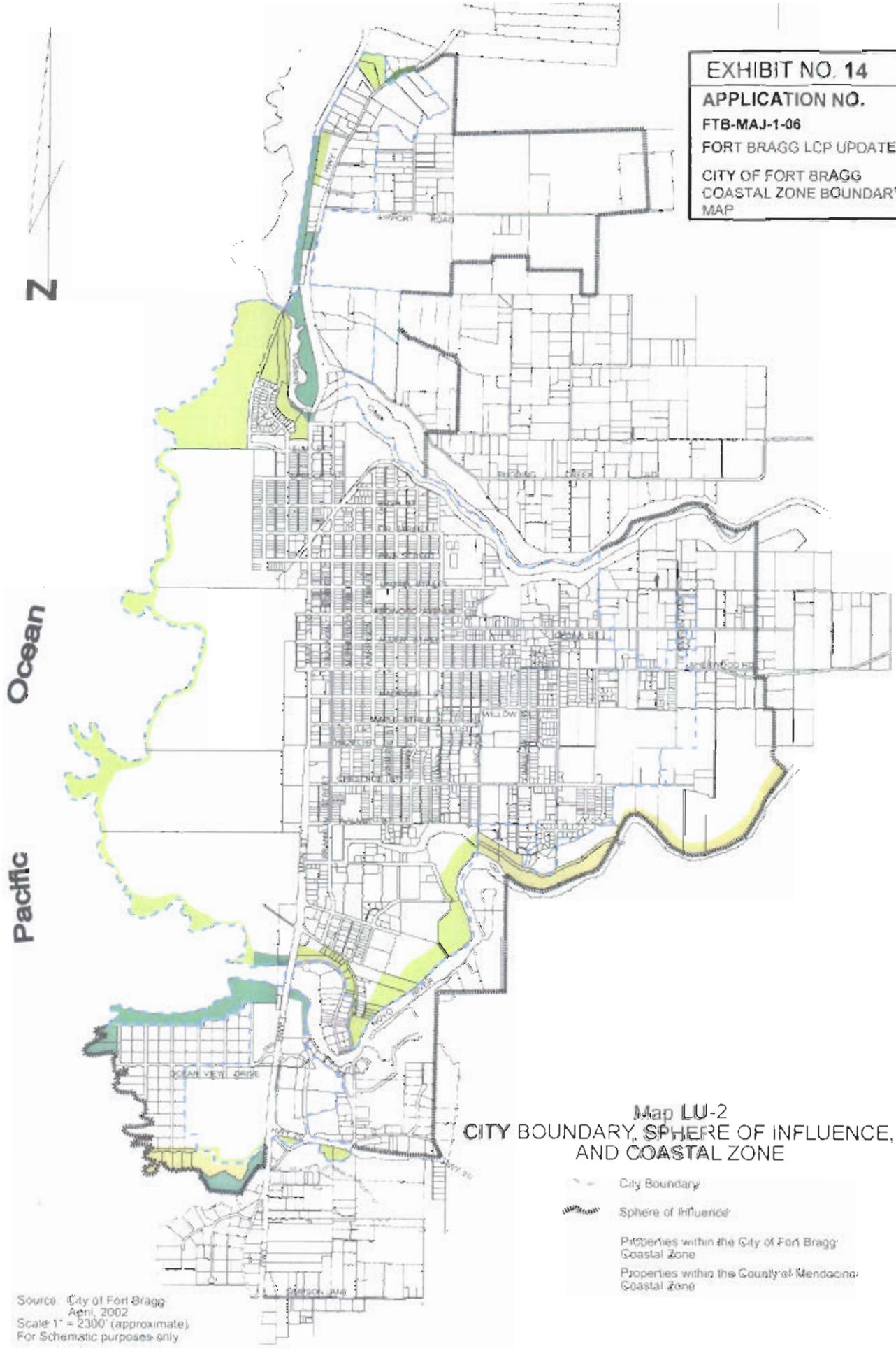




**EXHIBIT NO. 14**  
**APPLICATION NO.**  
**FTB-MAJ-1-06**  
**FORT BRAGG LCP UPDATE**  
**CITY OF FORT BRAGG**  
**COASTAL ZONE BOUNDARY**  
**MAP**



**Map LU-2**  
**CITY BOUNDARY, SPHERE OF INFLUENCE,**  
**AND COASTAL ZONE**

-  City Boundary
-  Sphere of Influence
-  Properties within the City of Fort Bragg Coastal Zone
-  Properties within the County of Mendocino Coastal Zone

