



AGENCY: City Council & Planning Commission Joint Workshop
MEETING DATE: 10/3/2018
DEPARTMENT: Community Development
PRESENTED BY: Marie Jones
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Provide Direction to Staff Regarding Proposed Amendment to the Coastal General Plan for the Mill Site Reuse LCP Amendment

ISSUE & BACKGROUND:

Over the last 18 months, the Planning Commission, City Council and the Community have defined and refined the Local Coastal Program (LCP) Amendment for the eventual reuse of the Mill Site. As direction has been provided, staff has worked to incorporate policies and regulatory language into the three components of the LCP, namely:

1. Land Use Plan (Zoning Map), which defines the uses that are permitted within a zoning district and the location of that zoning district (this is a map);
2. Land Use Policies, which are broadly written and interpreted by City Staff and the Planning Commission to define and describe development outcomes and conditions (this is the General Plan); and
3. Land Use Regulations, which are narrowly written and include strictly applicable requirements for the development of any Land Use (the Zoning Ordinance, e.g. Coastal Land Use and Development Code).

A summary of all workshops and City Council and Planning Commission meetings is attached (Attachment 1). Since January 2017, the City has held 23 Community, City Council and Planning Commission meetings and workshops regarding the Mill Site Reuse Plan. Staff also presented the draft land use plan to the Coastal Commission

Staff has rolled the revised policies of the Mill Site Reuse Plan into the Coastal General Plan. The table below illustrates the status of each Element (chapter) of the Coastal General Plan Amendment.

AGENDA ITEM NO. 1A

Coastal General Plan Element	Review & Direction Provided
Land Use Plan (Zoning Map)	Refinement is ongoing
Land Use Element (2) <ul style="list-style-type: none"> • Vision • Guiding Principles • Development Phasing and Land Use Policies 	Direction provided and revisions completed.
Public Facilities Element (3) <ul style="list-style-type: none"> • General Infrastructure Requirements • Infrastructure financing • Subdivision policies • Water Infrastructure development, phasing, studies, etc. • Waste Water Infrastructure development, phasing, studies, etc. • Storm Water Management infrastructure development, phasing, studies, etc. • Other infrastructure policies 	Direction provided and completed.
Conservation, Open Space & Parks Element (4) <ul style="list-style-type: none"> • Cultural Resource Protection • Open Space policies • Public Access policies • Parks & Plaza policies 	Direction provided and completed
Circulation Element (5) <ul style="list-style-type: none"> • Street network: connectivity, gateways, safety, design, streets and stormwater management, street furniture, street lighting, parking, pedestrian amenities, etc. 	Initial direction provided and revision completed. Additional direction and revisions may be required pending transportation study.
Community Design Element (6) <ul style="list-style-type: none"> • No changes proposed to the Community Design Element. Design requirements will be achieved through the City's Design Review Permit which relies on the City's Design Guidelines. 	Direction provided on first chapter of Citywide Design Guidelines. Remaining three chapters have been revised and direction will be sought at future City Council and Planning Commission meetings.
Noise Element (7) <ul style="list-style-type: none"> • No changes proposed 	No action needed

Safety Element (8) <ul style="list-style-type: none"> • Mill Site Remediation Policies • Tsunami policies 	Pending input from DTSC.
Housing Element (9) The City is obligated by state law to update the Housing Element in 2019. This element will be updated in 2019.	No action needed.
Sustainable Element (10) <ul style="list-style-type: none"> • Green Building • Clean Energy • Water Minimization • Waste Reduction 	Direction provided and all revisions completed. Except for USGBC LEED requirement, which needs further discussion by the City Council & the Planning Commission.

Staff is seeking direction from the Planning Commission and City Council regarding:

1. Final policy language for the Coastal General Plan for the Mill Site Rezoning process (**Purple Text**). Where new policy language conflicts with existing policies or overlaps with existing policies, staff has made recommendations noted as comments on the attached document.
2. Final policy language required by the Coastal Commission for all LCP updates (**Blue Text**).
3. Staff's recommended changes to create: 1) internal consistency within the Coastal General Plan; 2) the adoption of policies already approved by City Council from the Inland General Plan (updated in 2014) to the Coastal General Plan; and 3) additional changes recommended by staff. (**Green text**)

ANALYSIS:

REVISED LAND USE PLAN

On September 5th at a joint meeting of the Planning Commission and the City Council, staff was directed to proceed with the Land Use Plan as modified through conversations with the Harts and the City Council and Planning Commission. Please see Attachment 1.

