

## Attachment 1- Proposed Revision of Policy LU-7.1 & 7.2

### Policy LU-7.1

**Track Changes:** Policy LU-7.1 Changes in Industrial Land Use: Require that any Local Coastal Program (LCP) amendments and rezoning of lands which are designated Timber Resources Industrial: 1) be subject to a ~~specific plan~~comprehensive planning 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 and 2) be~~ submitted to, and effectively certified by, the Coastal Commission as an LCP amendment ~~before those portions of the Specific Plan become effective.~~

**Clean:** Policy LU-7.1 Changes in Industrial Land Use. Require that any Local Coastal Program (LCP) amendments and rezoning of lands which are designated Timber Resources Industrial: 1) be subject to a comprehensive planning process; and 2) be submitted to, and effectively certified by, the Coastal Commission as an LCP amendment.

### Policy LU-7.2

**Track Changes:** Policy LU-7.2: Comprehensive Planning Process Required. ~~In order for~~ LCP amendments that propose to rezone and rezoning of lands designated Timber Resources Industrial ~~must~~ be developed through~~considered,~~ a comprehensive community-based planning process. ~~Community participation~~specific plan shall be solicited throughout~~prepared which addresses, at a minimum, an area approximating one or more of the planning process in accordance with established City practices and CLUDC requirements. The LCP amendment should:~~

- ~~a) Identify new land use classifications, subareas as development policies and standards; shown on Map LU-4: Specific Plan Areas in the Timber Resources Industrial Land Use Designation. Specific plans shall meet the following minimum criteria:~~
- ~~b) Identify a) The specific plan shall make provisions for potential existing and connections for future transportation and infrastructure utility infrastructure and public improvements;~~
- ~~c) Map new zoning and transportation facilities; and connections such as roads, utilities, and coastal access to surrounding developed and undeveloped areas.~~
- ~~b) The specific plan shall contain financing methods to provide infrastructure and public amenities based on a nexus between development exactions being imposed and the development-induced needs being met by those exactions, establish an orderly phasing of development, and include other measures as needed to protect the health, safety, and well-being of the community.~~
- ~~d) e) The specific plan, and environmental studies required for that plan, shall be paid for by the applicant who may be repaid by future developers of other portions of the specific plan area on a pro rata basis.~~
- ~~d) The specific plan shall be consistent with the all Chapter 3 policies of the Coastal Act and the Fort Bragg's LCP.~~

**Clean:** Policy LU-7.2: Comprehensive Planning Process Required. LCP amendments that propose to rezone lands designated Timber Resources Industrial must be developed through a comprehensive community-based planning process. Community participation shall be solicited throughout the planning process in accordance with established City practices and CLUDC requirements. The LCP amendment should:

- a) Identify new land use classifications, development policies and standards;
- b) Identify potential connections for future transportation and utility infrastructure and public improvements;
- c) Map new zoning and transportation facilities; and
- d) Be consistent with the all policies of the Coastal Act and the Fort Bragg's LCP.