or adjacent to environmentally sensitive habitat areas shall be conditioned to: a) Require all proposed plantings be obtained from local genetic stocks within Mendocino County. If documentation is provided to the review authority that demonstrates that native vegetation from local genetic stock is not available, native vegetation obtained from genetic stock outside the local area, but from within the adjacent region of the floristic province, may be used; and if local genetic stocks within the floristic province are unavailable, the Director may authorize use of a commercial native mix, provided it is clear of invasive seed. Director may also authorize use of a seed mix that is selected for rapid senescence and replacement with native stock; and b) Require an invasive plant monitoring and removal program; and c) Prohibit the planting of any plant species on the property that is (a) listed as problematic and/or</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>CDP applicants are required to submit landscape plans and biological reports, which are reviewed by City staff in conjunction with the Coastal Commission, Fish and Wildlife and the State Water Board to ensure consistency with this and</p>

Policy	Objective	Implementation
	invasive by the California Native Plant Society, the California Invasive Plant Council, and/or by the State of California, or (b) listed as a 'noxious weed' by the State of California or the U.S. Federal Government.	related policies.
OS-1.14 (Coastal)	Vegetation Removal in ESHA. Prohibit vegetation removal in Environmentally Sensitive Habitat Areas and buffer areas except for: a) Vegetation removal authorized through coastal development permit approval to accommodate permissible development, b) Removal of trees for disease control, c) Vegetation removal for public safety purposes to abate a nuisance consistent with Coastal Act Section 30005, or d) Removal of firewood for the personal use of the property owner at his or her residence to the extent that such removal does not constitute development pursuant to Coastal Act Section 30106. Such activities shall be subject to restrictions to protect sensitive habitat values.	Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy. CDP applicants are required to submit landscape plans and biological reports, which are reviewed by City staff in conjunction with the Coastal Commission, Fish and Wildlife and the State Water Board to ensure consistency with this and related policies.
OS-1.15 (Coastal)	Implement the following measures when a project involves dredging, filling or diking of open coastal waters, wetlands, estuaries, or lakes: a) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and to water circulation to the maximum extent feasible. Avoiding significant disruption means, in part, that the functional capacity of the wetland is maintained to the maximum extent feasible. b) Limitations may be imposed, including but not limited to, limitations on the timing of the operation, the type of operation, the quantity of dredged material removed, and the location of the spoils site. c) Dredge spoils suitable for beach replenishment shall, where feasible, be	Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.

Policy	Objective	Implementation
	<p>transported to appropriate beaches or into suitable longshore current systems. d) Other mitigation measures may include opening areas to tidal action, removing dikes, improving tidal flushing, or other restoration measures.</p>	
<p>OS-1.16 (Coastal)</p>	<p>Biological Report Required. a) Permit applications for development within or adjacent to Environmentally Sensitive Habitat Areas including areas identified in Map OS-1 or other sites identified by City staff which have the possibility of containing environmentally sensitive habitat shall include a biological report prepared by a qualified biologist which identifies the resources and provides recommended measures to ensure that the requirements of the Coastal Act and the City of Fort Bragg’s Local Coastal Program are fully met. The required content of the biological report is specified in the Coastal Land Use and Development Code. b) Submittal of Biological Reports. These biological reports shall be reviewed by the City and approving agencies. The biological reports described above shall be submitted prior to filing as complete a coastal development permit application and may also be submitted as a part of any environmental documentation required pursuant to CEQA. The selection of the professional preparing the report shall be made or approved by the City or the agency approving the permit and paid for by the applicant. Biological reports shall contain mitigating measures meeting the following minimum standards: i. They are specific, implementable, and, wherever feasible, quantifiable. ii. They result in the maximum feasible protection, habitat restoration and enhancement of sensitive environmental resources. Habitat restoration and enhancement shall be required wherever feasible, in addition to the applicable baseline standard of either avoiding or minimizing significant habitat disruption. iii. They are incorporated into a Mitigation Monitoring Program; and iv.</p>	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>The City requires biological studies in conjunction with almost all CDP applications. These studies are referred to the Coastal Commission, Fish and Wildlife, and sometimes the State Water Board to ensure consistency with these policies.</p>

Policy	Objective	Implementation
	They include substantial information and analysis to support a finding that there is no feasible, less environmentally damaging alternative.	
Goal OS-2 (Coastal) Preserve and enhance the City’s other natural resources.		
Goal-OS-2 (Inland) Encourage Native Plants and Discourage Non-native Plants and trees		
OS-2.1 (Coastal)	Riparian Habitat: Prevent development from destroying riparian habitat to the maximum feasible extent. Preserve, enhance, and restore existing riparian habitat in new development unless the preservation will prevent the establishment of all permitted uses on the property.	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>The Public Works Department, in conjunction with the Coastal Commission, Fish and Wildlife and the State Water Board, review development applications in the Coastal Zone for consistency with this and other related policies.</p>
OS-2.1 (Inland)	Native Landscaping: All development shall be conditioned to require that 50% of all plantings are native plants and shall prohibit the planting of any plant species that is (a) listed as problematic and/or invasive by the California Invasive Plant Council, and/or by the State of California, or (b) listed as a ‘noxious weed’ by the State of California or the U.S. Federal Government.	Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.

Policy	Objective	Implementation
OS-2.2 (Coastal)	Policy OS-2.2: Protect Aquifers: Protect groundwater aquifers.	<p>Ongoing. The City will continue to use this policy when reviewing CDP applications. No development in the Coastal Zone may be approved without conformance with this policy.</p> <p>CDP applicants are required to submit landscape plans and biological reports, which are reviewed by City staff in conjunction with the Coastal Commission, Fish and Wildlife and the State Water Board to ensure consistency with this and related policies.</p>
OS-2.2 (Inland)	Prohibit Invasive Species: Condition development projects requiring discretionary approval to prohibit the planting of any species of broom, pampas grass, gorse, or other species of invasive non-native plants deemed undesirable by the City.	The City requires a landscape plan with most projects requiring discretionary approval in order to ensure compliance with this and related policies.
OS-2.3 (Inland)	Preserve Native Vegetation and Trees: To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.	All new development is required to preserve or conditioned to provide mitigation for removal of native vegetation or trees.
OS-2.4 (Inland)	Forested Areas: Maintain existing forested areas and reforest parks and streetscapes with new trees as needed. Projects proposed in forested areas are required to meet the requirements of the Special Review Areas.	The City continues to preserve and protect forested areas and trees. Discretionary applications that involve the

Policy	Objective	Implementation
		removal of major vegetation are referred to Fish and Wildlife for additional review.
Goal OS-3 Protect and preserve soil as a natural resource.		
OS-3.1	Soil Erosion: Minimize soil erosion to prevent loss of productive soils, prevent flooding and landslides, and maintain infiltration capacity and soil structure.	All building permits involving soil disturbance of 120 SF or greater are required to provide additional documentation to ensure provisions are in place to stabilize soil.
Goal OS-4 Protect and preserve Cultural Resources.		
OS-4.1	Preserve Archaeological Resources: New development shall be located and/or designed to avoid archaeological and paleontological resources where feasible, and where new development would adversely affect archaeological or paleontological resources, reasonable mitigation measures shall be required.	The City actively consults with Sherwood Valley Band of Pomo to ensure that this policy is followed for all private and public projects.
OS-4.2 (Coastal)	Archaeological Resources Report Required. A) Development located within areas of known or potential archaeological or paleontological resources included in (i) – (iv) shall be required to submit a report consistent with the requirements of section B below prior to approval of a building, grading, or coastal development permit for the development. i. Former Georgia Pacific timber mill. The entire property which comprises the former Georgia-Pacific timber mill site; ii. Noyo Bay. The area located along the south side of Noyo Bay (e.g., Todd Point); iii. Noyo River. All of the areas located adjacent to the north side of the Noyo River; iv. North Fort Bragg Coast. All of the areas located west of Highway 1 and north of Pudding Creek; v. Special	The City requires archaeological reports for development projects in the areas described in order to review projects for potential environmental impacts related to cultural and/or archaeological resources. These reports are referred to the Sherwood Valley Band of Pomo for review and coordination.

Policy	Objective	Implementation
	<p>Review Areas. All Special Review Areas identified on Map OS-2 in the Coastal General Plan; and vi. Other areas identified by the Director. Other areas identified by the environmental review process (Chapter 18.72), or brought to the attention of the City through special studies performed after the enactment of this Section, as having the potential for containing archaeological or paleontological resources. B) Report required. A project specific report shall be prepared by a qualified archaeologist and shall be submitted prior to filing as complete a coastal development permit application. The permit review authority may waive the requirement for a project specific report if the Director determines that an existing report satisfies the requirements of this section. The report shall be prepared consistent with the requirements of Section 18.50.030 of the Coastal Land Use & Development Code.</p>	
OS-4.3 (Coastal)	<p>Halt all work if archaeological resources are uncovered during construction. Require an evaluation by a qualified archaeologist before recommencing construction.</p>	<p>The ILUDC and CLUDC includes policies requiring compliance with this General Plan policy. Discretionary permits require adherence to this policy as a standard condition of approval.</p>
OS-4.4 (Coastal)	<p>Locate and/or design new development to avoid archaeological resources where feasible.</p>	<p>The City requires archaeological reports for development projects in sensitive areas (as mapped and as directed by the Sherwood Valley Band of Pomo) in order to review projects for potential environmental impacts related to cultural and/or archaeological resources. These reports are referred to the Sherwood Valley Band of Pomo for review and</p>

Policy	Objective	Implementation
		coordination.
OS-4.5 (Coastal)	Mitigation shall be designed in compliance with the guidelines of the State Office of Historic Preservation and the State Native American Heritage Commission.	The City requires archaeological reports for development projects in sensitive areas (as mapped and as directed by the Sherwood Valley Band of Pomo) in order to review projects for potential environmental impacts related to cultural and/or archaeological resources. These reports are referred to the Sherwood Valley Band of Pomo for review and coordination. Mitigation measures are developed, where necessary, with the assistance of the Sherwood Valley Band of Pomo.
<p>Goal OS-5 (Coastal) Preserve areas with biotic resources.</p> <p>Goal OS-5 (Inland) Protect, enhance, restore riparian areas and wetlands</p>		
OS-5.1 (Coastal)	Native Species: Preserve native plant and animal species and their habitat.	The City continues to require biological reports and other specialized studies when reviewing projects designated as Special Review areas. The City has mapped open space areas where development is prohibited to help preserve natural habitats.

Policy	Objective	Implementation
OS-5.1 (Inland)	Streams and Creeks: To the maximum extent feasible, preserve, protect, and restore streams and creeks to their natural state.	The City has explored the feasibility of daylighting Alder and Maple stormwater culverts.
OS-5.2 (Coastal)	To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.	The City continues to require biological reports and other specialized studies when reviewing projects designated as Special Review areas. The City has mapped open space areas where development is prohibited to help preserve natural habitats. Discretionary permits are reviewed for consistency with this policy.
OS-5.2 (Inland)	Riparian Habitat: Prevent development from destroying riparian habitat to the maximum feasible extent. Preserve, enhance, and restore existing riparian habitat in new development unless the preservation will prevent the establishment of all permitted uses on the property.	The City continues to protect riparian habitat. 2019 example include that the riparian buffer area be clearly demarcated on Parcel Map for a lot line adjustment to facilitate Housing application submitted by Habitat for Humanity.
OS-5.3 (Coastal)	Require site planning and construction to maintain adequate open space to permit effective wildlife corridors for animal movement between open spaces.	The City continues to require biological reports and other specialized studies when reviewing projects designated as Special Review areas. The City has mapped open space areas where development is prohibited to help

Policy	Objective	Implementation
		<p>preserve natural habitats.</p> <p>The City’s draft LCP amendment includes a buffer along the coastline to provide numerous benefits, including wildlife corridors.</p> <p>City actively refers relevant projects to Water Quality Board and Army Corps of Engineers for Section 401/404 permitting</p>
OS-5.3 (Inland)	No Net Loss of Wetlands: Ensure no net loss of wetlands, as defined by the U.S. Army Corps of Engineers.	City actively refers relevant projects to Water Quality Board and Army Corps of Engineers for Section 401/404 permitting
OS-5.4 (Coastal)	Condition development projects, requiring discretionary approval to prohibit the planting of any species of broom, pampas grass, gorse, or other species of invasive non-native plants deemed undesirable by the City.	<p>The City requires a landscape plan with discretionary applications, and reviews these projects for consistency with this and other related policies. The CLUDC prohibits the planting of invasive species, and many projects are required to remove invasive plants where they exist.</p> <p>The City also periodically relies on code enforcement efforts to help eradicate invasive species around the City.</p>
OS-5.4 (Inland)	Protect Aquifers: Protect groundwater aquifers.	New development projects are reviewed for potential impacts to groundwater resources. Code enforcement actions

Policy	Objective	Implementation
		taken to protect aquifers.
<p align="center">Goal-6 (Coastal) Reduce dependence on non-renewable energy and materials.</p> <p align="center">Goal -6 (Inland) Improve water quality.</p>		
OS-6.1 (Coastal)	Energy Conservation Measures in Buildings: Continue to require structures to comply with State energy conservation standards and encourage owners of existing dwellings to retrofit with energy-saving features.	The City implements the California Building Code and its progressive measures related to energy conservation.
OS-6.1 (Inland)	Pollution in Runoff: Ensure protection of water resources from pollution and sedimentation.	Applicants undergoing projects with ground disturbing activities complete stormwater checklist and implement best management practices to reduce pollution runoff.
OS-6.2 (Coastal)	Development Review Process: Make energy conservation an important criterion in the development review process.	The City implements the California Building Code and its progressive measures related to energy conservation.
OS-6.2 (Inland)	Minimize Introduction of Pollutants: Development shall be designed and managed to minimize the introduction of pollutants into estuaries, wetlands, rivers and streams to the extent feasible.	The City implements its MS4 stormwater permit which includes regulations to ensure all private and public sector development projects minimize pollutants.
OS-6.3 (Coastal)	Alternative Energy: Encourage the development and use of alternative sources of energy such as wind, solar, and waves to meet Fort Bragg's energy needs.	The City implements the California Building Code and its progressive measures related to energy conservation,

Policy	Objective	Implementation
		including newly enacted requirements related to solar-readiness for new homes. The City continues to explore the local feasibility of wave energy for City energy needs.
OS-6.3 (Inland)	Minimize Increases in Stormwater Runoff: Development shall be designed and managed to minimize post-project increases in stormwater runoff volume and peak runoff rate, to the extent feasible.	The City continues to review and require that all new development maintains directs storm water offsite.
OS-6.4 (Inland)	Maintain and Restore Biological Productivity and Water Quality: Development shall maintain and, where feasible, restore the biological productivity and the quality of streams and wetlands to maintain optimum populations of aquatic organisms and for the protection of human health.	The City continues to work with property owners and developers to restore biological productivity and water quality. 2019 example include working with State agencies and applicant to develop appropriate wetland restoration activities on the site of the proposed Avalon project.
OS-6.5 (Inland)	Municipal Activities to Protect and Restore Water Quality: The City shall promote both the protection and restoration of water quality. Water quality degradation can result from a variety of factors, including but not limited to the introduction of pollutants, increases in runoff volume and rate, generation of non-stormwater runoff, and alteration of physical, chemical, or biological features of the landscape.	The City continues to provide public education regarding protection and restoration of water quality. 2019 examples include installing new medallions on all stormwater inlets throughout the City; providing paper brochures in City Hall in English/Spanish; maintaining on-line resources on the City's website.

Policy	Objective	Implementation
Goal OS-7 Improve air quality.		
OS-7.1	Participate in Regional Planning to Improve Air Quality: Continue to cooperate with the Mendocino County Air Quality Management District (MCAQMD) in implementing the <i>Regional Clean Air Plan</i> .	<p>New development that triggers CEQA is required to submit a CalEEMod analysis (required by MCAQMD) to determine potential Air Quality impacts.</p> <p>All demolitions are referred to Mendocino County Environmental review for review.</p>
OS-7.2	Air Quality Standards: Seek to comply with State and Federal standards for air quality.	<p>Discretionary projects subject to CEQA review must meet air quality requirements in order for impacts to be less than significant, including compliance with State and Federal standards.</p> <p>All demolitions are referred to Mendocino County Environmental review for review.</p>
Goal OS-8 (Coastal) Reduce, recycle, and reuse solid waste generated in the City. Goal OS-8 (Inland) Conserve and enhance a variety of open space features including creeks, wildlife habitats, scenic view corridors, and other amenities.		
OS-8.1 (Coastal)	Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.	The City requires building permits with demolition components and with substantial construction components submit a construction and demolition waste deposit. Applicants can retrieve their deposit after showing a reduced amount of waste going to the landfill.