COASTAL GENERAL PLAN MILL SITE POLICY REVIEW

As staff revised the Coastal General Plan to include new policies for the Mill Site Reuse and policy revisions required for consistency with state law and the changes made to the Inland General Plan, it became clear that an effective mechanism for donating why the policy was required and where it came from might be helpful for your review.

- All policies in **Purple text** were modified from the draft Specific Plan and at the direction of City Council and Planning Commission made part of this LCP Amendment and incorporated into the Coastal General Plan. **Green text** noted within Mill Site policies in **purple text** represent staffs' implementation of City Council's direction to revise the Mill Site policy language for the

amendment.

- **Blue text** denotes staff's recommended changes related to new State requirements from the Coastal Commission or other State law changes. The Coastal Commission requires that all new LCP Amendments address, through new policy language, new Coastal Commission requirements/priorities that have developed over time through case law, new statute and or Coastal Commission interpretation of the Coastal Act. Staff has reviewed The Coastal Commissions Local Coastal Program Update Guide (2013), to identify new policy language for the City's LCP to meet these requirements. The new required policy language is noted in the attached documents in Blue Text. These policies are provided for City Council and the Planning Commission review and direction.
- **Green text** denotes staff's recommended changes to create: 1) internal consistency within the Coastal General Plan; 2) the adoption of policies already approved by City Council from the Inland General Plan (updated in 2014) to the Coastal General Plan; and 3) additional changes recommended by staff.

COASTAL GENERAL PLAN POLICY RECOMMENDATIONS

ELEMENT 1: INTRODUCTION

Staff included the agreed to vision and guiding principles for the Mill Site Reuse to the Introduction to the Coastal General Plan.

Mill Site Reuse Vision

The vision for the reuse of the Mill Site:

Over the next 20 years, reuse of the Mill Site should help support Fort Bragg as a working town with a diversified economy and good jobs, and a healthy, sustainable community with open space and parks. New development on the Mill Site should enhance Fort Bragg's role as an economic and cultural center for the Mendocino Coast.

Staff reorganized the guiding principles, below, according to general input regarding reuse priorities from the community survey, workshops and past Council and Commission meetings.

The following principles establish a framework for the reuse of the Mill Site:

1. Establish a coastal park with a multi-use trail and other parks.
2. Create new job opportunities on the Mill Site.
3. Establish zoning for residential & visitor serving uses in the Northern District.
4. Establish zoning for jobs in the Southern District (light industrial, education, visitor serving, R & D, and office space).
5. Provide for visitor services along Redwood Ave.
6. Establish an Urban Reserve to preserve part of the site for a future planning effort.
7. Incorporate smart growth practices such as compact design, mixed-use development, and higher density residential development adjacent to the City's central business district.
8. Require sustainable development practices such as low impact development and green building.
9. Require high quality design for all development.
10. Retain public view corridors to the ocean.

11. Allow for daylighting of Maple Creek.
12. Extend the City street grid onto the site.
















Does the City Council and Planning Commission want to make any changes to the wording and organization of the Vision as noted below?

ELEMENT 2: LAND USE

Staff has added two new policies to the Coastal General Plan based on City Council and Planning Commission direction from the last meeting. The new policies are noted below and included in the Coastal General Plan's Land Use Element.

Policy LU 3.9, below, is not consistent with the proposed Land Use Map which does not include zoning for single family residential. Additionally, the requirement for a variety of lot types and residential product types is inconsistent with multifamily zoning on the Mill Site.

