City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Meeting Agenda

Planning Commission

Wednesday, October 12, 2016 | **6:00 PM** | **Town Hall, 363 N.Main Street**

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. APPROVAL OF MINUTES

1A. 16-402 Approve Minutes of September 28, 2016

Attachments: Minutes of September 28, 2016

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. PUBLIC HEARINGS

3A. 16-412 Receive Report, Conduct Public Hearing, and Consider Approval of a Mitigated Negative Declaration and Coastal Development Permit 2-16 (CDP 2-16) and Design Review Permit 2-16 (DR 2-16) for an update to the Wastewater Treatment Facility at 101 West Cypress Street.

Attachments: WWTF Upgrade CDP 2-16 and DR 2-16 Staff Report

Attachment 1 - Mitigated Negative Declaration

Attachment 2 - Project Plans

Attachment 3 - