

Mill Site Reuse Plan: Community Workshop Process Summary

#	Meeting date	Community City Council & Planning Commission Workshops
1	2009 -2012	The City of Fort Bragg, the community, and the property owner, Georgia Pacific (GP) engaged in a collaborative process to prepare a Specific Plan for the rezoning and eventual redevelopment of the property for other uses but the planning process stopped in 2012, when GP withdrew its Specific Plan application.
2	February 6, 2017	City Council and the Planning Commission held a joint meeting to discuss how to move forward with rezoning and planning for the reuse of the Mill Site. The City Council and the Planning Commission supported a two-step process as follows: (1) process a Local Coastal Program (LCP) amendment to eliminate the requirement that a Specific Plan be prepared to rezone property on the Mill Site (by revising Coastal General Plan Policies LU-7.1 and LU-7.2); and (2) complete a comprehensive community-based planning process to develop a major LCP amendment to rezone the Mill Site. The Council and Commission determined that the Major LCP Amendment will address: new land use zones, development regulations, infrastructure requirements, sustainability, open space, circulation, design guidelines and more. This Major LCP Amendment will be formulated over the next year or so in an interactive process between the City Council, Planning Commission, community and City staff.
3	Feb 22, 2017	City Council provided direction regarding how to structure the community based planning process.
4	March 23, 2017	City Council and Planning Commission joint workshop regarding Creek Daylighting project alternatives, permitting and environmental review process, feasibility, cost and timelines
5	August 25, 2017	Short Mill Site Reuse workshop at a Coastal Mendocino Association of Realtors meeting with approximately 30 participants
6	Sept. 6, 2017	Short Mill Site Reuse workshop at a Fort Bragg Rotary Club meeting with approximately 25 participants
7	Sept 7, 2017	Short Mill Site Reuse workshop at a Chamber of Commerce mixer with approximately 30 participants
8	Sept. 16, 2017	The City started the rezone process with an all-day open house with three mini workshops at the CV Starr Center with about 60+ participants.
	Sept. 21, 2017	All-day open house with three mini workshops at Town Hall with 80+ participants.
9	Sept. 21, 2017	The Mill Site Reuse Community Survey was opened to accept responses from the community. English and Spanish language versions of the survey were available with identical questions. The survey was designed to minimize survey bias by randomizing the multiple choice questions and it was designed

		to be as inclusive as possible by allowing people to provide open-ended responses to a number of questions. Over 970 responses have been received. A survey report was prepared and provided to City Council and the Planning Commission.
10	October 16, 2017	<p>Council and the Commission held a joint meeting and provided direction to staff regarding the vision statement and changes that should be made to the Land Use Plan, which included the following:</p> <ol style="list-style-type: none"> 1. Revise the zoning for the Noyo Center from “Open Space” to “Coastal Dependent” zoning. 2. Add a small neighborhood park with playing field, combined with a public fairgrounds. 3. Bring back the idea for a downtown square. 4. Do not extend the Central Business District onto the site. 5. Keep some of site available for a lumber mill, consider leaving a portion of the site with timber industrial zoning instead of urban reserve zoning. 6. Zone for a mix of small homes, cohousing, multi-family and mixed-use housing.
11	January 10, 2018	<p>The Planning Commission held a workshop and provided additional direction on the vision statement, guiding principles, Land Use Plan and sustainability policies, including the following:</p> <ol style="list-style-type: none"> 1. The Planning Commission recommended that the Mill Site’s role as a visitor serving destination be explicitly included in the Vision Statement. 2. The Planning Commission recommended that Guiding Principle 5 be retained as written: <ul style="list-style-type: none"> <i>Extend the downtown commercial district onto the Mill Site.</i> 3. The Planning Commission recommended that Principle 6 be reworded as follows: <ul style="list-style-type: none"> <i>Establish zoning for residential uses in the Northern District; zoning for the extension of the Central Business District, visitor serving uses and compact mixed-use residential development in the Central District; and zoning for job-generating uses such as light industrial, education, retail, research and development and office space in the Southern District</i> 4. The Planning Commission reviewed Land Use Plan Alternative 1A and made the following additional changes to the plan: <ol style="list-style-type: none"> a. Extend the CBD along the entire length of Redwood Ave. b. Provide for CBD around the downtown park. c. Extend the multi-family residential to the west to compensate for the multifamily residential that was replaced by the extension of the CBD. d. Add a neighborhood park back into the plan in the northern district. e. Retain the Highway Visitor Serving commercial zoning for the

		<p>parcel north of Cypress Street. Retain the General Plan policy to protect the trees in this area.</p> <p>5. The Planning Commission provided specific direction regarding preferred changes to the Sustainability Policies as noted in italics blue text. Generally the Planning Commission preferred to follow the State of California's lead, which is already on the cutting edge of sustainability requirements for new development.</p>
12	January 22, 2017	The City Council held a workshop and provided direction on the vision statement, guiding principles, Land Use Plan and sustainability policies, including the following:
13	January 24, 2017	