Policy LU 3.9. Mix of Residential Densities and Types. A mix of lot sizes, densities, and product types shall be provided consistent with the zoning districts and residential prototypes detailed in Figure 2-1. A variety of lot sizes and residential product types shall be a priority throughout

Housing Types Table					
	Standard Single Family	Small Single Family (Affordable)	Cohousing (Affordable)	Multifamily	Mixed Use Residential
Illustrative Photos					
					
					
Lot size	5,000 - 7,500 sf	3,500 - 5,000	2,500 - 4,000 SF	Not applicable	Not applicable
Building Floors	1 or 2	1 or 2	1 to 2	1 to 3	3 to 4
Units/ Acre	6 to 12	6 to 24	6 to 24	12 to 24	12 to 24
Description	Typical single family residential found in Fort Bragg often includes a second unit or alley house.	Small homes on small parcels can provide good starter homes for singles, couples and for senior retirement	Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.	Multifamily residential includes separate housing units within one building or several buildings within one complex. Common forms are row housing and apartment buildings.	Mixed-Use residential includes separate housing units upstairs and commercial or retail space on the first floor. Typically located in the downtown area

residential areas.

Staff recommends that this policy be revised as follows:

Policy LU 3.9. Mix of Residential Product Types. A mix of residential product types shall be provided and shall include Co-Housing, Multi-Family, and Mixed Use Residential Development in the High and Medium Density Zoning Districts.

The policy below appears to conflict with the Mill Site LCP Amendment, which would establish new commercial zoning. Staff recommends striking the last clause.

Policy 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 Coastal General Plan and rezoning to obtain additional commercial land elsewhere.~~

The policies below regulate the planning process for future changes to the Mill Site after adoption of this LCP Amendment. Does the City want to continue to require a comprehensive planning process to rezone Timber Resources Industrial and/or Urban Reserve once this LCP Amendment is approved? Staff recommends that Council consider the wording in green highlight.

Policy LU 7.1 Changes in Timber Resources Industrial & Urban Reserve Land Use. Require that any Local Coastal Program (LCP) amendments and rezoning of lands which are ten acres or more and designated Timber Resources Industrial and or Urban Reserve: 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: Comprehensive Planning Process Required. LCP amendments that propose to rezone lands of more than ten acres that are designated Timber Resources Industrial and/or Urban Reserve 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.

Staff recommends adding a new policy (LU-7.3) below as well. Does the council and Commission agree?

Policy LU-7.3. Subsequent Mill Site LCP Amendment. A Community Based planning process is not required for LCP Amendments to rezone land that is not currently zoned Urban Reserve or Timber Resources Industrial. All LCP amendments shall be processed and considered in conformance with the City's LCP.

Staff reviewed existing policies to ensure that they are not individually incompatible with the reuse plan for the Mill Site and recommends the following changes (noted in green highlight):

Policy LU-7.3 Siting New Industrial Development: Site new industrial development so that it is contiguous with, or in close proximity to, existing developed areas, or previously developed industrial 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.

Policy LU-10.2: 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 **including formerly 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.

Recent changes to State Law allow the City to prohibit on-shore facilities in service to off-shore oil drilling. Staff has developed a sample policy to address this issue.

Goal LU-11 Prohibit development which is inconsistent with the protection, enhancement, and restoration of coastal resources.

Policy LU-11.1 Prohibit Onshore Facilities for Offshore Oil Drilling: Prohibit onshore facilities related to the exploration, development or operation of offshore oil and gas. Do not approve any permit for onshore facilities related to exploration, development or operation of off shore oil or gas facilities.

Program LU-11.1.1: Amend the Zoning Ordinance to make facilities that support onshore and offshore oil and gas exploration, development, and/or production within the City an unpermitted use.

Question: Does the City Council and Planning Commission find this policy language acceptable? Would you like to make any changes or additions?

ELEMENT 3: PUBLIC FACILITIES

Staff revised quite a bit of the existing conditions section of the Public Facilities Element to bring it up to date with current law and current systems in the City. To view these changes please view the track changes version of the Public Facilities Element.