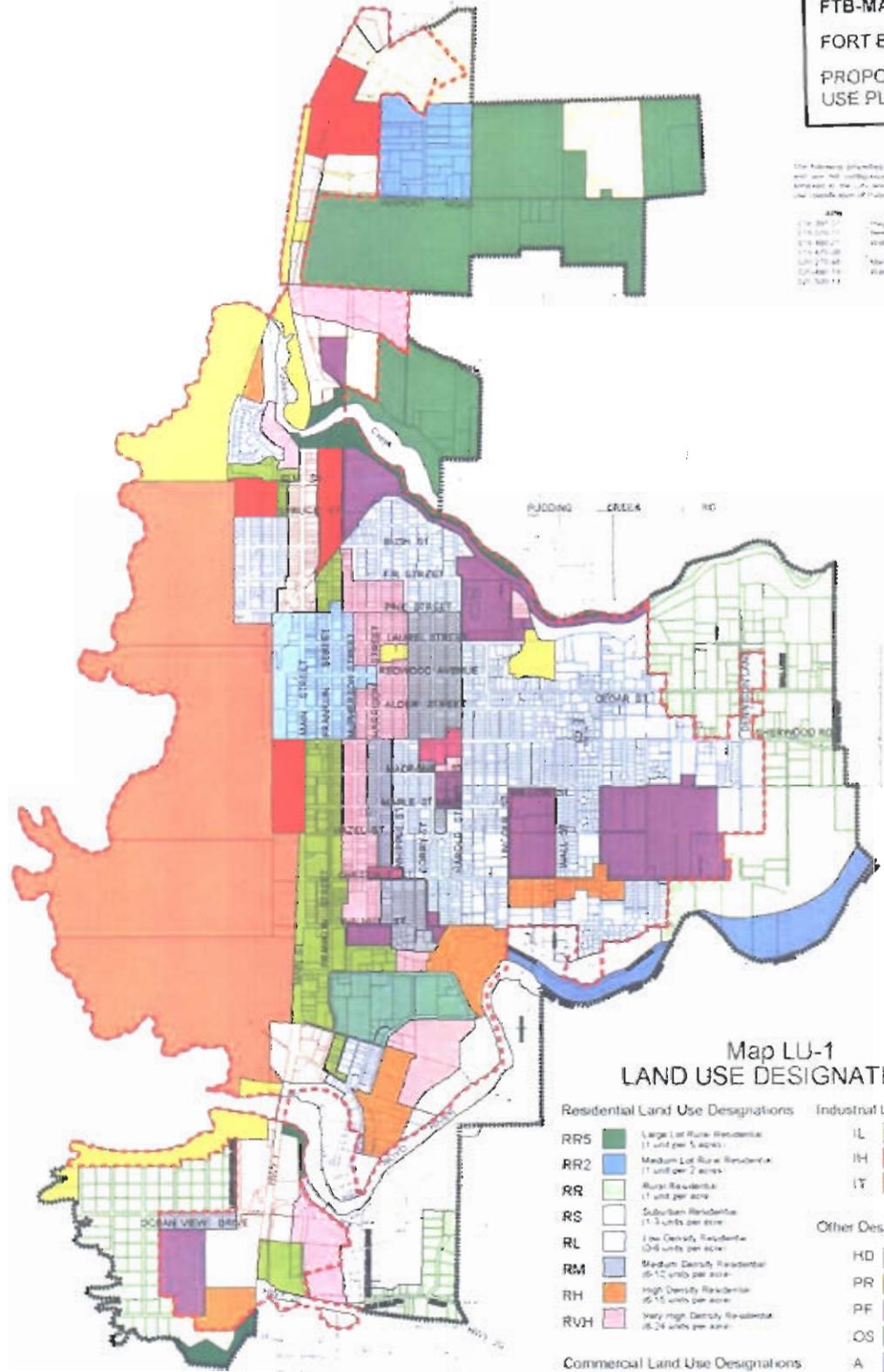
Source: City of Fort Bragg  
 April, 2002  
 Scale: 1" = 2300' (approximate)  
 For Schematic purposes only

**EXHIBIT NO. 15**  
**APPLICATION NO.**  
**FTB-MAJ-1-06**  
**FORT BRAGG LCP UPDATE**  
**PROPOSED AMENDED LAND**  
**USE PLAN MAP**

The address identified on parcel to the City of Fort Bragg and are not reflected in the City code. These have been entered in the City and are assigned the General Plan and the designation of Urban (Urban, U).