Policy	Objective	Implementation
		The City has also begun a Zero Waste program to educate citizens and businesses in ways to reduce waste generation.
OS-8.1 (Inland)	Open Space: Plan for and condition new development to implement the City’s priorities for open space.	The current LCP amendment effort includes zoning for Open Space/Parks. This “green-belt” serves multiple functions, including a wildlife habitat, wildlife corridor, and possibility of daylighting Maple/Alder Creeks.
OS-8.2 (Inland)	Protect and Restore Open Space: During the development review process, protect and restore open space areas such as wildlife habitats, view corridors, and watercourses as open and natural.	The current LCP amendment effort includes zoning for Open Space/Parks. This “green-belt” serves multiple functions, including a wildlife habitat, wildlife corridor, and possibility of daylighting Maple/Alder Creeks.
OS-8.3 (Inland)	Trails in Open Space: Wherever feasible, plan and construct trails through the greenbelts and open space that connect to the City’s trail system with those of State Parks and MCRPD.	The City completed the middle section of the Coastal Trail in 2018, providing connection to multi-use trail system from Pomo Bluffs to MacKerricher State Park.
<p>Goal OS-9 (Coastal) Improve water quality.</p> <p>Goal OS-9 (Inland) Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.</p>		

Policy	Objective	Implementation
OS-9.1 (Coastal)	Parkland Standard: Use the standard of three acres of parkland per 1,000 residents for the acquisition of additional parkland pursuant to the provisions of the Quimby Act (Government Code Section 66477).	<p>Fort Bragg has considerably more than three acres of parkland per 1,000 residents. Noyo Headlands Park alone is over 105 acres, accounting for 15 acres for every 1,000 residents. This does not include the other parks in the City.</p> <p>The current LCP amendment effort includes zoning for Open Space/Parks. The intention is to serve multiple functions, including additional parklands.</p>
OS-9.1 (Inland)	Parkland Standard: Use the standard of three acres of parkland per 1,000 residents for the acquisition of additional parkland pursuant to the provisions of the Quimby Act (Government Code Section 66477).	<p>Fort Bragg has considerably more than three acres of parkland per 1,000 residents. Noyo Headlands Park alone is over 105 acres, accounting for 15 acres for every 1,000 residents. This does not include the other parks in the City.</p> <p>The current LCP amendment effort includes zoning for Open Space/Parks. The intention is to serve multiple functions, including additional parklands.</p>
OS-9.2 (Coastal)	Minimize Increases in Stormwater Runoff. Development shall be designed and managed to minimize post-project increases in stormwater runoff volume and peak runoff rate, to the extent feasible, to avoid adverse impacts to coastal waters.	Development is subject to the City's MS4 requirements, and development applications are reviewed for compliance.

Policy	Objective	Implementation
OS-9.2 (Inland)	Neighborhood Parks: Acquire and develop new neighborhood parks, in concert with other local recreation agencies, to meet the needs of the existing population and consistent with growth of the City's population.	In 2019 the City applied for and was not awarded grant funds for Bainbridge Park improvements. The City continues to seek grant funding for this objective, and has identified internal funds to complete essential improvements for maintenance and safety. In addition, the current LCP amendment effort includes Open Space/Parks zoning. The intention is to serve multiple functions, including additional parklands and athletic fields.
OS-9.3 (Coastal)	Maintain Biological Productivity and Quality of Coastal Waters. Development shall be designed and managed to maintain, and restore where feasible, the biological productivity and quality of coastal waters, consistent with sections 30230, 30231, and other relevant sections of the California Coastal Act. The Coastal Act sections set forth below are incorporated herein as policies of the Land Use Plan:	Development in the Coastal Zone is subject to Coastal Development Permitting. Compliance with this policy would be required for the approval of any permit.

Policy	Objective	Implementation
OS-9.3 (Inland)	Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.	The current LCP amendment effort includes zoning for Open Space/Parks. The intention is to serve multiple functions, including additional parklands and athletic fields. In 2019, the City assisted with the purchase of a lawn mower to better care for existing playing fields. The City provides ongoing support to Mendocino Park and Recreation Department for operation of CV Starr Center and amenities, as well as use of City Hall gym for activities such as Skate Night and drop-in Volleyball and Basketball.
OS-9.4 (Coastal)	Maintain, Enhance, and Restore Marine Resources. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.	Development is subject to Coastal Development Permitting and therefore compliance with this policy. Additionally, the City has helped fund the Noyo Center for Marine Science over the past several years. The Center includes education on the maintenance, enhancement and restoration of marine resources to locals and tourists to the region

Policy	Objective	Implementation
OS-9.4 (Inland)	Playground Facilities: Add or upgrade playground facilities at existing neighborhood parks.	The City is actively seeking funds for improvements to Wiggly Giggly Playground at Bainbridge Park. Internal funds have been identified to complete essential improvements necessary for maintenance and safety.
OS-9.5 (Coastal)	Maintain and Restore Biological Productivity and Water Quality. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	Development is subject to Coastal Development Permitting and therefore compliance with this policy. Additionally, the City has helped fund the Noyo Center for Marine Science over the past several years. The Center includes education on the maintenance, enhancement and restoration of marine resources to locals and tourists to the region. Development is also subject to the City's MS4, and all development proposals are reviewed for compliance with established storm water runoff standards.
OS-9.5 (Inland)	Ballfields: Develop additional baseball, softball, and other ballfields.	The current LCP amendment effort includes Open Space/Parks zoning. The intention is to serve multiple functions, including additional parklands and athletic fields.

Policy	Objective	Implementation
OS-9.6 (Inland)	Prioritize Park Acquisitions: Use the following criteria to prioritize acquisition of parkland and open space: a) distribution of neighborhood parks/playground facilities and ballfields on a neighborhood basis; b) scenic beauty; c) relationship to the existing and proposed trail systems and parks; d) natural resource protection; and e) appropriateness (physical characteristics) of the site to meet specific recreational needs.	The current LCP amendment includes Open Space/Parks zoning. The intention is to serve multiple functions, including additional parklands and athletic fields.
OS-9.7 (Inland)	Financing Parks: Consider methods of increasing revenues for the acquisition and development of parkland and open space areas and supporting recreational facilities.	The City continues to seek grant funding to support open space and recreation facilities.
<p>Goal OS-10 (Coastal) Improve water quality through the Selection and Design of Appropriate Best Management Practices (BMPs).</p> <p>Goal OS-10 (Inland) Develop park and recreation facilities with the coordination of other agencies and the public.</p>		
OS-10.1 (Coastal)	Coordinate with Other Agencies: Coordinate with other governmental entities to procure and develop additional park and recreational facilities.	The City provides ongoing support to Mendocino Park and Recreation Department for operation of CV Starr Center and amenities, as well as use of City Hall gym for activities such as Skate Night and drop-in Volleyball and Basketball. In 2019 the City applied to State Parks for funding improvements to Bainbridge Park.

Policy	Objective	Implementation
OS-10.1 (Inland)	Coordinate with Other Agencies: Coordinate with other governmental entities to procure and develop additional park and recreational facilities.	The City provides ongoing support to Mendocino Park and Recreation Department for operation of CV Starr Center and amenities, as well as use of City Hall gym for activities such as Skate Night and drop-in Volleyball and Basketball. In 2019 the City applied to State Parks for funding improvements to Bainbridge Park.
OS-10.2 (Coastal)	MacKerricher State Park: Continue to coordinate with State Department of Parks and Recreation regarding development adjacent to MacKerricher State Park.	The City continues to coordinate with State Department of Parks and Recreation regarding development adjacent to MacKerricher State Park.
OS-10.2 (Inland)	MacKerricher State Park: Continue to coordinate with State Department of Parks and Recreation regarding development adjacent to MacKerricher State Park.	The City continues to coordinate with State Department of Parks and Recreation regarding development adjacent to MacKerricher State Park.
OS-10.3 (Coastal)	City/School/Recreation District Cooperation: Continue to encourage City/School/Recreation District cooperation in developing and maintaining park and recreation facilities.	A portion of the City's Transient Occupancy Tax is earmarked for the improvement of City and school district playing fields. There is a committee established for the management of these funds, in which the City has partnered with the school district. The City included the Fort Bragg Unified

Policy	Objective	Implementation
		School District as a stakeholder for Bainbridge Park improvements.
OS-10.3 (Inland)	City/School/Recreation District Cooperation: Continue to encourage City/School/Recreation District cooperation in developing and maintaining park and recreation facilities.	A portion of the City’s Transient Occupancy Tax is earmarked for the improvement of City and school district playing fields. There is a committee established for the management of these funds, in which the City has partnered with the school district. The City included the Fort Bragg Unified School District as a stakeholder for Bainbridge Park improvements.
OS-10.4 (Coastal)	Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.	The City engaged in an extensive public participation process to revise the Bainbridge Park Master Plan, including facility selection, design and location.
OS-10.4 (Inland)	Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.	The City engaged in an extensive public participation process to revise the Bainbridge Park Master Plan, including facility selection, design and location.
Goal OS-11 Provide a comprehensive trail system		

Policy	Objective	Implementation
OS-11.1	Multiple Use Trail System: Develop a multiple use trail system.	The City completed the middle section of the Coastal Trail in 2018, providing connection to a multi-use trail system from Pomo Bluffs to MacKerricher State Park.

Circulation Element

Policy	Objective	Implementation
Goal C-1 (Coastal) Coordinate land use and transportation planning		
Goal C-1 (Inland) Complete Street Planning		
C-1.1 (Coastal)	<p>Level of Service Standards:</p> <p>Signalized and All-Way-Stop Intersections Along Highway One: LOS D</p> <p>Side Street Stop Sign Controlled Intersections Along Highway One (Side Street Approach): LOS D, or LOS F if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.</p> <p>Signalized and All-Way Stop Intersections not Along Highway One: LOS D, or LOS F if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.</p> <p>Side Street Stop Sign Controlled Intersections Not Along Highway One (Side Street Approach): LOS C, or LOS E if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.</p> <ul style="list-style-type: none"> • If volumes at an unsignalized intersection are increased to meet or exceed Caltrans rural peak hour signal Warrant #11 criteria levels and the intersection is operating at an unacceptable level of service, then signalization of the intersection is warranted. 	Continue implementation of current standards.

Policy	Objective	Implementation
	<ul style="list-style-type: none"> • LOS E for Main Street (Highway One) between the northbound lane merge area and Manzanita Street. • LOS D for Main Street south of the northbound merge lane and north of Manzanita Street and other City-designated arterials and collectors. • LOS C on all City-designated local streets. • The maximum allowable LOS standards for Main Street apply to the p.m. peak hour weekdays during the summer and to the p.m. peak hour on weekdays and weekends during the remainder of the year. They do not apply to p.m. peak hours on weekends and holidays during the summer. During the p.m. peak hours on summer weekends and holidays, Main Street can operate at LOS F. 	
C-1.1 (Inland)	Balance the need of all users. The City shall balance the need to increase motor vehicle capacity with the need for complete streets that provide facilities for bicycle and pedestrian circulation and commercial viability.	The City completed construction of the middle section of the coastal trail.
C-1.2 (Coastal)	Coordinate Land Use and Transportation: Ensure that the amount and phasing of development can be adequately served by transportation facilities.	Minimal development; adequacy of all modes of transportation is being maintained.
C-1.2 (Inland)	Walking and bicycling shall be considered an essential and integral part of the city's circulation network.	The City continues to integrate pedestrian and cycling facilities into long-range planning and implementation efforts.

Policy	Objective	Implementation
C-1.3 (Coastal)	Do not permit new development that would result in the exceedance of roadway and intersection Levels of Service standards unless one of the following conditions is met: a) Revisions are incorporated in the proposed development project which prevent the Level of Service from deteriorating below the adopted Level of Service standards; or b) Funding of pro-rata share of the cost of circulation improvements and/or the construction of roadway improvements needed to maintain the established Level of Service is included as a condition or development standard of project approval.	Continue implementation of current conditions and standards.
C-1.3 (Inland)	Complete Streets: New development, that includes new streets or street segments, shall build multi-modal “complete streets” that are designed for the safety and comfort of cyclists and pedestrians, including children, the elderly, and people with disabilities, consistent with US Department of Transportation complete streets guidelines.	The City continues to implement complete streets standards throughout the City. Including the City’s 2019 Street Rehabilitation Project
C-1.4 (Coastal)	Include specific time frames for the funding and completion of roadway improvements for projects which cause adopted roadway and intersection Level of Service standards to be exceeded. Require security, bonding or other means acceptable to the City to ensure the timely implementation of roadway mitigations.	Street infrastructure projects are guided by the Alley Master Plan and the City’s Pavement Management Program
C-1.5 (Coastal)	Traffic Impact Fees. When traffic impact fees are collected, establish a schedule from the date of collection of said fee for the expenditure of funds to construct roadway improvements that meets project needs. Where a project would cause a roadway or intersection to operate below the adopted traffic Level of Service standards, the roadway or intersection improvements should be completed in a timely manner but no later than five years after project completion.	Minimal development has not triggered a requirement for traffic impact fees.

Policy	Objective	Implementation
<p>Goal C-2 (Coastal) Develop and manage a roadway system that accommodates future growth and maintains acceptable Levels of Service while considering the other policies and programs of the Coastal General Plan.</p>		
<p>Goal C-2 (Inland) Coordinate land use and transportation planning.</p>		
<p>C-2.1 (Coastal)</p>	<p>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. Project applicants are fiscally responsible for their fair share of roadway improvements necessary to serve their projects.</p>	<p>City collaborates with Caltrans on their Highway 1 projects in and near Fort Bragg: Pudding Creek Bridge Widening, Installation of Traffic Management Systems, and Fort Bragg ADA Upgrades.</p>
<p>C-2.1 (Inland)</p>	<p>Level of Service Standards:</p> <p>Signalized and All-Way-Stop Intersections Along Highway One: LOS D</p> <p>Side Street Stop Sign Controlled Intersections Along Highway One (Side Street Approach): LOS D, or LOS F if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.</p> <p>Signalized and All-Way Stop Intersections not Along Highway One: LOS D, or LOS F if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.</p> <p>Side Street Stop Sign Controlled Intersections Not Along Highway One (Side Street Approach): LOS C, or LOS E if there are less than 15 vehicles/hour left turns plus through movements from the side street and the volumes do not exceed Caltrans rural peak hour signal warrant criteria levels.</p>	<p>Continue implementation of current standards.</p>

Policy	Objective	Implementation
	<ul style="list-style-type: none"> • If volumes at an unsignalized intersection are increased to meet or exceed Caltrans rural peak hour signal Warrant #11 criteria levels and the intersection is operating at an unacceptable level of service, then signalization of the intersection is warranted. • LOS E for Main Street (Highway One) between the northbound lane merge area and Manzanita Street. • LOS D for Main Street south of the northbound merge lane and north of Manzanita Street and other City-designated arterials and collectors. • LOS C on all City-designated local streets. • The maximum allowable LOS standards for Main Street apply to the p.m. peak hour weekdays during the summer and to the p.m. peak hour on weekdays and weekends during the remainder of the year. They do not apply to p.m. peak hours on weekends and holidays during the summer. During the p.m. peak hours on summer weekends and holidays, Main Street can operate at LOS F. 	
C-2.2 (Coastal)	Improvements to major road intersections for public safety or increased vehicle capacity shall be permitted, as necessary, in existing developed areas and where such improvements are sited and designed to be consistent with all policies of the LCP.	Minimal development has not required significant capacity enhancements.
C-2.2 (Inland)	Coordinate Land Use and Transportation: Ensure that the amount and phasing of development can be adequately served by transportation facilities.	The City continues to ensure development can be served by transportation facilities.
C-2.3 (Coastal)	Design Roadways to Protect Scenic Views. In scenic areas, roadway improvements, including culverts, bridges or overpasses, shall be designed and constructed to protect public views and avoid or minimize visual impacts and to blend in with the	Continue implementation of current standards.