Staff also identified a need to include new policies related to the stormwater conveyance and treatment services provided by the Mill Pond as noted below:

Policy PF 8.4 Stormwater Conveyance to the Mill Pond & Coastal Trail Stormwater Facilities. Plans for all Mill Site stormwater systems that connect to stormwater conveyance systems on the Fort Bragg Coastal Trail property and/or the Mill Site Ponds 8 and 5 shall be designed to ensure that the coastal trail, parkland, ponds, and wetland functions are not degraded or damaged.

Policy PF 8.5. Stormwater Treatment Services of the Mill Pond. The stormwater treatment services provided by the Mill Pond shall be retained. If the Mill Pond is restructured or restored the existing stormwater treatment services shall continue to be provided as part of the revised project or through an alternate technology or location. The solution shall be constructed by the applicant. The solution will also be maintained by the applicant, unless the City accepts the stormwater treatment solution through a dedication.

ELEMENT 4: CONSERVATION, PARKS & OPEN SPACE

Staff proposes to add new policies to protect forested areas and remove non-native trees as noted in the following policies on pages 4-9 through 4-10.

Goal OS-4 Encourage Native Plants and Discourage Non-Native Invasive Plants & Trees

Policy OS-4.1 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.

Program OS-4.2.2: Encourage the removal of non-native invasive trees where feasible, such as Monterey Cypress, Monterey Pine and Eucalyptus, and prohibit planting of non-native invasive tree species in new development.

Policy OS-4.4 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.

Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the City.

Program OS-2.4.2: Consider adopting a street tree program.

Staff has consulted with the Sherwood Band of Pomo Indians who are requesting that a number of additional policies be added to the Coastal General Plan to protect cultural resources. City Council and the Planning Commission should review the policies and determine if they are acceptable or if changes should be made to the policies.

Policy OS-6.2 Resource Avoidance. Avoidance and non-disturbance measures are the preferred treatment of cultural resources where feasible. If avoidance is not feasible, the City shall consult with the Tribal Council to minimize and mitigate impacts of a potential undertaking to cultural resources. In cases where agreement cannot be reached within the statutorily required timeframe for the preparation of the CEQA document, as Lead Agency, the City shall define the avoidance/mitigation strategy.

Policy OS-6.4 Native American Consultation. For sites where cultural resources are identified, the City shall engage in consultation with appropriate tribal councils as part of the CEQA review process. For project areas where cultural resources have the potential to be discovered/disturbed, either within or adjacent to the project area, the City shall engage in

consultation with appropriate Tribes as part of the review process and project planning.

Policy OS-6.5 Tribal Monitoring. The Applicant shall allow the Tribe to monitor all ground disturbing activities on projects where cultural resources may be reasonably expected to be located and shall pay for Tribal Monitoring expenses.

Policy OS-6.6 Resource Discovery. If cultural resources are encountered, ground disturbing activities shall cease immediately in the discovery location and a buffer zone of fifty (50) feet radius. If the find is known or suspected human remains and/or associated cultural resources, ground disturbing activities shall cease in the discovery location and a one hundred (100) feet radius buffer area. The size of the buffer may be adjusted once the project archaeologist, in consultation with the tribal monitor, has had the opportunity to examine the site. No construction activities will take place within the buffer until an archaeological investigation has been completed.

Policy OS-6.7 Human Remains. In the event that human remains are discovered during the project, ALL job operations shall cease and the county sheriff and coroner shall be notified. In the event that the remains are Native American human remains, associated funerary objects, sacred objects, and/or objects of cultural patrimony are found during a project, the Parties understand that a determination of the Most Likely Descendant (MLD), as described in California Public Resources Code section 5097.98, will be made by the NAHC upon notification to the NAHC of discovery of any such remains at a project site.

Policy OS-6.8 Resource Ownership and Deposition. The Applicant shall transfer ownership of Native American cultural resources that are found through implementation of a Data Collection Plan or through monitoring of a construction project to the appropriate Native American Tribe for proper treatment and disposition, if requested by the Tribe, unless otherwise required by law.