APN	Address
174 397 17	174 397 17 1st St
174 397 18	174 397 18 1st St
174 397 19	174 397 19 1st St
174 397 20	174 397 20 1st St
174 397 21	174 397 21 1st St
174 397 22	174 397 22 1st St
174 397 23	174 397 23 1st St
174 397 24	174 397 24 1st St
174 397 25	174 397 25 1st St
174 397 26	174 397 26 1st St
174 397 27	174 397 27 1st St
174 397 28	174 397 28 1st St
174 397 29	174 397 29 1st St
174 397 30	174 397 30 1st St
174 397 31	174 397 31 1st St
174 397 32	174 397 32 1st St
174 397 33	174 397 33 1st St
174 397 34	174 397 34 1st St
174 397 35	174 397 35 1st St
174 397 36	174 397 36 1st St
174 397 37	174 397 37 1st St
174 397 38	174 397 38 1st St
174 397 39	174 397 39 1st St
174 397 40	174 397 40 1st St
174 397 41	174 397 41 1st St
174 397 42	174 397 42 1st St
174 397 43	174 397 43 1st St
174 397 44	174 397 44 1st St
174 397 45	174 397 45 1st St
174 397 46	174 397 46 1st St
174 397 47	174 397 47 1st St
174 397 48	174 397 48 1st St
174 397 49	174 397 49 1st St
174 397 50	174 397 50 1st St
174 397 51	174 397 51 1st St
174 397 52	174 397 52 1st St
174 397 53	174 397 53 1st St
174 397 54	174 397 54 1st St
174 397 55	174 397 55 1st St
174 397 56	174 397 56 1st St
174 397 57	174 397 57 1st St
174 397 58	174 397 58 1st St
174 397 59	174 397 59 1st St
174 397 60	174 397 60 1st St
174 397 61	174 397 61 1st St
174 397 62	174 397 62 1st St
174 397 63	174 397 63 1st St
174 397 64	174 397 64 1st St
174 397 65	174 397 65 1st St
174 397 66	174 397 66 1st St
174 397 67	174 397 67 1st St
174 397 68	174 397 68 1st St
174 397 69	174 397 69 1st St
174 397 70	174 397 70 1st St
174 397 71	174 397 71 1st St
174 397 72	174 397 72 1st St
174 397 73	174 397 73 1st St
174 397 74	174 397 74 1st St
174 397 75	174 397 75 1st St
174 397 76	174 397 76 1st St
174 397 77	174 397 77 1st St
174 397 78	174 397 78 1st St
174 397 79	174 397 79 1st St
174 397 80	174 397 80 1st St
174 397 81	174 397 81 1st St
174 397 82	174 397 82 1st St
174 397 83	174 397 83 1st St
174 397 84	174 397 84 1st St
174 397 85	174 397 85 1st St
174 397 86	174 397 86 1st St
174 397 87	174 397 87 1st St
174 397 88	174 397 88 1st St
174 397 89	174 397 89 1st St
174 397 90	174 397 90 1st St
174 397 91	174 397 91 1st St
174 397 92	174 397 92 1st St
174 397 93	174 397 93 1st St
174 397 94	174 397 94 1st St
174 397 95	174 397 95 1st St
174 397 96	174 397 96 1st St
174 397 97	174 397 97 1st St
174 397 98	174 397 98 1st St
174 397 99	174 397 99 1st St
174 397 00	174 397 00 1st St

**Z**  
**Ocean**  
**Pacific**



**Map LU-1**  
**LAND USE DESIGNATIONS**

- |  |   |
|--|---|
| <p><b>Residential Land Use Designations</b></p> <ul style="list-style-type: none"> <li>RR5 Large Lot Rural Residential (1 unit per 5 acres)</li> <li>RR2 Medium Lot Rural Residential (1 unit per 2 acres)</li> <li>RR Rural Residential (1 unit per acre)</li> <li>RS Suburban Residential (1.3 units per acre)</li> <li>RL Low Density Residential (0-6 units per acre)</li> <li>RM Medium Density Residential (6-12 units per acre)</li> <li>RH High Density Residential (15-15 units per acre)</li> <li>RVH Very High Density Residential (15-24 units per acre)</li> </ul> <p><b>Commercial Land Use Designations</b></p> <ul style="list-style-type: none"> <li>CBD Central Business District</li> <li>CN Neighborhood Commercial</li> <li>CG General Commercial</li> <li>CH Highway Underpass Commercial</li> <li>CO Office Commercial</li> </ul> | <p><b>Industrial Land Use Designations</b></p> <ul style="list-style-type: none"> <li>IL Light Industrial</li> <li>IH Heavy Industrial</li> <li>IT Timber Reservoir Industrial</li> </ul> <p><b>Other Designations</b></p> <ul style="list-style-type: none"> <li>HD Historic District</li> <li>PR Parks and Recreation</li> <li>PF Riparian Habitat and Services</li> <li>OS Open Space</li> <li>A Agriculture</li> </ul> <p>--- City Boundary<br/>             ~~~~~ Riparian Influence</p> |
|--|---|