Policy	Objective	Implementation
	natural setting to the maximum extent feasible.	
C-2.3 (Inland)	Do not permit new development that would result in the exceedance of roadway and intersection Levels of Service standards unless one of the following conditions is met: a) Revisions are incorporated in the proposed development project which prevent the Level of Service from deteriorating below the adopted Level of Service standards; orb) Funding of pro-rata share of the cost of circulation improvements and/or the construction of roadway improvements needed to maintain the established Level of Service is included as a condition or development standard of project approval.	The City reviews all proposed development to ensure projects do not result in LOS exceedance without appropriate mitigation.
C-2.4 (Coastal)	Roadway Standards: Continue to provide consistent standards for the City's street system.	Continue implementation of current standards.
C-2.4 (Inland)	Include specific periods for the funding and completion of roadway improvements for projects, which cause adopted roadway and intersection Level of Service standards to be exceeded. Require security, bonding or other means acceptable to the City to ensure the timely implementation of roadway mitigations.	The City reviews all proposed development to ensure projects do not result in LOS exceedance without appropriate mitigation.
C-2.5 (Coastal)	Continue to prohibit the establishment of private roads.	Continue current prohibition.

Policy	Objective	Implementation
C-2.5 (Inland)	When traffic impact fees are collected, establish a schedule from the date of collection of said fee for the expenditure of funds to construct roadway improvements that meets project needs. Where a project would cause a roadway or intersection to operate below the adopted traffic Level of Service standards, the roadway or intersection improvements should be completed in a timely manner but no later than five years after project completion.	Minimal development has not triggered any requirements for traffic impact fees
C-2.6 (Coastal)	Traffic Studies for High Trip Generating Uses: Traffic studies shall be required for all major development proposals, including but not limited to, drive-through facilities, fast food outlets, convenience markets, major tourist accommodations, shopping centers, commercial development, residential subdivisions, and other generators of high traffic volumes that would affect a Level of Service. Traffic studies shall identify, at a minimum: (a) the amount of traffic to be added to the street system by the proposed development; (b) other known and foreseeable projects and their effects on the street system; (c) the direct, indirect, and cumulative adverse impacts of project traffic on street system operations, safety, and public access to the coast; (d) mitigation measures necessary to provide for project traffic while maintaining City Level of Service standards; (e) the responsibility of the developer to provide improvements; and (f) the timing of all improvements.	Traffic studies are required for all projects with significant possibility of traffic impacts. Continue implementation of current requirements and standards.
C-2.7 (Coastal)	Consider Impacts to Roads for LCP Amendments. Direct, indirect, and cumulative adverse impacts to Highway 1 capacity in the rural areas surrounding Fort Bragg shall be considered during the review of proposed LCP amendments that would increase density or change land use classifications to ensure that Highway 1 in rural areas outside the Mendocino County urban/rural boundary remains a scenic two-lane road consistent with Section 30254 of the Coastal Act.	Continue implementation of current standards. No such project submittals during the current reporting year.

Policy	Objective	Implementation
C-2.8 (Coastal)	Continuation of Streets: Require the continuation of streets and bicycle and pedestrian paths through new developments wherever possible.	Continue implementation of current standards.
C-2.9 (Coastal)	Policy C-2.9: Facilitate Street Connections. Review site plans for new development to facilitate the continuation of streets to improve local circulation. Priority shall be given to providing pedestrian and bicycle trails that establish connections to streets wherever possible.	Continue implementation of current standards. No such project submittals during the current reporting year.
C-2.10 (Coastal)	Continue Grid System onto Mill Site: Ensure that the grid street system and a north/south arterial on the Mill Site be designed to ensure the maximum benefit to local traffic, pedestrian, and bicycle circulation and to provide maximum public access to the coast.	Continue implementation of current standards.
C-2.11 (Coastal)	Right-of-Way Acquisition: Require right-of-way acquisition for new development to meet the City's roadway width standards.	Continue implementation of current standards. One such acquisition occurred during the reporting year (Redwood Avenue extension).
C-2.12 (Coastal)	Roadway Safety: Improve the safety of the roadway system. All safety improvements shall be consistent with the applicable policies of the LCP including, but not limited to, the wetlands, environmentally sensitive habitat area, public access, and visual protection policies.	2019 Street Safety Plan adopted.
<p>Goal C-3 (Coastal) Preserve the peace and quiet of residential areas</p>		
<p>Goal C-3 (Inland) Develop and manage a roadway system that accommodates future growth and maintains acceptable Levels of Service while considering the other policies and programs of the General Plan.</p>		
C-3.1 (Coastal)	Reduce Through-Traffic on Local Streets: Reduce through-traffic on local streets to preserve the peace and quiet of residential areas.	Continue implementation of current standards.

Policy	Objective	Implementation
C-3.1 (Inland)	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. Project applicants are fiscally responsible for their fair share of roadway improvements necessary to serve their projects.	On-going coordination for funding and project coordination through the Mendocino Council Of Governments (MCOG) and Caltrans.
C-3.2 (Coastal)	Additional Connector Streets: Establish additional connectors between residential streets to improve emergency access, particularly on dead-end streets south of Chestnut Street.	Continue implementation of current standards. No such project undertaken during the current reporting year.
C-3.2 (Inland)	Roadway Standards: Continue to provide consistent standards for the City's street system.	Continue implementation of current standards.
C-3.3 (Inland)	High Trip Generating Uses: Traffic studies shall be required for all major development proposals that require a conditional approval, including but not limited to, drive through facilities, fast food outlets, convenience markets, major tourist accommodations, shopping centers, commercial development, residential subdivisions, and other generators of high traffic volumes that would affect a Level of Service. Traffic studies shall identify, at a minimum: a) The amount of traffic to be added to the street system by the proposed development; b) Other known and foreseeable projects and their effects on the street system; c) The direct, indirect, and cumulative adverse impacts of project traffic on street system operations, safety, and public access to the coast; d) Mitigation measures necessary to provide for project traffic while maintaining City Level of Service standards; e) The responsibility of the developer to provide improvements; and f) The timing of all improvements.	Continue implementation of current standards. No such project submittals during the current reporting year.

Policy	Objective	Implementation
C-3.4 (Inland)	Continuation and Connectivity of Streets: Require the continuation of streets, bicycle and pedestrian paths through new developments wherever possible, and require connectivity to the street grid at as many points as feasible.	Continue implementation of current standards. No such project submittals during the current reporting year.
C-3.5 (Inland)	Right-of-Way Acquisition: Require right-of-way dedications for new development to meet the City's roadway width standards.	Continue implementation of current standards. One such acquisition occurred during the reporting year (Redwood Avenue extension).
C-3.6 (Inland)	Roadway Safety: Improve the safety of the roadway system	A Street Safety Plan was prepared during the reporting year.
C-3.7 (Inland)	Integration of Low Impact Development (LID): Development projects shall incorporate LID features, and subdivision or development projects that include street improvements shall incorporate LID features into the public rights-of-way when feasible.	Continue implementation of current standards.
C-3.8 (Inland)	Installation of Conduit in New Roads and Road Reconstruction Projects. Conduit shall be installed in all new roads and road reconstruction projects and dedicated to the City of Fort Bragg. Conduit shall be sized to accommodate fiber optic and other telecom technologies.	Continue implementation of current standards. No such project undertaken during the current reporting year.
<p>Goal C-4 (Coastal) Regard the quality of life in Fort Bragg and maintaining community identity as more important than accommodating through-traffic.</p> <p>Goal C-4 (Inland) Preserve the peace and quiet of residential areas.</p>		
C-4.1 (Coastal)	Community Priorities for Transportation Improvements: Place a higher priority on maintaining a sense of place and enhancing the attractiveness of the Central Business District than on efficient traffic flow and movement.	Continue implementation of current standards.

Policy	Objective	Implementation
C-4.1 (Inland)	Reduce Through-Traffic on Local Streets: Reduce through-traffic on local streets to preserve the peace and quiet of residential areas.	The City continues to implement recommendation for street calming measures contained in Street Safety plan, which is regularly updated.
C-4.2 (Inland)	Additional Connector Streets: Establish additional connectors between residential streets to improve emergency access, particularly on dead-end streets south of Chestnut Street.	Continue implementation of current standards. No such project undertaken during the current reporting year.
<p>Goal C-5 (Coastal) Provide additional parking spaces in the Central Business District.</p> <p>Goal C-5 (Inland) Regard the quality of life in Fort Bragg and maintaining community identity as more important than accommodating through-traffic.</p>		
C-5.1 (Coastal)	Additional Off-Street Parking: Continue to construct additional off-street parking spaces in the Central Business District.	Currently, the City has waived parking requirements in the CBD.
C-5.1 (Inland)	Community Priorities for Transportation Improvements: Place a higher priority on maintaining a sense of place and enhancing the attractiveness of the Central Business District than on efficient traffic flow and movement.	Continue implementation of current standards.
C-5.2 (Inland)	Franklin Street: Ensure that Franklin Street in the Central Business District is maintained as a pedestrian-oriented corridor with safe vehicular and pedestrian traffic patterns.	Franklin Street south of Oak Street was rehabilitated in 2017 and existing multi-modal features were maintained
<p>Goal C-6 (Coastal) Improve access to the North Part of the Noyo Harbor.</p> <p>Goal C-6 (Inland) Provide additional parking in the Central Business District.</p>		

Policy	Objective	Implementation
C-6.1 (Coastal)	Provide Additional Access Routes to Noyo Harbor: Consider constructing a new access route from the west side of Main Street to the north side of the Noyo Harbor. Any new access route to the north side of the Noyo Harbor shall be consistent with all applicable policies of the LCP including, but not limited to, the wetland, environmentally sensitive habitat area, public access, and visual protection policies.	Continue implementation of current standards.
C-6.1 (Inland)	Additional Off-Street Parking: Continue to construct additional off-street parking spaces in the Central Business District.	Currently, the City has waived parking requirements in the CBD.
C-6.2 (Coastal)	Improve Existing North Harbor Drive: Consider improvements to North Harbor Drive to increase capacity and safety for vehicles and pedestrians. Any improvements to North Harbor Drive shall be consistent with all applicable policies of the LCP including, but not limited to, the wetland, environmentally sensitive habitat area, public access, and visual protection policies.	Continue implementation of current standards.
<p>Goal C-7 (Coastal) Improve emergency access to the City.</p>		
<p>Goal C-7 (Inland) Improve the Design of Parking Lots in Accordance with Smart Growth Principles.</p>		
C-7.1 (Coastal)	Emergency Access: Establish an access route out of Fort Bragg that could be used in the event of damage to the Noyo River and Pudding Creek Bridges.	Continue implementation of current standards.
C-7.1 (Inland)	Improve and update parking regulations in accordance with best practices and smart growth principles.	The City does not require on-site parking for ADUs and recently updated regulations to comply with state law, which states that if a garage is converted into an ADU, replacement parking is not required.

Policy	Objective	Implementation
<p>Goal C-8 (Coastal): Provide better public education.</p> <p>Goal C-8 (Inland): Improve emergency access to the City.</p>		
C-8.1 (Coastal)	Encourage transit use	Continue implementation of current standards; collaborate with the Mendocino Transit Authority (MTA).
C-8.1 (Inland)	Emergency Access: Establish an access route out of Fort Bragg that could be used in the event of damage to the Noyo River and Pudding Creek Bridges.	Continue implementation of current standards.
C-8.2 (Coastal)	Bus Shelters: Encourage attractive, well-lighted, and comfortable bus shelters placed in convenient locations.	Continue implementation of current standards; collaborate with the Mendocino Transit Authority (MTA).
C-8.3 (Coastal)	Transit Facilities in New Development. Continue to require the provision of bus stops, bus shelters, benches, turnouts, and related facilities in all major new commercial, industrial, residential, and institutional developments.	Continue implementation of current standards; collaborate with the Mendocino Transit Authority (MTA).
<p>Goal C-9 (Coastal): Make it easier and safer for people to walk in Fort Bragg.</p> <p>Goal C-9 (Inland): Improve east-west access routes that are sensitive to the environment and preserve Fort Bragg's unique identity and sense of place.</p>		
C-9.1 (Coastal)	Provide Continuous Sidewalks: Provide a continuous system of sidewalks throughout the City.	Continue implementation of current standards. The 2019 Street Rehabilitation Project filled some gaps.

Policy	Objective	Implementation
C-9.1 (Inland)	Eastern Areas: Identify the location of extensions to City streets and new streets in anticipation of future annexation and development east of City limits.	The City's Sphere of Influence includes areas that could potentially be appropriate for annexation. The 2019 Housing Element update includes a program to consider annexation for residential development.
C-9.2 (Coastal)	Require Sidewalks. Require a sidewalk on both sides of all collector and arterial streets and on at least one side of local streets as a condition of approval for new development.	Continue implementation of current standards. No such project undertaken during the current reporting year.
C-9.2 (Inland)	Improve East-West Arterials: Improve Oak Street, Chestnut Street, and Redwood Avenue to provide safe and efficient circulation between Main Street and east Fort Bragg.	Continue implementation of current standards. No such project undertaken during the current reporting year.
C-9.3 (Coastal)	Where feasible, incorporate pedestrian facilities into the design and construction of all road improvements.	Continue implementation of current standards.
C-9.4 (Coastal)	Sidewalk Maintenance: Ensure that property owners maintain sidewalks in a safe manner.	Continue implementation of current standards and code enforcement efforts.
C-9.5 (Coastal)	Pedestrian Paths: Develop a series of continuous pedestrian walkways throughout the commercial districts and residential neighborhoods.	Continue implementation of current standards.
C-9.6 (Coastal)	Ensure that pedestrian paths are sited to avoid wetlands and other environmentally sensitive areas.	Continue implementation of current standards.
C-9.7 (Coastal)	Improve Pedestrian Safety.	Continue implementation of current standards.

Policy	Objective	Implementation
<p>Goal C-10 (Coastal): Make it easier and safer for people to travel by bicycle.</p>		
<p>Goal C-10 (Inland): Provide better public transportation.</p>		
C-10.1 (Coastal)	Comprehensive Bikeway System: Establish a comprehensive and safe system of bikeways connecting all parts of Fort Bragg.	Continue implementation of current standards and master planning
C-10.1 (Inland)	Encourage Transit Use	Continue implementation of current standards; collaborate with the Mendocino Transit Authority (MTA).
C-10.2 (Coastal)	Require Bikeways. Require new development to provide on-site connections to existing and proposed bikeways, as appropriate.	Continue implementation of current standards. No such project undertaken during the current reporting year.
C-10.2 (Inland)	Bus Shelters: Encourage attractive, well-lighted, and comfortable bus shelters placed in convenient locations.	Continue implementation of current standards; collaborate with the Mendocino Transit Authority (MTA).
C-10.3 (Coastal)	Require that streets linking residential areas with school facilities be designed to include bikeways.	Continue implementation of current standards. No such project undertaken during the current reporting year.
C-10.4 (Coastal)	Consider bicycle operating characteristics in the design of intersections and traffic control systems.	Continue implementation of current standards.
C-10.5 (Coastal)	Bicycle Parking: Provide adequate and secure bicycle parking at public transit facilities, park and ride lots, schools, the library, parks, City offices, and commercial areas.	Continue implementation of current standards.
<p>Goal C-11 (Coastal): Provide mobility-impaired persons with access to transportation.</p>		
<p>Goal C-11 (Inland): Make it easier and safer for people to walk in Fort Bragg.</p>		

Policy	Objective	Implementation
C-11.1 (Coastal)	Regulations for Disabled Persons: Enforce Federal and State regulations regarding access for persons with disabilities.	
C-11.1 (Inland)	Continuous Sidewalks: Require an uninterrupted pedestrian network of sidewalks, with continuous sidewalks along both sides of streets. New development shall provide sidewalks along project frontages to close gaps in the City's sidewalk network.	Continue implementation of current standards. The 2019 Street Rehabilitation Project filled some gaps.
C-11.2 (Coastal)	Handicapped Access. In conformance with State and Federal regulations, continue to review all projects for handicapped access and require the installation of curb cuts, ramps, and other improvements facilitating handicapped access.	Continue implementation of current standards.
C-11.2 (Inland)	Where feasible, incorporate pedestrian and bicycle facilities into the design and construction of all road improvements.	Continue implementation of current standards.
C-11.3 (Coastal)	Support Improved Access: Support improved access to public transportation and pedestrian facilities for people with disabilities.	Continue implementation of current standards.
C-11.3 (Inland)	Sidewalk Maintenance: Ensure that property owners maintain safe sidewalks.	Continue implementation of current standards and code enforcement efforts.
C-11.4 (Inland)	Sidewalk Design: Sidewalks should be designed, constructed and reconstructed to enhance the safety, comfort, aesthetic appeal, and interest of the pedestrian environment.	Sidewalk, curb and gutters are installed based on City standards.
C-11.5 (Inland)	Pedestrian Paths: Develop a series of continuous pedestrian and multi-use walkways throughout the commercial districts and residential neighborhoods.	Continue implementation of current standards.