Policy OS-6.9 Access to Sacred Sites. Pursuant to California Public Resources Code sections 5097.9, where feasible and appropriate, the City shall consult with the Tribe to include mitigation measures that provide for Tribal access to places of traditional, spiritual or social importance (such as prayer sites, ceremonial sites and shrines), areas important in folklore and legend, and areas attributed with special or unique powers of sacredness identified and located on the Mill Site.

Please review the changes in the Open Space Element (page 4-19) for Staff proposed minor wording changes to the following policies:

Policy OS-15.4. Mill Pond Restoration.

Policy OS-15.5. Mill Site Pond 5 Enhancement.

Policy OS-15.7. Daylighting of Maple and Alder Creeks.

Policy OS-15.9. Mill Ponds 1-4 Wild Life Corridor Transfer & Restoration.

The Coastal Commission requires that new development provide parking sufficient to accommodate Coastal Access. Staff recommends the addition of the policy below to meet this requirement.

Policy OS-16.X. Coastal Access Parking. New development adjacent to the Coastal Trail shall include parking as necessary to facilitate coastal access under the Coastal Act.

Staff recommends deleting the program (Program OS 16.21.2) for the installation of the California Coastal Trail within City Limits, as the California Coastal Trail has been completed within City Limits.

The Coastal Commission now requires each City to regulate the closure of coastal access trails and roads. Staff recommends the following policy changes to achieve compliance with this new requirement:

Policy OS-16.26 City Owned Access Closure. Unless immediate action by a person or a public agency performing a public service is required to protect life and property from imminent danger, the City shall not permanently or temporarily close, abandon, or render unusable by the public any existing access way which the City owns, operates, maintains, or is otherwise responsible for, without first obtaining a Coastal Development Permit. For temporary closures the City shall seek to limit the time and extent of closure as much as feasible. The City shall require temporary alternative access if feasible. Any access way which the City or any other managing agency or organization determines cannot be maintained or operated in a condition suitable for public use shall be offered to another public agency or qualified private association that agrees to open and maintain the access way for public use. If a coastal access is abandoned mitigation to ensure the maintenance of public access should be required as feasible.

Program OS-16.26.1: Request the California Department of Fish and Game monitor public accesses adjoining or near sensitive environmental resources such as wetlands, dunes, tide pools, and other sensitive wildlife habitats to determine whether they are being adversely impacted or degraded. Request that regulations governing use of accesses be implemented and posted as needed. Limit public use, as needed, to allow resource recovery and restoration.

Policy OS-16.27 Access Closure of Access Obtained through a Coastal Development Permit. No property owner shall permanently or temporarily close, abandon, or render unusable by the public any existing access way which was obtained through Coastal Development Permit approval, without first obtaining a Coastal Development Permit Amendment. For temporary closures the time and extent of closure shall be limited as much as feasible. The City shall require temporary alternative access if feasible. If a coastal access is abandoned mitigation to ensure the maintenance of public access should be required as feasible.

ELEMENT 5: COMMUNITY DESIGN ELEMENT

Staff recommends that a program be added to require the periodic update of the City's ED strategy.

Program CD-2.3.2: Continue to periodically update the City's Economic Development Strategy.

In 2014 the City Council directed staff to develop a new policy to require more beautiful Gateway Development. Staff prepared Policy CD 4.2 below for the Inland General Plan. The incorporation of this policy into the Coastal General Plan is recommended for effectiveness and consistency.

Policy CD-4.2 Gateway Development: Encourage a higher quality of development at the City's gateways.

Program CD-4.2.1: Consider adopting the following standards for Gateway Developments in the Citywide Design Standards:

- Define gateway development as development located South of the Noyo Harbor Bridge or North of the Pudding Creek Bridge.
- Gateway development should not detract from views to the ocean.
- Signage should be modest in scale and should not block the viewshed.
- Significant landscaping shall be installed to reinforce the transition from a wilderness environment to an urban environment in gateway development. Landscaping should include trees and drought tolerant plants. Lawns are discouraged.
- Site design should include open space around the periphery of the gateway development to reinforce the transitional quality of the area.
- Site design should include installation of bike lanes and sidewalks.
- Gateway development should model Green Building techniques and materials.