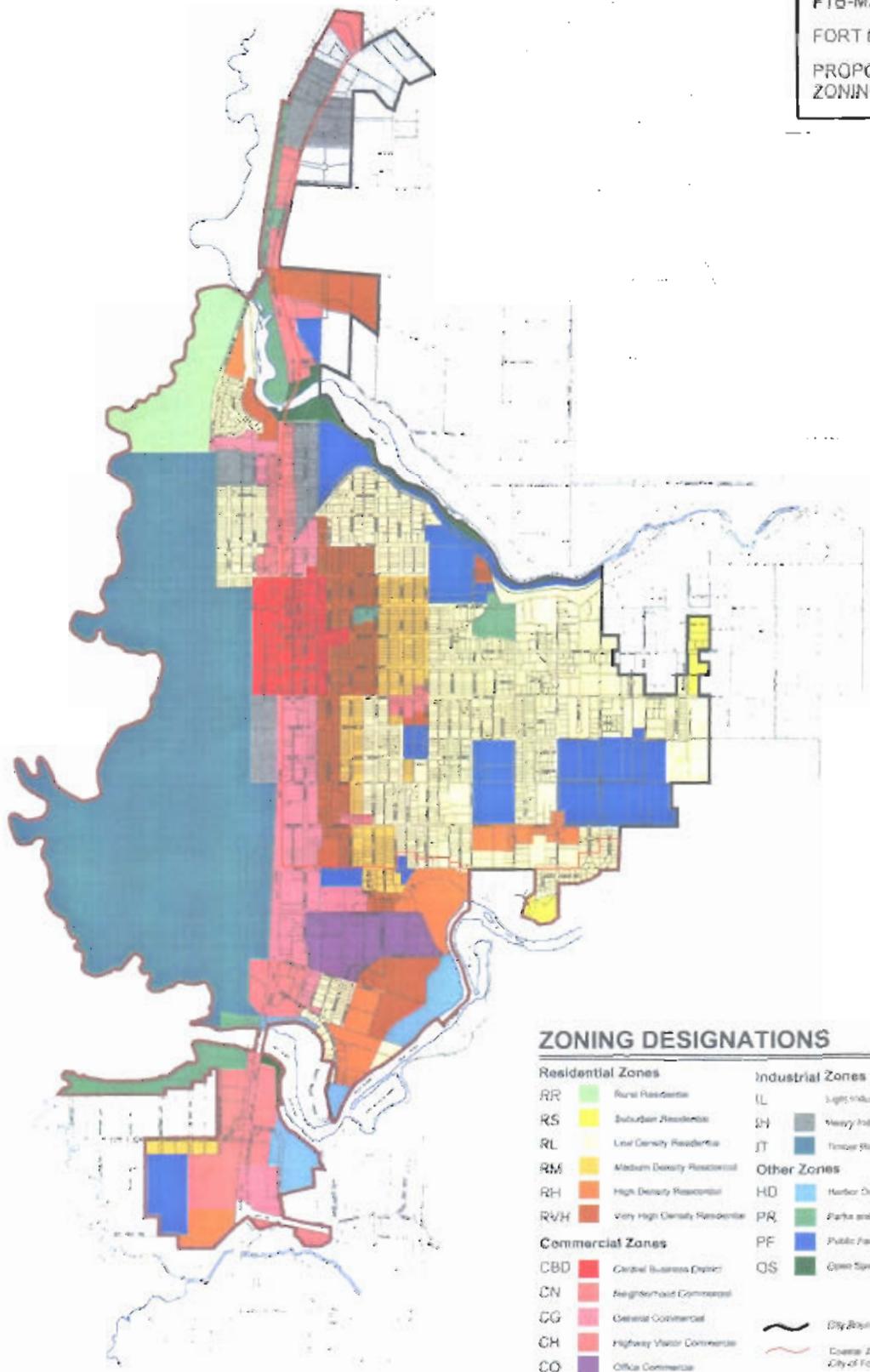
**EXHIBIT NO. 16**

**APPLICATION NO.**

**FTB-MAJ-1-06**

**FORT BRAGG LCP UPDATE**

**PROPOSED AMENDED  
ZONING MAP**



**ZONING DESIGNATIONS**

<b>Residential Zones</b>	<b>Industrial Zones</b>
RR Rural Residential	IL Light Industrial
RS Suburban Residential	IH Heavy Industrial
RL Low Density Residential	IT Inter-Stimulating Industrial
RM Medium Density Residential	<b>Other Zones</b>
RH High Density Residential	HD Harbor District
RVH Very High Density Residential	PR Parks and Recreation
<b>Commercial Zones</b>	PF Public Facilities and Services
CBD Central Business District	QS Open Space
CN Neighborhood Commercial	
CG General Commercial	
CH Highway Visitor Commercial	
CO Office Commercial	
	City Boundary
	Coastal Zone within the City of Fort Bragg

The City of Fort Bragg, California, is a general and comprehensive plan to the Department of Planning and Community Development Department for updated zoning boundary maps.