Policy	Objective	Implementation
C-11.6 (Inland)	Improve Pedestrian Safety	Continue implementation of current standards.
<p>Goal C-12 (Coastal): Increase use of the Skunk Line for transportation of people and freight.</p> <p>Goal C-12 (Inland):</p>		
C-12.1 (Inland)	Comprehensive Bikeway System: Establish a comprehensive and safe system of bikeways connecting all parts of Fort Bragg.	Continue implementation of current standards. No such project undertaken during the current reporting year. A bikeway system has been largely completed and gap filling is the current focus.
C-12.2 (Inland)	Improve and expand bicycle facilities and infrastructure according to the City's Bicycle Master Plan and the Residential Streets Safety Plan recommendations.	Continue implementation of current standards. No such project undertaken during the current reporting year. A bikeway system has been largely completed and gap filling is the current focus.
C-12.3 (Inland)	Require new development to provide on-site connections to existing and proposed bikeways, as appropriate.	New development is reviewed for compliance of this policy; ongoing.
C-12.4 (Inland)	Require new development, redevelopment, and significant renovation projects to provide superior bicycle/bicyclist support infrastructure.	Continue implementation of current standards. No such project submittals during the current reporting year.
C-12.5 (Inland)	Bicycle Parking: Provide adequate and secure bicycle parking at bus stops, schools, the library, parks, City offices, and commercial areas.	Continue implementation of current standards.

Policy	Objective	Implementation
C-12.6 (Inland)	Require that streets linking residential areas with school facilities be designed to include bikeways.	Continue implementation of current standards. No such project undertaken during the current reporting year.
C-12.7 (Inland)	Consider bicycle operating characteristics in the design of intersections and traffic control systems. Incorporate bicycle and pedestrian facilities into the design and construction of all road improvements as feasible.	Continue implementation of current standards.
C-12.8 (Inland)	Improve continuity and connections between the City's bike facilities and those of the County and State.	Continue coordination through MCOG and Caltrans
<p>Goal C-13 (Coastal): Coordinate regional traffic planning.</p> <p>Goal C-13 (Inland): Provide mobility-impaired persons with access to transportation.</p>		
C-13.1 (Coastal)	Regional Transportation Efforts: Participate in regional transportation planning efforts.	Continue coordination with MCOG. A countywide (including the City) Pedestrian Study completed during the reporting year.
C-13.1 (Inland)	Regulations for Disabled Persons: Enforce Federal and State regulations regarding access for persons with disabilities.	Continue implementation of current standards.
C-13.2 (Inland)	Conformance with State and Federal ADA regulations: Continue to review all projects for handicapped access and require the installation of curb cuts, ramps, and other improvements facilitating handicapped access.	Continue implementation of current standards.
C-13.3 (Inland)	Support Improved Access: Support improved access to public transportation and pedestrian facilities for people with disabilities.	Continue implementation of current standards.

Policy	Objective	Implementation
	<p>Goal C-14 (Coastal): Promote balanced funding for transportation.</p> <p>Goal C-14 (Inland): Coordinate regional traffic planning.</p>	
C-14.1 (Coastal)	Development to Pay Its Fair Share: Require new development to pay its fair share of transportation improvements to maintain levels of service and traffic safety in the City.	Development applicants pay real-time funding for project processing through Development Deposit Accounts (DDAs).
C-14.1 (Inland)	Regional Transportation Efforts: Participate in regional transportation planning efforts.	Continue coordination through MCOG and Caltrans
<p>Goal C-15 (Inland) Promote balanced funding for transportation.</p>		
C-15.1 (Inland)	Development to Pay its Fair Share: Require new development to pay its fair share of transportation improvements to maintain levels of service and traffic safety in the City.	Development applicants pay real-time funding for project processing through Development Deposit Accounts (DDAs).

Community Design Element

Policy	Objective	Implementation
<p>Goal CD-1 (Coastal): Preserve and enhance scenic views.</p> <p>Goal CD-1 (Inland): Ensure that new development demonstrates excellence of design and sensitivity to the character of the surrounding neighborhood.</p>		
<p>CD-1.1 (Coastal)</p>	<p>Visual Resources: Permitted development shall be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance scenic views in visually degraded areas.</p>	<p>Development in the Coastal Zone is subject to Coastal Development Permitting. CDPs require visual analysis in areas where public views to and along the ocean are affected, as mapped in the LCP. Continued review of projects for consistency with the visual resource policies of the LCP will ensure ongoing compliance with this policy.</p>
<p>CD-1.1 (Inland)</p>	<p>Citywide Design Guidelines: Ensure that new development and remodels are constructed in a manner consistent with the Citywide Design Guidelines.</p>	<p>City requires Design Review for all significant commercial projects. The Citywide Design Guidelines are the standard of review for these permit reviews.</p>
<p>CD-1.2 (Coastal)</p>	<p>The large trees fronting the west side of Highway One between the North Cliff Hotel and Cypress Street shall be retained as far as feasible; trees may be removed if they are dead or damaged or pose a public safety hazard, or to provide driveways or new public streets. The forested area north of the Georgia-Pacific nursery and south of</p>	<p>In 2019, the City permitted the removal of trees in north of the GP nursery for the protection of the remaining tree stand, reducing fire hazards and damage from</p>

Policy	Objective	Implementation
	Maple Street shall be maintained as a sensitive natural habitat and scenic resource, and it shall not be developed.	trespass.
CD-1.2 (Inland)	Discourage Sameness and Repetitive Residential Designs.	Implementation ongoing.
CD-1.3 (Coastal)	<p>Visual Analysis Required. A Visual Analysis shall be required for all development located in areas designated "Potential Scenic Views Toward the Ocean or the Noyo River" on Map CD-1 except development listed in below. Development exempt from Visual Analysis includes the following: 1. The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure. 2. The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure. 3. Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure. 4. The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not seaward of the location of the former structure. 5. Any repair or maintenance activity for which the Director determines has no potential for impacts to visual resources. Definitions as used in this subsection: 1. "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond</p>	<p>The City continues to require visual analysis for projects subject to CDPs in areas with "Potential Scenic Views Toward the Ocean or the Noyo River."</p>

Policy	Objective	Implementation
	<p>the control of its owner. 2. "Bulk" means total interior cubic volume as measured from the exterior surface of the structure. 3. "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.</p>	
<p>CD-1.3 (Inland)</p>	<p>Scenic Views and Resource Areas: Ensure that development does not adversely impact scenic views and resources as seen from public rights-of-way.</p>	<p>City requires Design Review for all significant commercial projects. The Citywide Design Guidelines are the standard of review for these permit reviews.</p>
<p>CD-1.4 (Coastal)</p>	<p>New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.</p>	<p>The City continues to require visual analysis for projects subject to CDPs in areas with "Potential Scenic Views Toward the Ocean or the Noyo River."</p>
<p>CD-1.4 (Inland)</p>	<p>Property Maintenance and Nuisances: Ensure that properties are well maintained and nuisances are abated.</p>	<p>The City engaged in 140 code enforcement efforts in 2019.</p>
<p>CD-1.5 (Coastal)</p>	<p>All new development shall be sited and designed to minimize alteration of natural landforms by: 1. Conforming to the natural topography. 2. Preventing substantial grading or reconfiguration of the project site. 3. Minimizing flat building pads on slopes. Building pads on sloping sites shall utilize split level or stepped-pad designs. 4. Requiring that man-made contours mimic the natural contours. 5. Ensuring that graded slopes blend with the existing terrain of the site and surrounding area. 6. Minimizing grading permitted outside of the building footprint. 7. Clustering structures to minimize site disturbance and to minimize development area. 8. Minimizing height and length of cut and fill slopes. 9. Minimizing the height and</p>	<p>Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured through visual analysis.</p>

Policy	Objective	Implementation
	length of retaining walls. 10. Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area. Export of cut material may be required to preserve the natural topography.	
CD-1.5 (Inland)	Strip Development: Discourage strip development along Main Street.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines.
CD-1.6 (Coastal)	Fences, walls, and landscaping shall minimize blockage of scenic areas from roads, parks, beaches, and other public viewing areas.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured through visual analysis.
CD-1.7 (Coastal)	Bluff Face and Bluff Retreat Setback Development. Development on the bluff face and within the bluff retreat setback shall be limited to the following uses with a conditional use permit where there is no feasible less environmentally damaging alternative, feasible mitigation measures have been provided to minimize all adverse environmental impacts. And allowable structures are designed be visually compatible with the surrounding area to the maximum extent feasible. (a) engineered access ways or staircases to beaches, boardwalks, viewing platforms, and trail alignments for public access purposes, (b) pipelines to serve coastal dependent industry, (c) habitat restoration, (d) hazardous materials remediation, and (e) landform alterations where such alterations re-establish natural landforms	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured.

Policy	Objective	Implementation
	and drainage patterns that have been eliminated by previous development activities.	
CD-1.8 (Coastal)	Bluff top development shall incorporate a setback from the edge of the bluff that avoids and minimizes visual impacts from the beach and ocean below. The bluff top setback necessary to protect visual resources may be in excess of the setback necessary to ensure that risk from geologic hazards are minimized for the life of the structure, as detailed in Policy SF-B.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured.
CD-1.9 (Coastal)	Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, and shielded so that no light shines beyond the boundary of the property.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured.
CD-1.10 (Coastal)	All proposed divisions of land and boundary line adjustments shall be analyzed for consistency of potential future development with the visual resource protection policies of the LCP, and no division of land or boundary line adjustment shall be approved if development of resulting parcel(s) would be inconsistent with these policies.	Development in the Coastal Zone, including subdivisions and boundary line adjustments, continues to require a CDP, where consistency with this and related policies is ensured.
CD-1.11 (Coastal)	New development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured.
CD-1.12 (Coastal)	Maintain Unobstructed Views of the Ocean: Require new development north of Pudding Creek to leave unblocked views to the ocean from Highway One.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is

Policy	Objective	Implementation
		ensured. The Avalon Project has been reviewed by staff for consistency with this policy.
CD-1.13 (Coastal)	Retain Views North of Pudding Creek. New development north of Pudding Creek and west of Main Street on parcels with total frontage of more than 135 feet, on either the Haul Road or Main Street as determined by the Planning Commission, shall be required to leave a minimum of 30 percent of the project’s total parcel frontage free of view-blocking development. The area free of view-blocking development shall not include narrow passageways between buildings on the site, and shall be concentrated.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured. The Avalon Project has been reviewed by staff for consistency with this policy.
CD-1.14 (Coastal)	All new development (including decks and balconies) north of Pudding Creek shall be set back at least 30 feet from the edge of the Old Haul Road and shall be consistent with all other applicable LCP setback requirements.	Development in the Coastal Zone continues to require a CDP, where consistency with this and related policies is ensured. The Avalon Project has been reviewed by staff for consistency with this policy.
<p>Goal CD-2 (Coastal): Ensure that new development demonstrates excellence of design and sensitivity to the character of the surrounding neighborhood.</p> <p>Goal CD-2 (Inland): Preserve the Central Business District as the commercial, civic, historic, and cultural center of the community.</p>		

Policy	Objective	Implementation
CD-2.1 (Coastal)	Design Review: All development that has the potential to affect visual resources shall be subject to Design Review, unless otherwise exempt from Design Review pursuant to Coastal Land Use & Development Code Section 18.71.050. Design Review approval requirements shall not replace, supersede or otherwise modify the independent requirement for a coastal development permit approved pursuant to the applicable policies and standards of the certified LCP. Ensure that development is constructed in a manner consistent with the Citywide Design Guidelines.	Design Review is required for multi-family projects, new commercial development, and most commercial additions, consistent with this requirement.
CD-2.1 (Inland)	Adaptive Reuse: Facilitate the adaptive reuse of existing older buildings in the Central Business District.	Vacation Rentals are allowed with minor use permit approval, on the second and third floor above commercial uses in the CBD to encourage the renovation of older buildings in the downtown.
CD-2.2 (Coastal)	Large Commercial Development: Ensure that large commercial development, such as shopping centers, big box retail, and mixed use development, fits harmoniously with the scale and design of existing buildings and streetscape of the City.	Projects in the Coastal Zone have been reviewed for consistency with this policy.
CD-2.2 (Inland)	Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.	The ILUDC allows only pedestrian-oriented uses in the CBD. Projects are reviewed for consistency with this policy. The City also initiated a program to ease the barriers for street furniture to contribute to the walkability of downtown.
CD-2.3 (Coastal)	Second Dwelling Units and Manufactured Units and Single-Family Residential Development: Ensure that second dwelling units, manufactured units, and single-family residences are sited and constructed in a manner harmonious with	Changes in State law have made the development of ADUs more permissible. The City reviews development applications

Policy	Objective	Implementation
	surrounding development.	for consistency with the updated laws. A CLUDC Amendment will be processed to update these regulations
CD-2.3 (Inland)	Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.	The City reviews development applications for consistency with this policy.
CD-2.4 (Coastal)	Discourage Sameness and Repetitive Residential Designs.	The City reviews development applications for consistency with this policy.
CD-2.4 (Inland)	Parking: Improve the availability of public parking facilities in the Central Business District and other commercial areas.	Currently, the City waives all parking requirements in the CBD.
CD-2.5 (Coastal)	Scenic Views and Resource Areas: Ensure that development does not adversely impact scenic views and resources as seen from a road and other public rights-of-way.	Development in the Coastal Zone is subject to CDP approval, and visual analysis review ensures ongoing consistency with this policy.
CD-2.5 (Inland)	Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business District.	In 2019, City Council provided City resources to Lia Wilson and Alleyway Art Project to bring more murals to the CBD.
CD-2.6 (Coastal)	Property Maintenance and Nuisances: Ensure that properties are well maintained and nuisances are abated.	The City has an active code enforcement program that responds to all complaints related to nuisances.

Policy	Objective	Implementation
CD-2.7 (Coastal)	Landscaping: Encourage attractive native and drought-tolerant landscaping in residential and commercial developments.	The CLUDC and ILUDC includes vegetation requirements mandating native and drought tolerant landscaping in new development.
CD-2.8 (Coastal)	Strip Development: Discourage further strip development along Main Street. Strip development is typically characterized by street frontage parking lots serving individual or strips of stores or restaurants, with no provisions for pedestrian access between individual uses and buildings arranged linearly.	The City reviews development proposals for consistency with this policy.
<p>Goal CD-3 (Coastal): Preserve the Central Business District as the commercial, civic, historic, and cultural center of the community.</p> <p>Goal CD-3 (Inland): Create attractive entryways to the City.</p>		
CD-3.1 (Coastal)	Adaptive Reuse: Facilitate the adaptive reuse of existing older buildings in the Central Business District.	The City allows a broad mix of uses in the CBD, allowing for flexibility in the reuse of older buildings.
CD-3.1 (Inland)	Entryways: Clearly define the points of entry to the City through the use of distinctive signs, lighting, and landscaping.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines, as well as development standards of zoning district.
CD-3.2 (Coastal)	Pedestrian Activity: Encourage increased pedestrian movement and activity in the Central Business District.	In 2019, the City initiated a program to ease the barriers for street furniture and outdoor displays to contribute to the

Policy	Objective	Implementation
		walkability of downtown.
CD-3.2 (Inland)	Gateway Development: Encourage a higher quality of development at the City's gateways.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines, as well as development standards of zoning district.
CD-3.3 (Coastal)	Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.	The City reviews applications for consistency with this policy. One such proposal was denied because it was found by the Planning Commission and City Council to be inconsistent with this policy.
CD-3.4 (Coastal)	Parking: Improve the availability of public parking facilities in the Central Business District and other commercial areas.	The City has installed electric vehicle charging stations in the downtown, and employees a parking enforcement officer to ensure spaces are not capitalized throughout the day.
CD-3.5 (Coastal)	Strengthen the Distinctive Identity of the Central Business District: Strengthen the distinctive identity and unique sense of place of the Central Business District.	The City has allowed the placement of street furniture throughout the downtown, and processes numerous event permits to enhance the downtown.
<p>Goal CD-4 (Coastal): Create attractive entryways to the City.</p> <p>Goal CD-4 (Inland): Improve the appearance and effectiveness of parking facilities.</p>		

Policy	Objective	Implementation
CD-4.1 (Coastal)	Entryways: Clearly define the points of entry to the City through the use of distinctive signs, lighting, and landscaping.	The City has cleaned homeless encampments around the gateways, and has discouraged undistinctive development in these areas of town.
CD-4.1 (Inland)	Parking Location: Wherever feasible, locate parking facilities to the rear of the development so that the building facade is contiguous with the street frontage, and parking areas are hidden from the street.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines, as well as development standards of zoning district.
<p>Goal CD-5 (Coastal): Improve the appearance and effectiveness of parking facilities.</p> <p>Goal CD-5 (Inland): Use lighting to create a sense of security and to provide cohesion to the physical structure of the community.</p>		
CD-5.1 (Coastal)	Parking Location: Wherever feasible, locate parking facilities to the rear of the development so that the building facade is contiguous with the street frontage, and parking areas are hidden from the street.	Development proposals are reviewed for consistency with this policy. The City maintains a partnership with private parking west of Main Street (not on the frontage) to provide public parking consistent with this policy.