The California Coastal Commission requires that LCP amendments address the impacts of exterior lighting on wildlife and the night sky. The policy below is recommended for this purpose.

Policy CD-6.3: 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. All outdoor lighting shall be shorter wavelength “bird friendly” lighting that avoids attracting birds at night. No night lighting shall be permitted directly over marine waters.

Additionally, a number of programs listed in the Community Design Element have been implemented, staff recommends that these programs be modified (eliminated or reworded) as relevant. Please review the strike out and underline version of the Community Design Element to review proposed changes to programs. Please provide any input on these proposed changes.

ELEMENT 6: CIRCULATION

At the last joint City Council Planning Commission, staff was directed to develop a policy that would require the Skunk Train to obtain a CDP and Use Permit to extend the skunk train tracks onto the Mill Site, please review the policy below and provide direction.

Policy C-19.2 Skunk Train Extension onto the Mill Site. The Land Use Plan includes a hypothetical alignment for a Rail Road Line Extension onto the Mill Site. This line on the Land Use Plan does not represent zoning or authorization for an extension of the Rail Road Line. A Coastal Development Permit and Use Permit are required for any extension of the Skunk Train Rail Line onto the Mill Site.

Question: Is this policy language sufficient?

Many additional changes were made to the Circulation Element, and it is easier to view them in the element itself, than to reproduce them in this staff report. The revisions include the following:

- Staff revised quite a bit of the existing conditions section of the Circulation Element to bring it up to date with current law and current systems in the City, however additional updating will be undertaken upon completion of the traffic study for the project. To view the initial changes please view the track changes version of the Circulation Element.
- Additionally, many policies and programs were added to the Coastal Circulation Element to

address City Council concerns that were incorporated into changes to the Inland General Plan. Please see the policies in green.

- Many new policies were added to the Coastal General Plan to address requirements of State Law and the Coastal Commission. Please see all policies in blue.
- Staff has revised the overall wording for the Mill Site circulation policies to make them more flexible. Replacing “shall” language with “may” and “is encouraged” and “as feasible” as directed by City Council. Please review Mill Site circulation policies (in purple), with the revised less strident language noted in green.
- Additionally, a number of programs listed in the Circulation Element have been implemented, staff has provided recommendations that these programs be modified (eliminated or reworded) as relevant as noted in the track changes version of the element. Please review the strike out and underline version of the Circulation Element to review proposed changes to programs. Please provide any input on these proposed changes.

ELEMENT 9: SUSTAINABILITY

Staff has revised the sustainability per City Council and the Planning Commission's direction. The new Sustainability Element includes text (in black) that has been relocated to this element from the Open Space Element as well as new policies for the LCP Amendment, per Council and Commission direction.

Avoiding Conflicts Between New and Existing Policies.

It is important to avoid conflicting and overlapping policies in a General Plan update. Essentially new policies should complement and be consistent with existing policies. If inconsistencies are identified they should be addressed, either by eliminating the new or the old policy or revising them so that they do not overlap. Staff has reviewed all new policies with all existing policies and identified the following potential policy conflicts and provided a recommended resolution of the policy conflict or overlap.

Proposed Mill Site LCP Amendment Policy	Internal Inconsistency (Coastal General Plan Policy)	Recommended Resolution
Land Use Element		
Policy LU 3.9. <u>Mix of Residential Densities and Types</u> . A mix of lot sizes, densities, and product types shall be provided consistent with the zoning districts and residential prototypes detailed in Figure 2-1. A variety of lot sizes and residential product types shall be a priority throughout residential areas.	This policy is not consistent with the proposed Land Use Map which does not include zoning for single family residential. Additionally, the requirement for a variety of lots types and residential product types is inconsistent with multifamily zoning on the Mill Site.	Revise Policy LU 3.9 as follows: Policy LU 3.9. <u>Mix of Residential Product Types</u> . A mix of residential product types shall be provided and shall include Co-Housing, Multi-Family, and Mixed Use Residential Development in the High and Medium Density Zoning Districts.
Public Facilities Element		
Policy PF 3.6. <u>Development Impact Fees</u> . Applicants shall pay applicable Development Impact Fees as established by the City. The fee amounts payable shall be the amount of the fees in effect at the time the payment is due unless otherwise determined in a Development Agreement.	Program PF-2.1.1: Maintain development impact and mitigation fees at a level adequate to finance a development's proportional share of infrastructure costs. Periodically review the City's fee structure to ensure that it accurately reflects the actual cost of providing services and to ensure that new development pays its fair share of infrastructure and capital improvement costs.	The new Mill Site Policy PF 3.6 is more restrictive than existing Policy PF2.1.1, as programs are not mandatory. City Council and the Planning Commission should decide if they want to require Development Impact Fees or make them an optional requirement.