LEGEND

- RESIDENTIAL:**
- USF URBAN SINGLE FAMILY
  - DTM DUPLEX/TRIPLEX MULTI-FAMILY
  - GAC GARDEN APARTMENT CONDOMINIUM
  - UfM URBAN MULTI-FAMILY
- COMMERCIAL:**
- CC COMMUNITY COMMERCIAL
  - GC GENERAL COMMERCIAL
  - CBD CENTRAL BUSINESS DISTRICT
  - HVC HIGHWAY AND VISITOR COMMERCIAL
  - ADM ADMINISTRATIVE OFFICES
- INDUSTRIAL:**
- HD HARBOR DISTRICT
  - I-L LIGHT INDUSTRIAL
  - I-H HEAVY INDUSTRIAL
- OPEN SPACE:**
- RP REGIONAL PARK
  - NR NATURAL RESOURCE

LEGEND

- VERTICAL ACCESS
  - LATERAL ACCESS
- SPECIAL REVIEW AREAS:**
- Ar ARCHAEOLOGY
  - BRV BLUE/PRAIRIAN VEGETATION
  - SV SPECIAL VEGETATION
  - RO RUNOFF

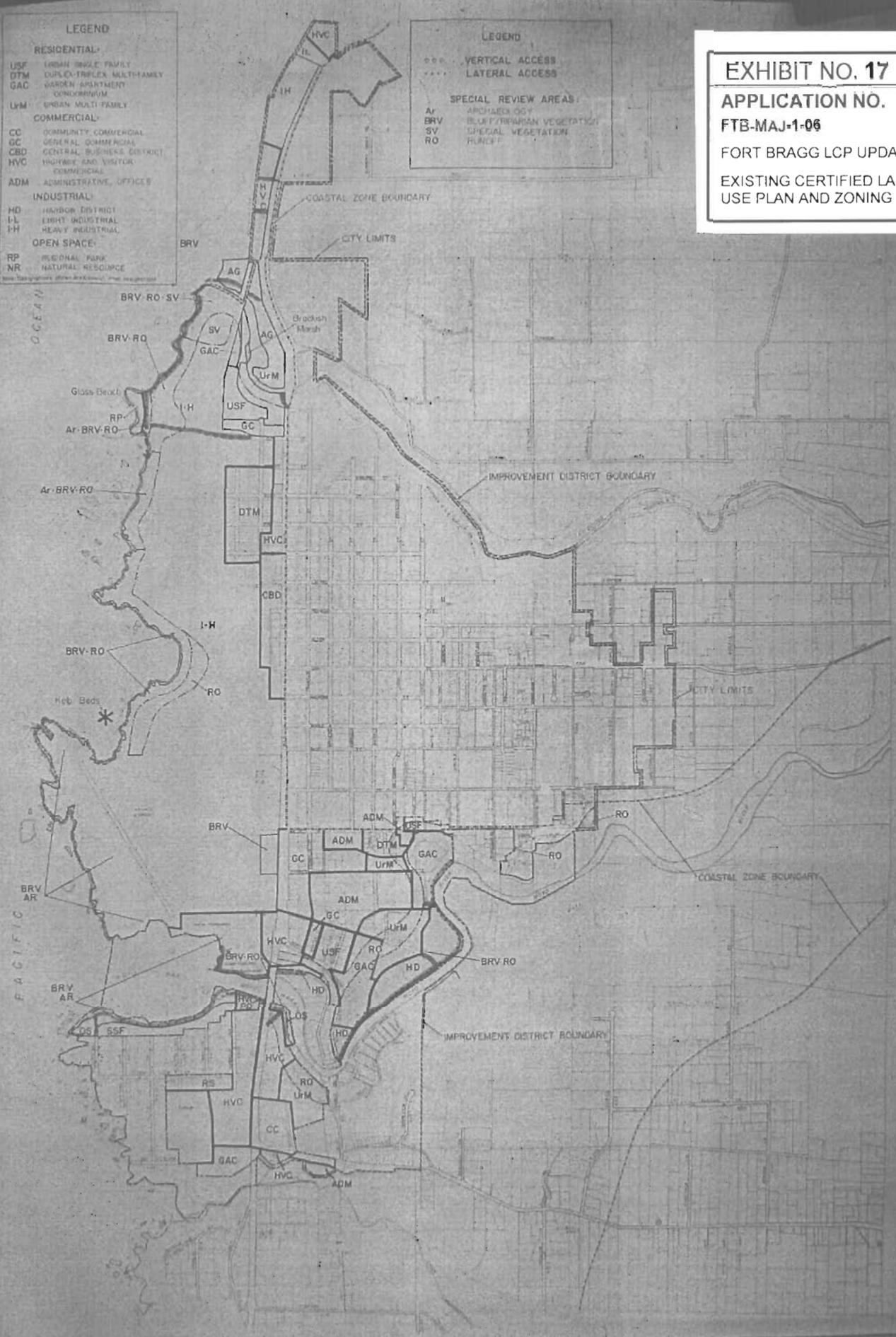
EXHIBIT NO. 17

APPLICATION NO.