Policy	Objective	Implementation
CD-5.1 (Inland)	Security: Establish standards to ensure that on-site lighting is adequate to provide security while not producing excessive glare.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines, as well as development standards of zoning district.
CD-5.2 (Inland)	Lighting Design Review Guidelines: Apply lighting design guidelines in the Citywide Design Guidelines and the City's Zoning Ordinance.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines, as well as development standards of zoning district.
CD-5.3 (Inland)	Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity fixtures, and shielded so that no light shines beyond the boundary of the property.	The City continues to work with prospective applicants and developers to design projects that significantly comply with the Citywide Design Guidelines, as well as development standards of zoning district.
<p>Goal CD-6 (Coastal): Use lighting to create a sense of security and to provide cohesion to the physical structure of the community.</p> <p>Goal CD-6 (Inland): Preserve cultural and historic resources.</p>		
CD-6.1 (Coastal)	Security: Establish standards to ensure that on-site lighting is adequate to provide security while not producing excessive glare.	The City reviews permit applications for consistency with this policy.

Policy	Objective	Implementation
CD-6.1 (Inland)	Protect and Preserve Buildings and Sites with Historic and Cultural Significance to the Community:	The City reviews permit applications for consistency with this policy.
CD-6.2 (Coastal)	Lighting Design Guidelines: Apply lighting design guidelines contained in the Citywide Design Guidelines.	Projects requiring Design Review are subject to the Citywide Design Guidelines for compliance with this policy.
CD-6.2 (Inland)	Discourage Demolitions: Discourage the demolition of historic buildings.	The City seeks to reuse buildings where feasible.
CD-6.3 (Inland)	Public Awareness: Increase public awareness and appreciation of the City’s cultural and historic resources.	The City partners regularly with the Fort Bragg Mendocino Coast Historical Society for appreciation of historic resources. The City’s 125th birthday was celebrated in City Hall in coordination with a Block Party and their assistance.
Goal CD-7 (Coastal): Preserve cultural and historic resources.		
Goal CD-7 (Inland): Support Public Art and Open Space.		
CD-7.1 (Coastal)	Protect and Preserve Buildings and Sites with Historic and Cultural Significance to the Community.	The City reviews permit applications for consistency with this policy.
CD-7.1 (Inland)	Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.	In 2019, City Council provided City resources to Lia Wilson and Alleyway Art Project to bring more murals to the CBD.
CD-7.2 (Coastal)	Discourage Demolitions: Discourage the demolition of historic buildings.	The City reviews permit applications for consistency with this policy.

Policy	Objective	Implementation
CD-7.2 (Inland)	Provide Public Open Spaces: Encourage the development of public open spaces for gatherings and fairs in commercial areas of the City.	Examples include: the use of large meadow adjacent to Coastal Trail off Cypress Street with additional parking on Jere Melo Way; use of 400 block of Franklin Street for weekly Farmers Market; and additional street closures as requested for variety of public events. The current LCP amendment effort includes Open Space/Parks zoning in order to provide additional and much needed public open space.
CD-7.3 (Coastal)	Public Awareness: Increase public awareness and appreciation of the City's cultural and historic resources.	<p>The City partners regularly with the Fort Bragg Mendocino Coast Historical Society for appreciation of historic resources. The City's 125th birthday was celebrated in City Hall in coordination with a Block Party and their assistance.</p> <p>The City supports the Paul Bunyan Days event that occurs annually on Labor Day Weekend celebrating the regions logging history.</p>
Goal CD-8 (Coastal): Support Public Art and Open Space.		
CD-8.1 (Coastal)	Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.	The City encourages programs that assist with the placement of art and murals in the downtown.

Policy	Objective	Implementation
CD-8.2 (Coastal)	Provide Public Open Spaces: Encourage the development of public open spaces for gatherings and fairs in commercial areas of the City.	The City has numerous public events in the public parks throughout the City. The City's draft LCP amendment currently includes expanded open spaces on the Mill Site that could help accommodate these events.

Safety

Policy	Objective	Implementation
<p>Goal S-1 (Coastal): Reduce and minimize impacts of development on bluff tops and shoreline features.</p>		
<p>Goal S-1 (Inland): Reduce seismic and geologic-related hazards.</p>		
<p>SF-1.1 (Coastal)</p>	<p>Minimize Hazards: New development shall: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; and (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</p>	<p>No new significant development proposed in high geologic flood and/or fire hazard zones in 2019. One Coastal Development permit was issued for the removal of several dead/diseased trees from a property on the GP mill site.</p>
<p>SF-1.1 (Inland)</p>	<p>Minimize Hazards: New development shall: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; and (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.</p>	<p>No significant development permits issued this calendar year in areas of high geologic, flood, or fire hazard zones.</p>
<p>SF-1.2 (Coastal)</p>	<p>All ocean-front and bluff top development shall be sized, sited and designed to minimize risk from wave run-up, flooding, and beach and bluff erosion hazards, and avoid the need for a shoreline protective structure at any time during the life of the development.</p>	<p>No significant development permits issued this calendar year for development sited ocean-front or bluff top.</p>

Policy	Objective	Implementation
SF-1.2 (Inland)	Geotechnical report required: Applications for development located in or near an area subject to geologic hazards, including but not limited to areas of geologic hazard shown on Map SF-1, shall be required to submit a geologic/soils/geotechnical study that identifies all potential geologic hazards affecting the proposed project site, all necessary mitigation measures, and demonstrates that the project site is suitable for the proposed development and that the development will be safe from geologic hazard. Such study shall be conducted by a licensed Certified Engineering Geologist (CEG) or Geotechnical Engineer (GE). Refer to Map SF-1: Geologic Hazards. Refer to the General Plan Glossary for definitions of these terms.	No development permit applications submitted this calendar year for development in areas of geologic hazard shown on Map SF-1.
SF-1.3 (Coastal)	Geotechnical report required. Applications for development located in or near an area subject to geologic hazards, including but not limited to areas of geologic hazard shown on Map SF-1, shall be required to submit a geologic/soils/geotechnical study that identifies all potential geologic hazards affecting the proposed project site, all necessary mitigation measures, and demonstrates that the project site is suitable for the proposed development and that the development will be safe from geologic hazard. Such study shall be conducted by a licensed Certified Engineering Geologist (CEG) or Geotechnical Engineer (GE) and shall be prepared consistent with the requirements of Section 18.54.040(C) of the Coastal Land Use and Development Code. Refer to Map SF-1: Geologic Hazards. Refer to the General Plan Glossary for definitions of these terms.	No development permit applications submitted this calendar year for development in areas of geologic hazard shown on Map SF-1.
SF-1.3 (Inland)	Alterations to Landforms: Minimize, to the maximum feasible extent, alterations to cliffs, bluff tops, faces or bases, and other natural land forms. Permit alteration in landforms only if erosion/runoff is controlled and either there exists no other feasible environmentally superior alternative or where such alterations re-establish natural landforms and drainage patterns that have been eliminated by previous	Any developments which alter natural landforms in any substantial way require submission, review and approval of a grading permit. One primary function of the grading permit is to prevent erosion and ensure re-establishment of natural landforms and drainage patterns.

Policy	Objective	Implementation
	development activities.	
SF-1.4 (Coastal)	Bluff top Setback. All development located on a bluff top shall be setback from the bluff edge a sufficient distance to ensure that it will be stable for a projected 100-year economic life. Stability shall be defined as maintaining a minimum factor of safety against sliding of 1.5 (static) or 1.1 (pseudostatic), as described in Section 18.54.040(F) of the Coastal Land Use and Development Code. This requirement shall apply to the principal structure and accessory or ancillary structures. Slope stability analyses and erosion rate estimates shall be performed by a licensed Certified Engineering Geologist or Geotechnical Engineer.	Both the City's Coastal Trail and the Waste Water Treatment Facility Upgrade projects have required a blufftop analysis to be performed by a licensed certified professionals. Both projects met minimum factors of safety for slope stability.
SF-1.4 (Inland)	Identify Potential Hazards: Identify potential hazards relating to geologic and soils conditions during review of development applications.	No development applications submitted this calendar year necessitate review of potential hazards related to geologic or soils conditions.
SF-1.5 (Coastal)	Siting and design of new blufftop development and shoreline protective devices shall take into account anticipated future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered. Development shall be set back a sufficient distance landward and elevated to a sufficient foundation height to eliminate or minimize to the maximum extent feasible hazards associated with anticipated sea level rise over the expected 100-year economic life of the structure.	All development applications reviewed for consistency with set back distance and elevation in relation to blufftops to minimize exposure to sea level rise hazards.

Policy	Objective	Implementation
SF-1.6 (Coastal)	Land divisions, including subdivisions, lot splits, lot line adjustments, and conditional certificates of compliance which create new shoreline or blufftop lots, shall not be permitted unless the subdivision can be shown to create lots which can be developed without requiring a current or future bluff or shoreline protection structure. No new lots shall be created that could require shoreline protection or bluff stabilization structures at any time.	No listed land use entitlement applications reviewed this year which proposed creation of shoreline or blufftop lots.
SF-1.7 (Coastal)	Alterations to Landforms: Minimize, to the maximum feasible extent, alterations to cliffs, bluff tops, faces or bases, and other natural land forms in the Coastal Zone. Permit alteration in landforms only if erosion/runoff is controlled and either there exists no other feasible environmentally superior alternative or where such alterations re-establish natural landforms and drainage patterns that have been eliminated by previous development activities.	Any developments which alter natural landforms in any substantial way require submission, review and approval of a grading permit. One primary function of the grading permit is to prevent erosion and ensure re-establishment of natural landforms and drainage patterns.
SF-1.8 (Coastal)	Floodplain Development: Limit new development in floodplains in the Coastal Zone, including but not limited to those floodplain areas shown on Map SF-2, to those uses allowed in the Open Space land use designation consistent with all other applicable requirements of the LCP.	There were no development applications in floodplains in the City's Coastal Zone last calendar year.
SF-1.9 (Coastal)	Bluff Face and Bluff Retreat Setback: Prohibit development on the bluff face and within the bluff retreat setback because of the fragility of this environment and the potential for resultant increase in bluff and beach erosion due to poorly-sited development except that the following uses may be allowed with a conditional use permit: (1) engineered accessways or staircases to beaches, boardwalks, viewing platforms, and trail alignments for public access purposes; (2) pipelines to serve coastal dependent industry; (3) habitat restoration; (4) hazardous materials remediation; and (5) landform alterations where such alterations re-establish natural landforms and drainage patterns that have been eliminated by previous	There was no development along bluff face or bluff retreat setback areas. The City's Glass Beach Stairs replacement project was reviewed and designed in 2019 which would have been exempted due to conditional use clauses. This project however remains unfunded and not re-built.

Policy	Objective	Implementation
	<p>development activities. Findings shall be made that no feasible, less environmentally damaging, alternative is available and that feasible mitigation measures have been provided to minimize all adverse environmental impacts. Require as a part of the conditional use permit, a full environmental, geological, and engineering study as specified in Policy LC-6.1. Such structures shall be constructed and designed so as to neither create nor contribute to erosion of the bluff face and to be visually compatible with the surrounding area to the maximum extent feasible.</p>	
<p>SF-1.10 (Coastal)</p>	<p>Seawalls, Breakwaters and Other Shoreline Structures: Prohibit construction of seawalls, breakwaters, revetments, groins, harbor channels, retaining walls, and other structures altering the natural shoreline processes unless a finding is made that such structures are required: (1) to serve coastal-dependent uses; or (2) to protect public beaches in danger from erosion; or (3) to protect existing structures that were legally constructed prior to the effective date of the Coastal Act; or (4) that were legally permitted prior to the effective date of this Coastal General Plan provided that the CDP did not contain a waiver of the right to a future shoreline or bluff protection structure; or (5) for a development consistent with Section 30233(a) of the Coastal Act and only when it can be demonstrated that said existing structures are at risk from identified hazards if no feasible or less environmentally damaging alternative is available and the structure has been designed to eliminate or mitigate adverse environmental impacts, including impacts upon local shoreline sand supply. The design and construction of allowed protective structures shall respect natural landforms and provide for lateral beach access. "Existing structures" for purposes of Policy LC-6.5 shall consist only of a principle structure, e.g. residential dwelling, required garage, or second residential unit, and shall not include accessory or ancillary structures such as decks, patios, stairs, landscaping, etc.</p>	<p>No shoreline structure permit applications received nor constructed during the previous calendar year.</p>

Policy	Objective	Implementation
	<p>Goal SF-2 (Coastal): Reduce seismic and geologic-related hazards.</p> <p>Goal SF-2 (Inland): Reduce the risks from flooding.</p>	
SF-2.1 (Coastal)	Seismic Hazards: Reduce the risk of loss of life, personal injury, and damage to property resulting from seismic hazards.	All new development is required to be constructed in accordance with current building codes for seismic hazard reduction.
SF-2.1 (Inland)	Flood Hazards: Ensure adequate standards for development in the 100-year floodplain.	This is standard practice on all development applications. There are very few parcels located in FEMA 100 year floodplain in the City limits. They are limited to the Noyo River basin along the haul road and Pudding Creek Area.
SF-2.2 (Coastal)	Require professional inspection of foundations and excavations, earthwork, and other geotechnical aspects of site development during construction on those sites specified in soils, geologic, and geotechnical studies as being prone to moderate or high levels of seismic hazard.	This would be a standard condition of a CDP for development in areas of seismic hazard. No new development permits or construction occurred in areas of known fault lines or slides in calendar year. The Pudding Creek Water Main Relocation Project scheduled to start design in 2020 may be located near a known slide in the Pudding Creek area.
SF-2.2 (Inland)	Storm Drainage: Continue to maintain effective flood drainage systems and regulate construction to minimize flood hazards.	All development permit applications which disturb more than 120sf of ground are required to submit a stormwater control plan. The extent of the submittal required is based on the size and scope of the proposed development.

Policy	Objective	Implementation
SF-2.3 (Coastal)	Development on Slopes: Require that development in areas with identified slope stability constraints as shown on Map SF-1 or other areas where City staff determines there is potential slope stability issues be supervised and certified by a geologist, geotechnical engineer, or engineering geologist.	The Habitat for Humanity lot split and development of two homes was permitted and is currently under construction. This development entitlement is situated on two large lots with steep slopes. The permits were conditioned to avoid the sloped areas and ensure they remained protected and vegetated using BMP's.
SF-2.3 (Inland)	Require development to pay for the costs of drainage facilities needed to drain project-generated runoff.	All new development disturbing 120sf or more ground is required to pay drainage capacity in accordance with the current fee schedule.
SF-2.4 (Coastal)	Tsunami: Minimize development in areas subject to tsunami.	Few areas in the City limits currently identified as subject to Tsunami. No development or permits issued in such areas in previous calendar year.
SF-2.4 (Inland)	Require, where necessary, the construction of siltation/detention basins to be incorporated into the design of development projects.	All construction projects are required to install BMPs appropriate to the development necessary to prevent erosion and sedimentation.
SF-2.5 (Coastal)	Review development proposals to ensure that new development is not in an area subject to tsunami damage and if such development is otherwise allowable that it is designed to withstand tsunami damage.	Few areas in the City limits currently identified as subject to Tsunami. No development or permits issued in such areas in previous calendar year.

