

Attachment 6: Project Description Proposed Revisions of Coastal General Plan & Coastal Land Use and Development Code

Proposed changes are illustrated below in underline and italics for additions and strike out for deletions.

Coastal General Plan: LAND USE ELEMENT

Industrial Land

The lumber and fishing industries have played an important role in the formation and growth of Fort Bragg. Both of these industries are in transition, and the local economy is evolving from a natural resource-based economy to a more service-oriented economy. Fort Bragg is the commercial, educational, medical, and professional service center for a large portion of the Mendocino coast. Future growth in the local economy is projected to occur in the retail, tourism, and service sectors.

The Coastal General Plan is intended to support the growth and vitality of existing industries while ensuring that the community is prepared to actively participate in the decision-making process as new industries develop in Fort Bragg and as current industrial lands transition to other uses. This Coastal General Plan requires that ~~specific plans~~ comprehensive planning process be completed ~~prepared~~ when different land uses ~~zoning districts~~ are proposed for large areas of industrial land. This offers the community the opportunity to: plan for its future, engage in consensus building, and develop comprehensive land use and economic development strategies.

Policy LU-7.1

Original: 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 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.

Proposed: 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

Original: Policy LU-7.2: In order for LCP amendments and rezoning of lands designated Timber Resources Industrial to be considered, a specific plan shall be prepared which addresses, at a minimum, an area approximating one or more of the subareas as shown on Map LU-4: Specific Plan Areas in the Timber Resources Industrial Land Use Designation. Specific plans shall meet the following minimum criteria:

- a) The specific plan shall make provisions for existing and future infrastructure 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.
- c) 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 Chapter 3 policies of the Coastal Act.

Proposed: 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 shall:

- a. Establish new land use classifications, development policies and standards;
- b. Identify potential connections for existing and future infrastructure connections such as roads, utilities, and coastal access to surrounding developed and undeveloped areas;
- c. Establish orderly phasing for development and future rezoning activities;
- d. Include other measures as needed to protect the health, safety, and well-being of the community;
- e. Map new zoning and transportation facilities, including coastal access; and
- f. Be consistent with the all policies of the Coastal Act and Fort Bragg's LCP.

Original: Policy C-2.10 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.

Proposed: Policy C-2.10 Continue Grid System onto Mill Site: Ensure that the grid street system and a north/south arterial on the Mill Site be designed, as feasible, to ensure the maximum benefit to local traffic, pedestrian, and bicycle circulation and to provide maximum public access to the coast.

Coastal Land Use and Development Code

The following change will be required to the CLUDC to ensure consistency with the proposed LCP amendment:

17.94.030 - Processing, Notice, and Hearing

- C. Specific Comprehensive plan requirement.** Prior to the filing of a proposed LCP amendment for a site designated Timber Resources Industrial, a comprehensive planning process shall first be completed in compliance with Coastal General Plan Land Use Policies LU 7.1 and LU 7.2. ~~specific plan shall first be prepared in compliance with Chapter 17.78 (Specific Plans).~~