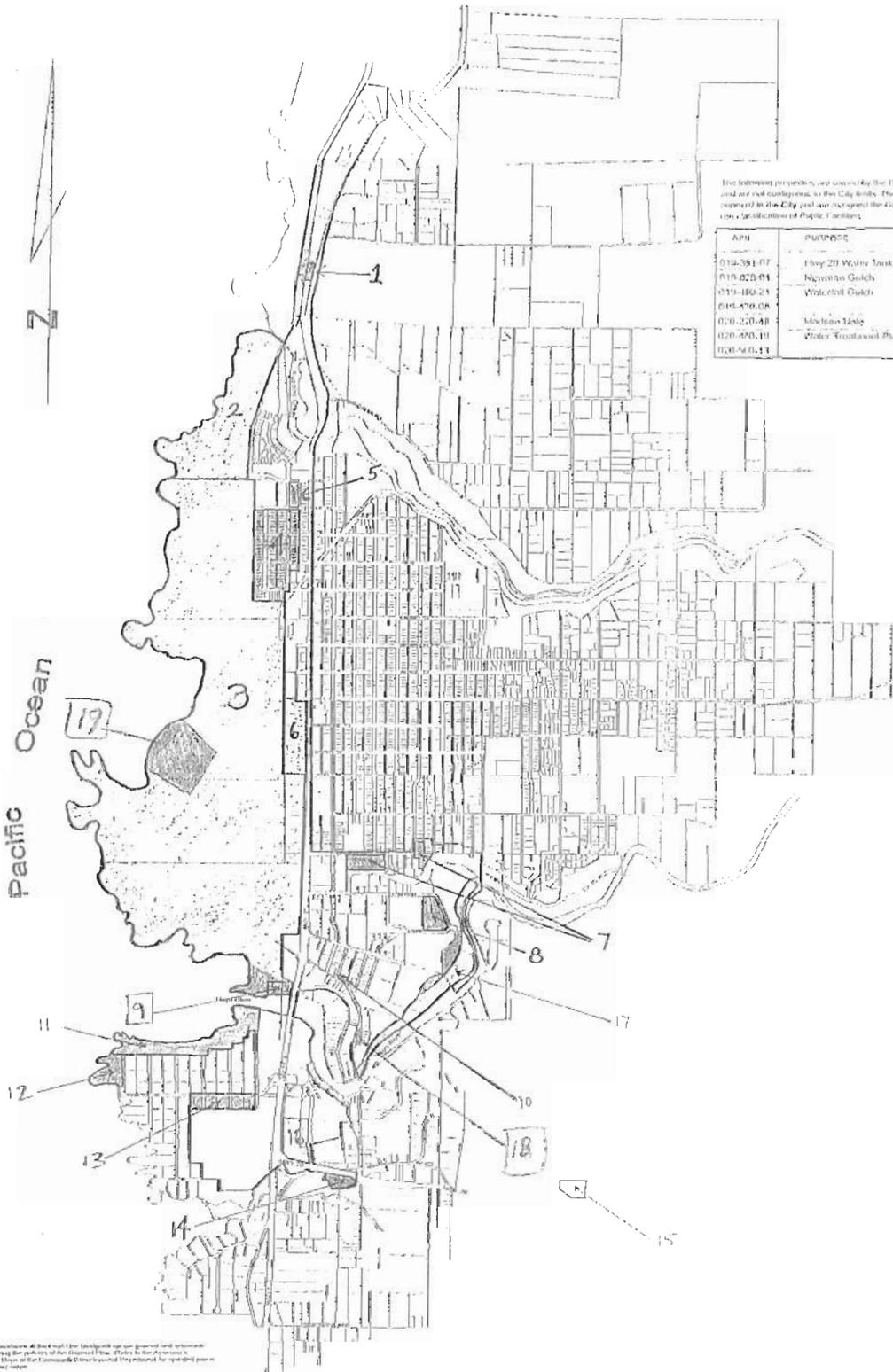
FTB-MAJ-1-06

FORT BRAGG LCP UPDATE

EXISTING CERTIFIED LAND USE PLAN AND ZONING MAP



**EXHIBIT NO. 18**  
**APPLICATION NO.**  
**FTB-MAJ-1-06**  
**FORT BRAGG LCP UPDATE**  
**MAP OF PROPOSED LUP/  
 ZONING CHANGES**



The following parcels, per zoning by the City of Fort Bragg and are not developed, so the City finds they have been acquired by the City and are subject to the General Plan Land Use Allocation of Public Facilities.