Policy	Objective	Implementation
SF-2.5 (Inland)	Require, as determined by City staff, analysis of the cumulative effects of development upon runoff, discharge into natural watercourses, and increased volumes and velocities in watercourses and their impacts on downstream properties. Include clear and comprehensive mitigation measures as part of project approvals to ensure that new development does not cause downstream flooding of other properties.	All projects with ground disturbing activities are required to undergo a stormwater review and implement BMPS and LID measures as appropriate for extent of development as regulated by the City's MS4.
SF-2.6 (Coastal)	Avoid siting new critical facilities, including fire and police stations and hospitals in tsunami inundation zones to the maximum extent feasible. If it is necessary to site such facilities in tsunami inundation zones to provide adequate population protection, new critical	No new development of such facilities in previous calendar year.
SF-2.6 (Inland)	Analyze the impacts of and potential flooding issues resulting from Climate Change and rising sea levels on proposed projects located within the 100-year Sea-Level Rise Inundation Area (see Map SF-4).	This is standard practice on all development applications. There are very few developable parcels located in 100 year Sea Level Rise Inundation area inside the City limits. They are limited to the Noyo River basin along the haul road and Pudding Creek Area.
SF-2.7 (Coastal)	Require that overnight visitor-serving facilities in susceptible areas provide tsunami information and evacuation plans.	This can be made a requirement for existing businesses if/when they request a permit from the City.
<p>Goal SF-3 (Coastal): Reduce the risks from flooding.</p> <p>Goal SF-3 (Inland): Ensure emergency preparedness.</p>		
SF-3.1 (Coastal)	Coordinate with County: Continue coordination with the Mendocino County Emergency Services Authority.	On-going effort.

Policy	Objective	Implementation
SF-3.1 (Inland)	Coordinate with County: Continue coordination with the Mendocino County Emergency Services Authority	On-Going effort.
SF-3.2 (Coastal)	Maintain an Updated Emergency Plan: Update the City’s Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).	On-Going effort.
SF-3.2 (Inland)	Maintain an Updated Emergency Plan: Update the City’s Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).	The City currently utilizes the Emergency Operations Plan (EOP) 2017. This plan is due to be updated in order to address frequent Public Safety Power Shutoffs (PSPS) measures taken by PG&E due to risk of wildfires in California.
SF-3.3 (Coastal)	DOES NOT EXISIT	
SF-3.4 (Coastal)	Require development to pay for the costs of drainage facilities needed to drain project-generated runoff. Develop a City-wide drainage policy to assist staff to identify drainage improvements or impact fees required for development.	All new development disturbing 120sf or more ground is required to pay drainage capacity in accordance with the current fee schedule. The most current stormdrain master plan was published in 2004 and is due for another update. Staff is also closely following SB231 and considering the potential for a storm water Enterprise Fund.

Policy	Objective	Implementation
SF-3.5 (Coastal)	Require, where necessary, the construction of siltation/detention basins to be incorporated into the design of development projects.	All construction projects are required to install BMPs appropriate to the development necessary to prevent erosion and sedimentation.
<p>Goal SF-4 (Coastal): Ensure emergency preparedness.</p> <p>Goal SF-4 (Inland): Reduce fire hazards.</p>		
SF-4.1 (Coastal)	Coordinate with County: Continue coordination with the Mendocino County Emergency Services Authority.	On-going effort
SF-4.1 (Inland)	Minimize Fire Risk in New Development: Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.	All new commercial, multifamily and single family units are required to provide fire sprinkler suppression. All major development triggering CEQA is further analyzed for potential risk of wildfire.
SF-4.2 (Coastal)	Maintain an Updated Emergency Plan: Update the City's Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).	On-going effort
SF-4.2 (Inland)	Maintain a High Level of Fire Protection: Work with the Fire Protection Authority to ensure a continued high level of fire protection.	The City continues to work closely with the Fort Bragg Fire Marshal and Fire Chief to review all proposed development.
SF-4.3 (Inland)	Mutual Aid Agreements: Continue to maintain mutual aid agreements.	On-going effort

Policy	Objective	Implementation
SF-4.4 (Inland)	Fire Protection Authority Needs: Anticipate the needs of the Fort Bragg Fire Protection Authority.	The City is aware of necessary improvements to the Fire Station located at 141 N Main Street as indicted in the City's CIP of the FY Budget. This project was listed and funding unidentified in 2019/20 budget.
SF-4.5 (Inland)	Vegetation Management: Continue to implement an effective and environmentally sound vegetation management and weed abatement program.	Vegetation can be managed by requiring landscaping plans at the time of land use entitlement or permitting and effectively regulated through on-going code enforcement efforts if weed abatement becomes necessary.
<p style="text-align: center;">Goal SF-5 (Coastal): Reduce fire hazards.</p> <p style="text-align: center;">Goal SF_5 (Inland): Maintain effective police services.</p>		
SF-5.1 (Coastal)	Minimize Fire Risk in New Development: Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.	All new commercial, multifamily and single family units are required to provide fire sprinkler suppression. All major development triggering CEQA is further analyzed for potential risk of wildfire.
SF-5.1 (Inland)	Demand for Police Services: Review development proposals for their demand for police services and implement measures to maintain adequate police services.	In 2019, the City's Police Department became fully staffed. The City's recruitment for Officers is usually on-going and offers many growth and training opportunities for the PD employees.

Policy	Objective	Implementation
SF-5.2 (Coastal)	Maintain a High Level of Fire Protection: Work with the Fire Protection Authority to ensure a continued high level of fire protection.	The City continues to work closely with the Fort Bragg Fire Marshal and Fire Chief to review all proposed development.
SF-5.2 (Inland)	Shared Resources: Utilize shared resources to improve police response.	The Police Department works closely with City Code Enforcement, Fire Department and Sheriff's Department to improve police response.
SF-5.3 (Coastal)	Mutual Aid Agreements: Continue to maintain mutual aid agreements.	On-going effort.
SF-5.4 (Coastal)	Fire Protection Authority Needs: Anticipate the needs of the Fort Bragg Fire Protection Authority.	The City is aware of necessary improvements to the Fire Station located at 141 N Main Street as indicted in the City's CIP of the FY Budget. This project was listed and funding unidentified in 2019/20 budget.
SF-5.5 (Coastal)	Vegetation Management: Continue to implement an effective and environmentally sound vegetation management and weed abatement program.	Vegetation can be managed by requiring landscaping plans at the time of land use entitlement or permitting and effectively regulated through on-going code enforcement efforts if weed abatement becomes necessary.
<p>Goal SF-6 (Coastal): Maintain effective police services.</p> <p>Goal SF-6 (Inland): Maintain an effective medical emergency response system.</p>		

Policy	Objective	Implementation
SF-6.1 (Coastal)	Demand for Police Services: Review development proposals for their demand for police services and implement measures to maintain adequate police services.	In 2019, the City's Police Department became fully staffed. The City's recruitment for Officers is usually on-going and offers many growth and training opportunities for the PD employees.
SF-6.1 (Inland)	Emergency Medical Response: Ensure that the Fire Protection Authority and the Mendocino Coast District Hospital continue to maintain a high level of emergency medical response.	On-going effort.
SF-6.2 (Coastal)	Shared Resources: Utilize shared resources to improve police response.	Fort Bragg PD has a standard working relationship with the Mendocino County Sherriff's Office and the Mendocino County Gang Suppression Unit.
SF-6.2 (Inland)	Support Maintenance of Mendocino Coast District Hospital's Emergency Facilities: Continue to encourage the Mendocino Coast District Hospital to maintain its emergency department and acute care facilities.	In 2019, the City Council endorsed a proposed affiliation of Mendocino Coast Hospital with Adventist Health. A proposition (Measure C) to lease Mendocino Coast Hospital to Adventist Health for the next 30 years was passed by voters in November election.
<p>Goal SF-7 (Coastal): Maintain an effective medical emergency response system.</p>		
<p>Goal SF-8 (Inland): Reduce hazards of transportation, storage, and disposal of hazardous materials and wastes.</p>		

Policy	Objective	Implementation
SF-7.1 (Coastal)	Emergency Medical Response: Ensure that the Fire Protection Authority and the Mendocino Coast District Hospital continue to maintain a high level of emergency medical response.	On-going effort.
SF-7.1 (Inland)	Protection from Hazardous Waste and Materials: Provide measures to protect the public health from the hazards associated with the transportation, storage, and disposal of hazardous wastes (TSD Facilities).	All development permits and/or change in use with industrial or manufacturing components are reviewed for consistency with standard Hazardous Waste Materials Business Plans. Both Stormwater Staff and Waste Water Staff regularly monitor and verify facilities inside the City's MS4 and Municipal Improvement District to detect and prevent pollution from Hazardous Waste and Materials associated with transportation, storage, and disposal. City staff also works with Mendocino County CUPA and Environmental Health as necessary to mitigate any potential Hazardous Waste concerns.
SF-7.2 (Coastal)	Maintain Mendocino Coast District Hospital's Emergency Facilities: Continue to encourage the Mendocino Coast District Hospital to maintain its emergency department and acute care facilities.	In 2019, the City Council endorsed a proposed affiliation of Mendocino Coast Hospital with Adventist Health. A proposition (Measure C) to lease Mendocino Coast Hospital to Adventist Health for the next 30 years was passed by voters in November election.

Policy	Objective	Implementation
SF-7.2 (Inland)	Support Environmental Review of Hazardous Waste Transportation, Storage and Disposal Facilities: Support a thorough environmental review for Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities, including waste to energy projects, proposed in the Fort Bragg area.	All development permits and/or change in use with industrial or manufacturing components are reviewed for consistency with standard Hazardous Waste Materials Business Plans. Both Stormwater Staff and Waste Water Staff regularly monitor and verify facilities inside the City’s MS4 and Municipal Improvement District to detect and prevent pollution from Hazardous Waste and Materials associated with transportation, storage, and disposal. City staff also works with Mendocino County CUPA and Environmental Health as necessary to mitigate any potential Hazardous Waste concerns.
<p>Goal SF-8 (Coastal): Reduce hazards of transportation, storage, and disposal of hazardous materials and wastes.</p> <p>Goal SF-8 (Inland): Minimize community exposure to electromagnetic fields (EMFs).</p>		
SF-8.1 (Coastal)	Protection from Hazardous Waste and Materials: Provide measures to protect the public health from the hazards associated with the transportation, storage, and disposal of hazardous wastes (TSD Facilities).	On-going monitoring and review of Businesses with Hazardous Materials is a condition of both the Municipal Improvement Districts Waste Discharge Requirement (WDR) Permit and the MS4 Permit. These National Pollution Discharge Elimination Permits (NPDES) require the City Staff regularly inspect or require self-certification from facilities who store, manage, or transport hazardous facilities to ensure protection of the treatment systems and waterways. Some protective

Policy	Objective	Implementation
		measures include Hazardous Materials Business Plans, Stormwater Pollution Prevention Plans, and Waste Water Discharge Agreements, Fats Oils and Grease Program Compliance and secondary containment practices.
SF-8.1 (Inland)	Consider EMFs in Land Use Decisions: Consider information regarding EMF radiation from existing and new electrical transmission lines and substations in making land use decisions.	Small cell wireless Facilities proposing 5G technologies was discussed at length in 2019. City Council directed staff take thorough measures in permit review to reduce public exposure to EMF to the maximum extent allowed by the FCC.
SF-8.2 (Coastal)	Support Environmental Review of Hazardous Waste Transportation, Storage and Disposal Facilities: Support a thorough environmental review for Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities, including waste to energy projects, proposed in the Fort Bragg area.	All development permits and/or change in use with industrial or manufacturing components are reviewed for consistency with standard Hazardous Waste Materials Business Plans. Both Stormwater Staff and Waste Water Staff regularly monitor and verify facilities inside the City’s MS4 and Municipal Improvement District to detect and prevent pollution form Hazardous Waste and Materials associated with transportation, storage, and disposal. City staff also works with Mendocino County CUPA and Environmental Health as necessary to mitigate any potential Hazardous Waste concerns.
SF-8.2 (Inland)	Siting of Schools and Other Sensitive Uses: Minimize and reduce EMF radiation levels near sensitive uses such as schools, hospitals, and playgrounds.	The review and permitting process for siting of small cell facilities employing 5G including the discussion and preferential

Policy	Objective	Implementation
		protection of areas of sensitive populations where permitted by the FCC.
Goal SF-9 (Coastal): Minimize community exposure to electromagnetic fields (EMFs).		
SF-9.1 (Coastal)	Consider EMFs in Land Use Decisions: Consider information regarding EMF radiation from existing and new electrical transmission lines and substations in making land use decisions.	Small cell wireless Facilities proposing 5G technologies was discussed at length in 2019. City Council directed staff take thorough measures in permit review to reduce public exposure to EMF to the maximum extent allowed by the FCC.
SF-9.2 (Coastal)	Siting of Schools and Other Sensitive Uses: Minimize and reduce EMF radiation levels near sensitive uses such as schools, hospitals, and playgrounds.	The review and permitting process for siting of small cell facilities employing 5G including the discussion and preferential protection of areas of sensitive populations where permitted by the FCC.

Noise

Policy	Objective	Implementation
Goal N-1: Protect City residents from harmful and annoying effects of exposure to excessive noise.		
N-1.1	General Noise Levels: The maximum allowable noise levels are established in this Element.	The City continues to review proposed and existing development for compliance with the Noise Element.
N-1.2	Reduce Noise Impacts: Avoid or reduce noise impacts first through site planning and project design. Barriers and structural changes may be used as mitigation techniques only when planning and design prove insufficient.	The City continues to review proposed and existing development for compliance with the Noise Element.
N-1.3	Noise and Land Use Compatibility Standards: Ensure that all new noise sensitive development proposals be reviewed with respect to Table N-4: Noise and Land Use Compatibility Standards. Noise exposure shall be determined through actual on-site noise measurements.	The City continues to review proposed and existing development for compliance with the Noise Element.
N-1.4	Residential and Noise Sensitive Land Use Standards: Require a standard of 45 L _{dn} for Policy N-1.4 Residential and Noise Sensitive Land Use Standards: Require a standard of 45 L _{dn} for indoor noise level for all new residential development including hotels and motels, and a standard of 60 L _{dn} for outdoor noise at residences. These limits shall be reduced by 5 dB for senior housing and residential care facilities.	The City continues to review proposed and existing development for compliance with the Noise Element.
N-1.5	Non-Transportation Noise Generation: For new non-transportation noise generators, Table N-5 describes the maximum noise level at the nearest residential property line:	The City continues to review proposed and existing development for compliance with the Noise Element.

Policy	Objective	Implementation
N-1.6	Mitigate Noise Impacts: Mitigate noise impacts to the maximum feasible extent.	The City continues to review proposed and existing development for compliance with the Noise Element, and mitigate noise impacts to maximum feasible extent.

Sustainability (Inland General Plan only)

Policy	Objective	Implementation
Goal S-1	Maximize the use of green building practices and materials in new and existing development.	
S-1.1	Building Reuse: Where existing buildings in the Plan Area are structurally sound and reuse is economically feasible, reuse of buildings in whole or part is preferred.	Ongoing; the City encourages applicants to reuse structures.
S-1.2	Encourage 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.	Ongoing; the City encourages applicants to implement green building techniques. In 2020 CA State Building Code update includes provisions for solar panels.
S-1.3	Municipal Green Building: All new construction of City-owned buildings shall incorporate sufficient green building methods and techniques to qualify for the equivalent of LEED TM Certified rating. Renovation of City-owned buildings shall seek to incorporate LEED TM pre-requisites and credits, where feasible.	Upgrades to the City’s Waste Water Treatment Plant will provide a more efficient, cleaner method to process septic.
Goal S-2: Encourage development that minimizes the demand for non-renewable energy and reduces Green House Gas (GHG) emissions.		
S-2.1	Passive Solar Design Strategies: All building and site design shall use passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible.	Implemented with changes to 2020 CA Building Code that requires all new construction to be solar ready.