Open Space Element		
Policy OS-6.2 Resource Avoidance. Avoidance and non-disturbance measures are the preferred treatment of cultural resources where feasible. If avoidance is not feasible, the City shall consult with the Tribal Council to minimize and mitigate impacts of a potential undertaking to cultural resources. In cases where agreement cannot be reached within the statutorily required timeframe for the preparation of the CEQA document, as Lead Agency, the City shall define the avoidance/mitigation strategy.	Policy OS-6.11: Locate and/or design new development to avoid archaeological resources where feasible.	Eliminate Policy OS-6. 11 as it is less restrictive.
Policy OS-6.6 <u>Resource Discovery</u> . If cultural resources are encountered, ground disturbing activities shall cease immediately in the discovery location and a buffer zone of fifty (50) feet radius. If the find is known or suspected human remains and/or associated cultural resources, ground disturbing activities shall cease in the discovery location and a one hundred (100) feet radius buffer area. The size of the buffer may be adjusted once the project archaeologist, in consultation with the tribal monitor, has had the opportunity to examine the site. No construction activities will take place within the buffer until an archaeological investigation has been completed.	Policy OS-6.10: Halt all work if archaeological resources are uncovered during construction. Require an evaluation by a qualified archaeologist before recommencing construction.	Eliminate Policy OS-6.10 as it is less restrictive.

Circulation Element		
	<p>Policy C-3.8 <u>Continue Grid System onto Mill Site</u>: 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</p>	<p>This policy is not implementable as written. The City is proposing a number of complete street and circulation policies that replace it. Recommend deletion of this policy.</p>

LOWER COAST VISITOR SERVING ACCOMMODATIONS REPORT

Staff has prepared the first of 13 required reports for the LCP Submission to the Coastal Commission. This report analyzes the availability and market demand for low cost visitor serving accommodations and coastal recreational opportunities and recommends policies for the Coastal General Plan to address any deficiencies. No direction is required on this report; staff is happy to entertain questions and corrections if the Council or Commission have any. See Attachment 11.

RECOMMENDED ACTIONS:

1. Provide any additional direction to staff regarding the Land Use Plan.
4. Provide direction to staff regarding:
 - a. Final policy language for the Coastal General Plan for the Mill Site Rezoning process **(Purple Text)**. Where new policy language conflicts with existing policies or overlaps with existing policies, staff has made recommendations.
 - b. Final policy language required by the Coastal Commission for all LCP updates **(Blue Text)**.
 - c. Staff's recommended changes to create: 1) internal consistency within the Coastal General Plan; 2) the adoption of policies already approved by City Council from the Inland General Plan (updated in 2014) to the Coastal General Plan; and 3) additional changes recommended by staff. **(Green text)**

ALTERNATIVE ACTION(S):

None.

FISCAL IMPACT:

The City was awarded a Community Development Block Grant (CDBG) in the amount of \$50,000, a Coastal Commission grant of \$100,000, and a \$48,000 MCOG grant for this LCP amendment. As City Council and the Planning Commission further refine a final Land Use Plan and LCP Amendment, staff will prepare a fiscal analysis to identify if the overall Mill Site Reuse will have a net positive fiscal impact on Fort Bragg.

CONSISTENCY:

The City's 2014 Economic Development Strategy specifically includes rezoning and the eventual reuse of the Mill Site as a high priority project. The project must comply with the City's Coastal General Plan in order to be certified by the Coastal Commission. This may require modification of one or more policies of the Coastal General Plan prior to submittal of an LCP amendment.