APN	PURPOSE
012-391-07	Flow 20 Water Tank (fire station)
019-020-04	Nightclub Guide
019-480-21	Waterfall Guide
014-870-08	Medium Hotel
020-220-01	Water Treatment Plant/High Yard
020-560-11	

The boundaries of the map are for informational purposes only and do not constitute a warranty of any kind. The City of Fort Bragg is not responsible for any errors or omissions in this map. The City of Fort Bragg is not responsible for any errors or omissions in this map.

PROPOSED LUP MAP & ZONING MAP CHANGES  
 CITY OF FORT BRAGG FTB-MAJ-1-06  
 AUGUST 14, 2006

**City of Fort Bragg**  
**LCP Amendment (FTB-MAJ-1-06)**  
**Proposed Changes in Land Use & Zoning Designation**

<b>Map Key</b>	<b>Description</b>	<b>Current Land Use Designation</b>	<b>Proposed Land Use Designation</b>
1	MacKerricher St. Park parking lot	HVC	PR
2	Glass Beach Parcel	IH	PR
3	Former Georgia Pacific Mill Site	IH	IT
4	West Fort Bragg neighborhood	DTMR	RL
5	Elm/Spruce/Stewart block	IH	CG
6	Parcels Adjacent to Mendo Mill lumber yard	CBD	IH
7	Grove/Walnut Area – PG&E	APO	PF
8	Backside of Cypress Street	GAC	CO
9	Noyo Harbor Park	IH	PR
10	Corner Myrtle/North Harbor	USF	CG
11	Pomo Bluff Park	PD	PR
12	2 Pomo Bluff Park parcels (future annexation)	RS (pre-zoned)	PR (pre-zoned)
13	Ocean View Drive parcels	RS	RM
14	Holiday Inn	APO	CH
15	Highway 20 Fire Station/Water Tank	RR	PF
16	Boatyard Shopping Center	C-3	CG
17	<b>Noyo Flats Area of Deferred Certification</b>	N/A	HD

2 of 2

## Comparison of Proposed Amended Zoning Designations & Existing Certified Zoning Designations

Proposed Amended Land Use & Zoning Symbol	Proposed Amended Land Use and Zoning Designations	Currently Certified Zoning Symbol	Currently Certified Zoning Designations
<b>Residential Districts</b>			
RR	Rural Residential	RC	Residential Country
RS	Suburban Residential	RS	Residential Suburban
RL	Low Density Residential	R1	Residential One-Family
RM	Medium Density Residential	DTMR	Duplex – Triplex – Multiple Family
RH	High Density Residential	GAC	Garden Apartment Condominium
RVH	Very High Density Residential	UrM	Urban Multiple Family
<b>Commercial Districts</b>			
CN	Neighborhood Commercial	C1	Neighborhood Commercial
CO	Office Commercial	APO	Administrative – Professional Office
CBD	Central Business District	CBD	Central Business District
CG	General Commercial	C2	General Commercial
		C3	Community Commercial
CH	Highway Visitor Commercial	HVC	Highway Visitor Commercial
<b>Industrial Districts</b>			
IL	Light Industrial	IL	Limited Industrial
IH	Heavy Industrial	IH	Heavy Industrial
IT	Timber Resources Industrial		N/A
HD	Harbor District	HD	Harbor District
<b>Special Purpose Districts</b>			
OS	Open Space	OS	Open Space
PR	Parks and Recreation		
PF	Public Facility	PFCD	Public Facility Civic District

## RESOLUTION NO. 3011-2006

### RESOLUTION OF THE FORT BRAGG CITY COUNCIL TRANSMITTING LOCAL COASTAL PROGRAM (LAND USE PLAN, LAND USE MAP, AND IMPLEMENTATION PLAN) AMENDMENTS FOR THE CITY OF FORT BRAGG TO THE CALIFORNIA COASTAL COMMISSION FOR CERTIFICATION

**WHEREAS**, the City of Fort Bragg adopted its initial Local Coastal Program ("LCP") pursuant to the California Coastal Act of 1976 in 1980 and it was certified by the Coastal Commission on July 14, 1983; and

**WHEREAS**, amendments to the LCP were approved by the Coastal Commission in 1985 (LCP 1-84); 1986 (LCP 2-85); 1988 (LCP 1-88); 1989 (LCP 1-89); 1991 (LCP 1-91/major); 1992 (LCP 1-91/minor); 1992 (LCP 2-91 and LCP 1-92); and 1995 (LCP 1-95); and

**WHEREAS**, on December 2, 2002, the City Council adopted Resolution No. 2625-2002, incorporated herein by reference, adopting an updated General Plan that includes updates to the LCP through the Coastal Element which provides policies and programs regulating land use and conservation in the coastal zone and through other policies and programs throughout the General Plan that are designed to meet Coastal Act requirements; and