Policy	Objective	Implementation
S-2.2	Alternative Energy: Encourage the development and use of alternative sources of energy such as wind, solar, and biomass to meet Fort Bragg's energy needs.	Ongoing; the City encourages applicants to utilize alternative sources of energy. In 20__ eight (8) electric vehicle charging station were installed in City public parking lots.
S-2.3	Reduce Energy Demand with a goal of Net Zero Energy in New Construction. All new construction shall minimize energy use. Net zero buildings and homes are encouraged. These homes produce as much energy (through conservation, photovoltaic panels, solar hot water, wind, and geothermal) as they consume and have a net zero impact on greenhouse gas production.	Ongoing; the City encourage s applicants to reduce energy demand.
S-2.4	Require passive solar design in new construction, where feasible, as part of Design Review.	Implemented with changes to 2020 CA Building Code that requires all new construction to be solar ready.
S-2.5	Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.	Ongoing; the City encourages applicants utilize local renewable energy.
S-2.6	Climate Action Plan: Prepare and periodically update the City's greenhouse gas inventory and Climate Action Plan in order to achieve the City's GHG emission reduction targets.	Ongoing; City Council has requested an update to the 2012 Climate Action Plan.

Policy	Objective	Implementation
S-2.7	Energy Conservation Measures in existing Buildings: Encourage owners of existing dwellings to retrofit with energy-saving features.	Ongoing; the City encourages applicants to utilize local renewable energy sources/
Goal S-3: Minimize the use of potable water in new and existing development.		
S-3.1	Reduce Water Use: Minimize the use of potable water in new and existing development.	Ongoing. The City implements the California Building Code which has measures to reduce water usage in new development.
S-3.2	Rainwater Capture: The installation of cisterns is encouraged to capture rainwater from roofs for all water needs and for flood control during heavy storms. Cisterns may be located above or below ground.	Ongoing. The Public Works reviews building permit applications and works with applicants seeking to provide alternative water collection means, such as cisterns, as allowable by the Building Code.
S-3.3	Water Conservation Education: Business/property owners shall incorporate educational programs that promote water conservation habits and practices in all hotel, restaurant, and multi-family residential development.	Ongoing. The City has initiated a Zero Waste program to educate the community on conservation and reuse of nonrenewable materials.
S-3.4	Drought Tolerant Landscaping: New development shall include drought tolerant landscaping for landscaped areas in commercial and multi-family residential uses.	Ongoing. The ILUDC requires drought tolerant, native landscaping as part of new development projects.
Goal S-4: Reduce, recycle, and reuse solid waste generated in the City.		
S-4.1	Recycling: All commercial, office, and multi-family residential developments shall provide a centralized drop-off location for recyclables and compostable materials.	2019 Housing Element update includes State mandated program (Program H-7.1.1) to provide a centralized drop-off location for recyclables and compost at

Policy	Objective	Implementation
		multifamily developments.
S-4.2	Recycling and Reuse of Solid Waste: Comply with State requirements to reduce the volume of solid waste through recycling and reduction of solid waste.	2019 examples include Zero Waste community outreach and education through public workshops and site visits with local businesses.

Housing Element

Fort Bragg’s 6th Cycle Housing Element was adopted by City Council on September 9, 2019 and addresses the planning period from 2019 to 2027. Section 65400 of the Government Code also requires the City to submit an annual report on the status and progress of implementing the Housing Element of the General Plan, which is provided as Appendix B of this document.

Appendix B – Housing Element Report (2019)

Fort Bragg's 6th Cycle Housing Element was adopted by City Council on September 9, 2019 and addresses the planning period from 2019 to 2027. Section 65400 of the Government Code requires that the City to submit an annual report on the status and progress of implementing the Housing Element.

The City uploaded the 2019 Annual Housing Element Report directly into California Department of Housing and Community Development's (HCD) database on March 16, 2020. Using the on-line system only provides the information to HCD. The Governor's Office of Planning and Research (OPR) will receive the Housing Element Report with the General Plan Annual Progress Report, prior to April 1st deadline.

Jurisdiction	Fort Bragg	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A Housing Development Applications Submitted																				
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2		3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								1	0	1	0	0	12	9	23	22	1	0		
	008-164-35	120 N Franklin Street	Greenwood Construction		SFA	O	6/18/2019							1	1	1	0	No		
	008-202-55	536 Maple Street	Chris Walker		ADU	R	9/30/2019						1		1	1	0	No		
	008-273-22	114 Wall Street	Miguel Naal		ADU	R	10/3/2019							1	1	1	0	No		
	018-052-30	420 S Harrison Street	Leonardo Gaona		2 to 4	R	7/29/2019							2	2	1	1	No		
	008-332-04	1081 E Chestnut Street	Suzy Delany		ADU	O	8/29/2019						1		1	1	0	No		
	020-490-55	1401 Oak Street	Greg Lambert		MH	R	9/26/2019							1	1	1	0	No		
	008-043-01	760 Stewart Street	Pamela Patterson		ADU	R	4/2/2019						1		1	1	0	No		
	008-047-04	642 Stewart Street	Chuck Martins		ADU	R	12/10/2019						1		1	1	0	No		
	018-080-13	640 Dubois Lane	Habitat for Humanity		SFD	O	8/20/2019	1							1	1	0	No		
	018-281-31	585 S Sanderson Way	Robert Habekoss		ADU	R	5/10/2019						1		1	1	0	No		
	008-094-16	461 N Harrison Street	Alan Limbird		ADU	R	10/1/2019						1		1	1	0	No		
	008-094-11	421 N Harrison Street	Karen Knoebber		ADU	R	11/1/2019						1		1	1	0	No		
	018-052-31	430 S Harrison Street	Leonardo Gaona		2 to 4	R	7/31/2019							2	2	2	0	No		
	018-051-14	411 S Harrison Street	Genaro Oxte		ADU	R	11/14/2019						1		1	1	0	No		
	018-051-15	401 S Harrison Street	Genaro Oxte		ADU	R	11/14/2019						1		1	1	0	No		
	008-302-09	158 N Sanderson Way	Dan Gjerde		2 to 4	O	9/13/2019							2	2	2	0	No		

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits											
1					2	3	4							5	6	7							8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below																									
	018-210-15	851 Woodward Street	Gabriel Macavilla & Ana Jara		SFD	O	1	0	1	0	0	0	1	9/11/2018	2	0	0	1	0	0	0	10	9	4/12/2019	20
	008-212-05	320 N Harold	Arreguin, Daniel		ADU	R									0							1	7/9/2018		
	008-164-35	120 N Franklin Street	Greenwood Construction		SFA	O									0							1	6/18/2019		
	008-202-55	536 Maple Street	Chris Walker		ADU	R									0							1	9/30/2019		
	008-273-22	114 Wall Street	Miguel Naal		ADU	R									0							1	10/31/2019		
	018-052-30	420 S Harrison Street	Leonardo Gaona		2 to 4	O									0							2	7/26/2019		
	008-332-04	1081 E Chestnut Street	Suzy Delany		ADU	O									0							1	11/22/2019		
	020-490-55	1401 Oak Street	Greg Lambert		MH	O									0							1	11/26/2019		
	008-043-01	760 Stewart Street	Pamela Patterson		ADU	R									0							1	7/2/2019		
	018-080-13	640 Dubois Lane	Habitat for Humanity		SFD	O	1							7/2/2019	1	1							3/3/2020		
	018-281-31	585 S Sanderson Way	Robert Habekoss		ADU	R									0							1	9/16/2019		
	008-094-16	461 N Harrison Street	Alan Limbird		ADU	R									0							1	11/19/2019		
	018-052-31	430 S Harrison Street	Leonardo Gaona		2 to 4	R									0							2	11/21/2019		
	018-051-14	411 S Harrison Street	Genaro Oxde		ADU	R									0							1	12/20/2019		
	018-051-15	401 S Harrison Street	Genaro Oxde		ADU	R									0							1	12/20/2019		
	008-302-09	158 N Sanderson Way	Dan Gjerde		2 to 4	R									0							2	9/12/2019		
	008-271-06	155 Florence	Ruth and SA Ephraim		ADU	R									0							1	7/16/2019		
	008-192-06	144 S McPherson Street	Bianche Yates		ADU	R									0							1	1/28/2020		
	018-08-31	630 Dubois Lane	Habitat for Humanity		SFD	O			1					7/2/2019	1		1						7/2/2019		
	008-103-02	220 Brandon Way	Diane Perry		ADU	R									0							1	11/15/2019		

Jurisdiction	Fort Bragg	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B									
Regional Housing Needs Allocation Progress									
Permitted Units Issued by Affordability									
Income Level	RHNA Allocation by Income Level	2						3	4
		2014	2015	2016	2017	2018	2019		
Very Low	Deed Restricted	5							5
	Non-Deed Restricted								
Low	Deed Restricted	3		2			1	3	
	Non-Deed Restricted								
Moderate	Deed Restricted	3						10	
	Non-Deed Restricted						10		
Above Moderate		9		3		9	9	21	
Total RHNA		20							
Total Units			5			9	20	34	5

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Fort Bragg		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H-1.1.1 Inventory of Infill Sites	Maintain the inventory of vacant and underdeveloped residentially designated land in the City's GIS system. Provide copies of the inventory for public distribution on the City website.	Ongoing, as vacant sites are developed the GIS system is updated and a map and list of vacant sites is posted on the City's website	Updated in 2015.
Program H-1.3.1 Secondary Dwelling Unit Design	Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.	Ongoing	The City is working with architect to provide nine (9) second units designs available at no cost to residents. In discussion with local engineer intersted in dveloping free set of plans. Received SB-2 grant funding for updated engineering stamp on original three (3) set of designs (deliverable
Program H-1.3.2 No Development Impact Fees for Secondary Units	Free secondary unit program to provide affordable and aesthetically pleasing second unit designs.	Ongoing	The City currently does not charge water or sewer capacity fees for ADUs and JADUs.
Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Second Units	Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.	2020-2021	Implemented in 2015. The City charges no penatly fees or back payment for illegal units that submit building permit to be legalized.

Program H-1.3.4 Junior Accessory Dwelling Units	Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.	2021	Implemented in 2020.
Program H-1.3.5 Allow Tiny Homes as Second Units	Consider revising the zoning ordinance so that people can park mobile residences (residences built under the vehicle code) as a second unit, so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skirted if the wheels would otherwise be visible from the public right	2021	Received SB-2 Grant funding. Deliverable 2022.
Program H-1.3.6 Alternative Designs for Second Units	Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.	2021	To be considered
Program H-1.6.1 List of Vacant Parcels	Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.	Ongoing. As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.	Updated in 2019 and will be revised in 2020-2022

<p>Program H-1.6.2 Planning Incentives</p>	<p>Consider adopting planning incentives for new residential development on infill sites</p>	<p>Consider updating the LUDC to provide a mechanism for market rate housing projects to request up to one planning incentive for development of market rate housing on infill sites (as defined by CEQA).</p>	<p>Presented to Council 2020 as part of an Economic Policy Manual. Received direction to move forward. Plans to implement 2020-2025</p>
<p>Program H-1.6.3 Redevelopment of Non-Vacant Sites</p>	<p>Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non- vacant sites and 2) vacant sites with previous residential uses</p>	<p>The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.</p>	<p>To be implemented</p>
<p>Program H-1.7.1 Permit Steamlining</p>	<p>Develop a streamline permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.</p>	<p>2020-2025</p>	<p>To be considered</p>

Program H-1.7.2 Site Improvements	Obtain grant funding for off-site Improvements in support of affordable multi-unit housing projects	Ongoing	Currently working with multi-iunit developer, DANCO to apply for HCD In-fill Infrastructure grant funds
Program H-1.7.3 Market Study	Complete a housing market study for market rate multi-family housing development in Fort Bragg and use it to market Fort Bragg to housing developers.	Ongoing	To be implemented
Program H-1.7.4 Attract Multi-Unit Developers	Work to attract multi-unit housing developers to the Fort Bragg Market place.	Ongoing	Currently working with multi-uint developer, DANCO and the Skunk Train who recently purchased several acreas on the former Mill Site.
Program H-1.7.5 Allow Higher Density by Right	Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High	2020-2021	To be considered
Program H-1.7.6 Allow Higher Densities in Single Family Residentil Districts with Use Permit Approval	Consider revising the zoning ordinance to allow three or fourunit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio	2020-2021	2020 JADUs now allowed by right. City will consider allowing more than ADU and JADU. Received SB-2 Grant funding. Deliverable 2022.

<p>Program H-1.7.7 Simplify Design Review for Small Residential Projects</p>	<p>Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.</p> <p>Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit projects.</p>	<p>2020</p>	<p>To be considered</p>
<p>Program H-1.7.8 Workforce Housing in Mixed-Use Zoning</p>	<p>Continue to allow workforce housing in all zoning districts that allow mixed-use development.</p>	<p>Ongoing</p>	<p>Implemented</p>
<p>Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts</p>	<p>Continue to allow live-work housing in all industrial zoning districts.</p>	<p>Ongoing</p>	<p>Implemented</p>
<p>Program H-1.7.10 Tiny Home Communities</p>	<p>Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.</p>	<p>2020-2021</p>	<p>To be considered. Received SB-2 Grant funding. Deliverable 2022.</p>

<p>Program H-1.7.11 Public Private Partnership for Major Subdivisions</p>	<p>Consider establishing a partnership between the City and existing property owners to complete subdivisions of 4+ lots for resale of parcels. This program could consist of the City taking the role of agent for the subdivision of underutilized parcels into smaller lots in Fort Bragg in order to facilitate utilization of these parcels for residential development. For example, the City could complete all the studies and the subdivision to divide the main lot into smaller lots, which the property owner could then sell. The City could be repaid by the property owner upon sale of the parcels or receive a dedication of one</p>	<p>2020-2025</p>	<p>To be considered</p>
<p>Program H-1.7.12 Mitigation Banks</p>	<p>Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.</p>	<p>2020-2021</p>	<p>To be considered</p>
<p>Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing</p>	<p>Continue the community-based planning process and consider rezoning a portion of the Mill Site for workforce and affordable housing. Consider submitting a Local Coastal Program to the Coastal Commission for the approval of at least 25 acres of residential zoning on the Mill Site.</p>	<p>2020-2025</p>	<p>In process</p>

<p>Program H-1.8.1 Repair and Replace</p>	<p>Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.</p>	<p>Ongoing</p>	<p>Implementation is ongoing</p>
<p>Program H-1.8.2 Substandard Housing Program</p>	<p>Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red- tagged.</p>	<p>Ongoing</p>	<p>To be implemented</p>

Program H-1.9.1 Building Permits	Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.	2020-2025	To be considered
Program H-1.9.2 Reduce Cost of Construction	Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.	2020	To be considered
Program H-2.1.1 Available Funding	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, persons with developmental disabilities, lower-income large households, and households with special housing needs. Work with non-profit and for-profit affordable housing developers to apply for State and Federal funding. Seek funding for affordable housing from all sources.	Apply for funding as funding cycles occur	Implementation is ongoing.
Program H-2.2.1 Affordable Senior Housing	Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.	Periodically update inventory of properties suitable for senior housing.	Implementation is ongoing.
Program H-2.2.2 House Sharing	Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.	2020-2025	To be implemented
Program H-2.2.3 Encourage Housing for Seniors with Pets	Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.	2020-2025	To be considered

Program H-2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors	Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make is easier to develop an assisted living facility in Fort Bragg.	2020-2025	To be implemented
Program H-2.4.1 Inclusionary Housing Ordinance	Continue to implement the City's Inclusionary Housing Ordinance. Monitor the Inclusionary Housing Ordinance to determine if it constrains new housing development and if it does, take action to mitigate the constraint on new housing development.	Monitoring 2020-2023 & take action 2023-2025	To be implemented.
Program H-2.4.2 Support Self Help Housing	Continue to provide one or two planning incentives for self-help affordable housing.	Ongoing	Ongoing
Program H-2.4.3 Support SRO Housing	Continue to encourage and facilitate Single- Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).	Changes to the zoning code have been completed. Implementation	Ongoing Permitted by right in RVH zoning to be considered.
Program H-2.4.4 Consider Community Land Trust	Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that	2020-2025	In process. Obtained SB-2 Grant funds for implementation.
Program H-2.4.5 Prioritize City Services for Housing Developments	Continue to implement procedures to grant priority service for sewer and water services to residential developments.	Ongoing	Ongoing

<p>Program H-2.4.6 Support Effective Use of Housing Vouchers</p>	<p>Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an 10 - Housing Element 2019 10-14 education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.</p>	<p>2020-2025</p>	<p>To be considered and implemented.</p>
<p>Program H-2.4.7 Supportive Housing</p>	<p>Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.</p>	<p>2020-2021</p>	<p>Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)</p>

<p>Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units</p>	<p>Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA, these parcels are listed on the Vacant Parcel Inventory and include: 008-172-09, 251 So Franklin St; 018-440-58, 1151 So Main St; 018-150-61, 1190 So Main St; 018-090-02, 700 River Dr.; 018-090-16, 700 River Dr.; 008-010-31, 1020 Glass Beach Dr.; 018-113-03, 970 Chestnut St; 008-010-33, 1080 Glass Beach Dr.; 008-290-73, 1329 Cedar St; 008-302-28, 1328 Cedar St; 008-290-34, 1325 Cedar St; 018-100-42, 485 So Lincoln St; 018-210-29, 860 Hazelwood St; 020-520-22, 1600 Oak St; 018-440-50, 200 We Ocean View Dr.; 018-113-01, 552 S Lincoln St; 018-440-38, 350 Ocean View Dr.; 018-440-49, 250 We Ocean View Dr.; 018-340-04, 441 South St; 018-340-03, 601 Cypress St; 008-350-60, 920 Stewart St; 018-150-58, No Street Address; 018-150-56, No Street Address;</p>	<p>2020-2021</p>	<p>To be considered and implemented.</p>
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<p>Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing</p>	<p>The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.</p>	<p>2019-2027</p>	<p>To be considered and implemented.</p>
<p>Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families</p>	<p>Continue to work with affordable housing developers to identify a potential new construction or rehabilitation project that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-2.7.1 Expedited Permit Processing and Reasonable Accommodation Program</p>	<p>Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities. Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on</p>	<p>Ongoing</p>	<p>Ongoing. Received SB-2 Grant funding for implementation of software to expedite permitting.</p>

Program H-2.8.1 Ongoing Estimates of the Demand for Emergency Housing	Continue to work with the Fort Bragg Police Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in Fort Bragg and to develop strategies to meet that demand.	Annual Update	City participation in county point in time counts for unsheltered.
Program H-2.8.2 Inter-Agency Cooperation	Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.	Ongoing	Ongoing. In 2019, City staff joined Mendocino County Homeless Services Continuum of Care Strategic Planning Committee, and attends board meetings.
Program H-2.8.3 Transitional and Supportive Housing	Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.	Changes to the zoning code have been completed. Implementation is ongoing.	Ongoing.
Program H-2.8.4 Transitional and Supportive Housing	Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.	2020-2025	To be considered.
Program H-2.8.5 Emergency Shelters	Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.	Changes to the zoning code have been completed. Implementation is ongoing.	Implemented.
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	To be considered and implemented.