IMPLEMENTATION/TIMEFRAMES:

There are a number of next steps for the Mill Site LCP amendment process, which will necessitate ongoing meetings and workshops to obtain additional input, collaboration and direction from the City Council, Planning Commission and the community in order to complete the following:

LCP Amendment Task	Status
Prepare a Land Use Plan (zoning map) for the LCP amendment. Prepare supporting maps, including: parcel lines, existing development, wetlands, transportation and access constraints.	Completed
Revise the Coastal General Plan to include relevant policies for the LCP amendment.	Completed
Revise the Coastal Land Use and Development Code to include relevant regulatory changes for the LCP amendment.	October Joint Meeting 2018
Circulate draft changes to the Zoning Map, Coastal General Plan and the Coastal Land Use and Development Code to relevant public agencies for review and comment, including: Caltrans, Mendocino County, California Department of Fish and Wildlife, DTSC, the water board, the school district, Sherwood Valley Band of Pomo, etc.	Jan 2018 – March 2018
Determine the “maximum buildout” scenario for the proposed Land Use Plan based on development regulations (height limits, parking requirements, floor area ratios, lot coverage, open space requirements and setbacks) for each zoning district.	Completed
Prepare a fiscal analysis to identify the impacts of buildout under the Land Use Plan on the City's fiscal position and to identify phasing policies necessary to ensure that future development results in positive fiscal impacts.	January 2019
Prepare an analysis of the City's capacity to serve future development, including: water, sewer, police, fire, emergency medical, schools, dry utilities, public transit, etc.	Underway & anticipated completion date of November 2018
Prepare a summary of current lower cost visitor serving facilities, including: room inventory, revenue per available room, occupancy rates, etc.	Completed
Transportation study, including availability of parking to serve coastal access and the effects of the project on the capacity of Highway 1 and Highway 20 both within and outside of City Limits.	Oct – Dec 2018
Climate change study: sea level rise and bluff top vulnerability & impact of Mill Site development on Climate Change.	Oct –Dec 2018
Tsunami study.	Completed
Visual Analysis of Land Use Plan and analysis of how the Citywide Design Guidelines would be revised and implemented on site to reduce visual impacts.	Nov 2018 – Jan 2019
Prepare and submit the LCP Amendment application with all attachments and analysis.	Feb 2018 – April 2019

Coastal Commission Review & Analysis of LCP Amendment. One year statutory review period.	May 2019 – May 2020
Submission of “Friendly Modifications” by the Coastal Commission to the City of Fort Bragg.	June 2020
City consideration of “Friendly Modifications” and negotiations with Coastal Commission regarding modifications. Six month statutory review period.	June 2020 – December 2021
Adoption of LCP Amendment by Coastal Commission and City of Fort Bragg.	January 2022 – March 2022
New regulations and policies become law and applicants can submit development projects permit applications for review and consideration by the Planning Commission.	April 2022 and ongoing

ATTACHMENTS:

1. Summary of past Workshops with Planning Commission and City Council direction
2. Draft Final Land Use Plan
3. Introduction –Element 1
4. Land Use - Element 2
5. Public Facilities - Element 3
6. Conservation, Open Space & Parks - Element 4
7. Circulation - Element 5
8. Community Design - Element 6
9. Sustainable Element – Element 9
10. Fort Bragg: Low Cost Recreation and Visitor Serving Facilities & Policy Recommendations & Report

NOTIFICATION:

1. Georgia Pacific Site Plan Notify Me Subscriber List
2. Georgia Pacific Site Remediation Notify Me Subscriber List
3. Downtown Businesses Notify Me Subscriber List
4. Affordable Housing Notify Me Subscriber List

5. Economic Development Notify Me Subscriber List
6. Community Development Notify Me Subscriber List
7. Dave Massengill, Georgia-Pacific Corporation
8. Sherwood Valley Band of Pomo Tribal Chairman Mike Knight & THPO Tina Sutherland
9. Cristin Kenyon, California Coastal Commission