**WHEREAS**, on December 2, 2002, the City Council adopted Resolution No. 2624-2002, incorporated herein by reference, certifying the Environmental Impact Report for the General Plan (SCH #1998012027) as adequate and complete pursuant to the California Environmental Quality Act; and

**WHEREAS**, on June 28, 2004, the City Council adopted Ordinance 843-2004, incorporated herein by reference, adopting a comprehensive Land Use & Development Code that contains the implementing regulations for the updated LCP, including an Implementation Plan for an LCP amendment; and

**WHEREAS**, on June 16, 2004, the City Council adopted Resolution No. 2772-2004, incorporated herein by reference, adopting a Negative Declaration finding that the Land Use & Development Code could not have a significant effect on the environment because all potentially significant effects were analyzed adequately in the General Plan EIR as certified on December 2, 2002 and have been avoided or mitigated pursuant to the EIR and no further action is required; and

**WHEREAS**, on November 22, 2004, the City Council adopted Resolution No. 2826-2004, incorporated herein by reference, adopting General Plan Amendment 1-04 which included modifications to the General Plan, including LCP policies, to: (a) "clean up" the General Plan and address inconsistencies that arose during the Land Use & Development Code update process; (b) revise policies relating to annexation and out-of-area service agreements; and (c) address opportunities for pursuing public benefit uses on the Georgia-Pacific Mill Site; and

**EXHIBIT NO. 20**

**APPLICATION NO.**

FTB-MAJ-1-06

FORT BRAGG LCP UPDATE

CITY RESOLUTION OF LCP  
AMENDMENT TRANSMITTAL

**WHEREAS**, in approving Resolution No. 2826-2004, the City Council adopted a Negative Declaration finding that General Plan Amendment 1-04 could not have a significant effect on the environment because all potentially significant effects were analyzed adequately in the General Plan EIR as certified on December 2, 2002 and have been avoided or mitigated pursuant to the EIR and no further action is required; and

**WHEREAS**, on April 11, 2005, the City Council adopted Resolution No. 2857-2005, incorporated herein by reference, transmitting the LCP (Land Use Plan, Land Use Map, and Implementation Plan) amendments for the City of Fort Bragg to the California Coastal Commission for Certification; and

**WHEREAS**, all of the actions cited above were taken following duly noticed public hearings by the Planning Commission and the City Council.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Fort Bragg does hereby transmit to the California Coastal Commission the amended LCP, including the Land Use Plan and the Land Use Plan map as adopted on December 2, 2002 and modified on November 22, 2004, and the Implementation Plan as adopted on June 28, 2004 for consideration as an LCP amendment.

**BE IT FURTHER RESOLVED** that the City Council has determined that all of the policies that are denoted with a "~" in the General Plan as adopted on December 2, 2002 and modified on November 22, 2004, as well as all of the policies in the Land Use Element; Coastal Element; Conservation, Open Space and Parks Element; Circulation Element; Community Design Element; and Housing Element; and the entire Land Use & Development Code as adopted on November 22, 2004 shall comprise the City's amended LCP.

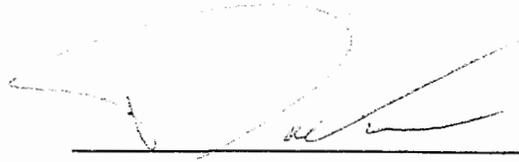
**BE IT FURTHER RESOLVED** that:

1. The City of Fort Bragg intends to carry out the policies of its amended LCP in a manner fully consistent with the goals and objectives of the California Coastal Act of 1976, and any subsequent amendments thereof; and
2. The City of Fort Bragg intends that the LCP amendments will take effect automatically upon Coastal Commission approval unless the Commission suggests modifications, in which case, the Council will take action to consider adoption of the suggested modifications prior to the LCP amendments taking effect.

**The above and foregoing Resolution was introduced by Councilmember Melo, seconded by Councilmember Hammerstrom, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 11<sup>th</sup> day of September, 2006, by the following vote:**

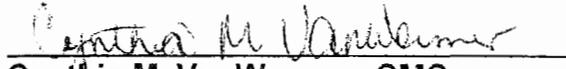
**AYES:** Councilmembers Gjerde, Baltierra, Hammerstrom, Melo, and Mayor Turner.  
**NOES:** None.  
**ABSENT:** None.

ABSTAIN: None.



DAVE TURNER,  
Mayor

ATTEST:

  
Cynthia M. VanWormer, CMC  
City Clerk

The foregoing instrument is a correct copy of the original on file at City Hall, Fort Bragg, Calif.

ATTEST   
CITY CLERK