<p>Program H-2.8.7 Emergency Shelters Regulatory Changes</p>	<p>Consider revising the LUDC to ensure that emergency shelters are subject only to the following requirements (per State law): 1) maximum number of beds; 2) off-street parking based upon demonstrated need; 3) size and location of onsite waiting and intake areas; 4) provision of onsite management; 5) proximity to other shelters; 6) length of stay; 7) lighting; and 8) security during hours when the shelter is open.</p>	<p>Changes to the zoning code will take place in 2020/21.</p>	<p>To be considered and implemented.</p>
<p>Program H-2.8.8 Evidence-Based Homeless Services</p>	<p>Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.</p>	<p>Ongoing</p>	<p>Ongoing. In 2019, City staff joined Mendocino County Homeless Services Continuum of Care Strategic Planning Committee, and attends board meetings.</p>
<p>Program H-2.8.9 Safe Pilot Parking Program</p>	<p>The City Council will consider 10 - Housing Element 2019 10-17 developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.</p>	<p>2020-2022</p>	<p>To be considered and implemented.</p>

<p>Program H-2.8.10 Define Group Home</p>	<p>Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single family home is permitted, and to define group homes with 7 or more residents as an organizational house.</p>	<p>2020-2021</p>	<p>To be implemented</p>
<p>Program H-2.9.1 First Time Home Buyers</p>	<p>Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.</p>	<p>2020-2025</p>	<p>To be considered.</p>
<p>Program H-2.9.2 Funding Sources for First Time Home Buyers</p>	<p>Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.</p>	<p>Ongoing</p>	<p>Ongoing.</p>
<p>Program H-2.9.3 Revise Annexation Rules</p>	<p>Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not have the correct soils for septic systems and/or do not have an onsite water source.</p>	<p>2019-2025</p>	<p>To be considered.</p>

Program H-3.1.1 Housing Discrimination Complaints	Continue to facilitate equal housing opportunity by referring housing discrimination complaints to the Fair Housing Division of HUD. Continue to distribute information regarding equal housing opportunity laws and the equal housing opportunities for Fair Housing at	Ongoing	Ongoing.
Program H-3.1.2 Non-discrimination Clauses	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Ongoing.
Program H-3.2.1 Use Housing Funds	Use housing funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.	Ongoing	Ongoing.
Program H-3.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities	Continue to review the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the City's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities. Publicize revisions to land use regulations and the City's policy and programs for providing reasonable accommodation for persons with disabilities.	Implemented and Ongoing	Ongoing.

Program H-3.2.3 Reasonable Accommodation	Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.	Ongoing	Ongoing.
Program H-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues	Continue to pursue strategies to address water pressure issues that impact development potentials.	Ongoing	2020 City released a Request for Proposals for upgrade to water infrastructure. This is the first phase of a larger effort to supply water pressure to the area north of Pudding Creek.
Program H-4.1.2 Reduce Capacity Fess for Smaller Units	Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.	2020-2021	To be considered and implemented.
Program H-5.1.1 Housing Rehabilitation Projects	Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as	Annually as an ongoing program	Ongoing.
Program H-5.1.2 Target Areas	Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.	Update in 2021	To be updated.

<p>Program H-5.1.3 Housing Rehabilitation/Preservation Program</p>	<p>Continue the City's housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.</p>	<p>In place and Ongoing</p>	<p>Ongoing.</p>
<p>Program H-5.1.4 Capital Improvement Program</p>	<p>Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the City Council's annual review of the Capital Improvement Program.</p>	<p>Annually as an ongoing program</p>	<p>Completed each year.</p>
<p>Program H-5.2.1 Discourage Vacation Rentals</p>	<p>Continue to prohibit vacation rentals in all zoning districts except for the CBD. Undertake proactive undercover code enforcement activity on a regular basis against all illegal vacation rentals in Fort Bragg. Work with the County of Mendocino at all levels to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast and in the City of Fort Bragg.</p>	<p>2020-2021</p>	<p>To be considered and implemented.</p>
<p>Program H-2.2.2 Single-Family Homes</p>	<p>Continue to allow the reuse of existing singlefamily residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.</p>	<p>2020-2021</p>	<p>Implemented.</p>

Program H-5.2.3 Housing Rehabilitation in Non-Residential Areas	Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.	Ongoing.	Ongoing.
Program H-5.3.1 Develop At-Risk Units Program	Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and	Ongoing	Ongoing.
Program H-5.3.2 Require At-Risk Education Program	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	Ongoing.
Program H-5.3.3 Monitor At-Risk Units	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.	2025-2030	Ongoing.
Program H-5.3.4 Replacement Program for Units Demolished for New Development	Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.	2025-2030	To be considered.

<p>Program H-5.3.5 Work with Potential Purchasers of At-Risk Units</p>	<p>Establish contact with public and nonprofit agencies interested in purchasing and/or managing units atrisk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at- risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>
<p>Program H-5.3.6 Maintain List of At-Risk Projects</p>	<p>Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>
<p>Program H-5.3.7 Provide Tenant Education and Assistance Tenants of At-Risk Projects</p>	<p>Require property owners to give a 3- year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 10 - Housing Element 2019 10-22 and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.</p>	<p>Ongoing</p>	<p>Ongoing. To be reconsidered and improved.</p>

Program H-6.1.1 Workshops	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	In 2019 the City undertook a comprehensive update to the Housing Element, adding 38 new City initiated programs/policies and 14 State mandated programs/policies. Implementation of Housing Element is a City priority and is ongoing.
Program H-6.2.1 Annual Report	Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing- related activities for review by the EDAC, Planning Commission, and City Council.	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)	Ongoing.
Program H-7.1.1 Recycling	Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.	Changes to the zoning code will take place in 2020/21.	To be considered or implemented.
Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping	Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.	2020-2021	To be considered.
Program H-7.1.3 Sustainable Building Techniques	Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.	2020-2021	Informational brochures to be developed.

<p>Program H-7.1.4 Passive Solar Design Strategies</p>	<p>Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixed use buildings and in site design. Alternatively, revise the Citywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.</p>	<p>2020-2021</p>	<p>2020 CA Building Code includes provisions for solar on all new construction.</p>
<p>Program H-7.1.5 Energy Retrofit Program</p>	<p>Continue to apply for and administer funds to assist residents with energy conservation retrofits and weatherization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.</p>	<p>Ongoing</p>	<p>Ongoing.</p>

Jurisdiction	Fort Bragg	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		9
Total Units		20

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	20
Number of Proposed Units in All Applications Received:	23
Total Housing Units Approved:	22
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Appendix C – City Council Goals and Priorities

On March 27, 2019 the City Council, City Manager and Facilitators with Heather Paulsen Consulting, spent most of the day in a Goal Setting Meeting. From the City Council’s 2050 Vision brainstorm exercise, Councilmembers discovered a shared intention for all of their priority areas: enhancing local self-sufficiency and supporting healthy ecosystems. These concepts underpin all of the goals listed under each of the four top priority areas: Jobs/Industry, Quality of Life, Housing and Infrastructure.

Fort Bragg City Council Priority Areas and Goals

Updated 8-14-2019

Priority Area 1: Jobs/Industry	Council Ideas	Initial Progress/Results
<p style="text-align: center;">Goal 1 - Become more business and customer service friendly</p>	<p>Ombudsman support for developers and new businesses; provide for more decisions to be reviewed by the Planning Commission; look at fee collection structure; ensure fees are fair and reasonable; prioritize restorative businesses; proactively invite businesses to Fort Bragg; and market Fort Bragg as a place to locate your business.</p>	<ol style="list-style-type: none"> 1. Staff and Council reviewed and updated fees that were adopted by City Council effective August 1, 2019. The lesser of an inflationary increase or actual cost of staff and supplies was used. Staff recommended a revised structure for building permit fees that was based on staff time instead of a flat 1% of permit valuation. Council further revised the building permit fees to subsidize the cost of lower valued projects. 2. With the support and direction from Council, an ordinance to allow retail cannabis businesses to open within the City will be considered by the Planning Commission on August 28, 2019. The ordinance allows cannabis businesses that are primarily retail to also have small scale manufacturing, cultivation and distribution at the same location.
<p style="text-align: center;">Goal 2 - Partner with educational institutions</p>	<p>Education and developing a qualified workforce.</p>	<ol style="list-style-type: none"> 1. City Council is pursuing opportunities to assist in providing a higher education facility by seeking land on the southern portion of the Mill Site that could be used for such a purpose.
<p style="text-align: center;">Goal 3 - Foster and help sustain Local businesses</p>	<p>Public/private partnerships; overcome barriers to industry such as broadband, housing, and transportation; work with West Company and Economic Development Financing Corp. (EDFC); and support businesses that "keep money here".</p>	<ol style="list-style-type: none"> 1. Staff and Council are exploring ways to encourage local businesses and potentially discourage chain or formula box stores. The City Attorney has been directed to provide guidance on this topic. 2. The City continues to partner with the EDFC and on April 22, 2019, the Council adopted the EDFC Mendocino County Digital Infrastructure Plan 2019-2025. 3. The City Manager along with the Executive Director from the Mendocino Coast Chamber of Commerce and the Executive Director of West Company started a walk about program to check in with local businesses on an informal basis. 4. The City's Visit Fort Bragg Committee has sponsored a walking map of the historic downtown, which highlights local businesses, purchased 2,000 totes to promote Fort Bragg and started a First Friday Block Party to create more traffic in the CBD. 5. The City has offered local businesses an outdoor display encroachment permit, without cost or the insurance requirement, so that a business may display merchandise or other temporary enticements for customers to enter the businesses.

Fort Bragg City Council Priority Areas and Goals

Updated 8-14-2019

Priority Area 2: Quality of Life	Council Ideas	Initial Progress/Results
Goal 1 - Beautification of streets/sidewalks	Adopt a street program; sponsor volunteer clean-up days; and explore in-house maintenance options.	<ol style="list-style-type: none"> 1. Council appointed a City Prosecutor to enforce the City's Municipal Code. This will provide better results on code enforcement matters and allow for recouping costs associated with the enforcement and cleanup corrective actions taken by the City. 2. Visit Fort Bragg Committee is replacing the decorative banners displayed on street lights in the CBD with new artwork that continues to support the City's brand.
Goal 2 - Assist with façade improvements for businesses	Matching funds/grants; Main St. Program; EDFC; and Mills Act - property tax.	<ol style="list-style-type: none"> 1. Staff is developing a façade improvement grant program, which would award a 50% match of up to \$2,000 for local businesses to improve their facades.
Goal 3 - Pursue partnerships to maintain open space	Example: Pudding Creek 80 acres; and Mill Site Open Space.	<ol style="list-style-type: none"> 1. City Council and staff are actively pursuing both the Pudding Creek restoration project and preserving property for public facilities on the Mill Site. 2. Staff with Council approval submitted a \$1.6M grant application for Prop 68 funds to complete phase two of the Bainbridge Park and improve the functionality of the park for the community.
Goal 4 - Maintain a fully-staffed police force	A more community-involved police force.	<ol style="list-style-type: none"> 1. Police Department will be fully staffed in September, when a police officer and community services officer, who have conditionally accepted positions are scheduled to start work. 2. The Police Department is actively reaching out to the community for assistance with gang related activity. Additionally, the School District and PD are pursuing a grant that would help fund a School Resource Officer (SRO) for up to 5 years. The City has pledged financial support for a portion of the SRO.

Fort Bragg City Council Priority Areas and Goals

Updated 8-14-2019

Priority Area 3: Housing	Council Ideas	Initial Progress/Results
Goal 1 - 200 Units of housing in the next 5 years	Pursue public/private partnerships; funding for developers; updating local plan to make more attractive; pursue tax credits and grants; and look at density.	<ol style="list-style-type: none"> 1. Council is in the process of adopting the 2019 Housing Element to expand housing units within the City of Fort Bragg. 2. Staff has applied for grant funding of \$160,000 in order to pursue and implement programs set forth in the 2019 Housing Element.
Goal 2 - Pursue Community Land Trust/JPA/Housing Authority	Joint Power Authority (JPA) with other cities or county; incubator program for nonprofit land trust; and research funding mechanisms.	<ol style="list-style-type: none"> 1. Staff and City Council are reviewing opportunities for a community land trust or other community housing partnerships.
Goal 3 - Streamline permitting process and pursue creative approaches to fees	Pay fees over time or delay collection until permit final; and review barriers to building.	<ol style="list-style-type: none"> 1. Staff is developing an Economic Development Incentives Policy and Programs to encourage economic growth, business expansion and local retention. Proposed programs include capacity fee deferrals, financing/taxing districts, Mills Act incentives, TOT sharing agreements, facade improvement programs, and housing and jobs planning incentives.

Fort Bragg City Council Priority Areas and Goals

Updated 8-14-2019

Priority Area 4: Infrastructure	Council Ideas	Initial Progress/Results
Goal 1 - Develop Water Security	Modular de-salinization; construction of additional water tanks; seek out other water sources.	<ol style="list-style-type: none"> 1. Staff has updated and thoroughly reviewed the City's water model in order to more accurately measure and predict the impact of growth and other factors on future water needs. The model provides a tool going forward to evaluate the adequacy of City sources under other circumstances. 2. Staff is working with Georgia Pacific in order to transfer their water rights associated with the Mill Site to the City. 3. Staff is actively seeking to negotiate the two remaining Lake and Streambed Alteration (LSA) agreements with CA Fish and Wildlife in order to confirm/establish the City's ongoing water resources.
Goal 2 - Renewable Energy	Develop and encourage: Solar Power; Wind Power; micro-grids. Focus on City Facilities first as a demonstration of possibilities.	
Goal 3 - Emphasize Grants for City	Focus Community Development Block Grants (CDBG) funds on City infrastructure projects. Actively pursue all grant and other funding options and possibilities.	<ol style="list-style-type: none"> 1. Staff has developed a list of shovel ready projects, so that grant and funding opportunities can be easily matched. 2. As mentioned in other Goals, the City has applied for the \$1.6M Prop 68 grant for Bainbridge Park Phase 2, the HCD housing funds \$160k and \$80k for continued work on the Mill Site LCP.

Appendix D – City Council Comments

City Council reviewed this report as a Consent Calendar item at a special meeting held on Monday, March 30, 2020. This meeting took place during COVID-19 Shelter-in-Place orders and was coordinated as a teleconference.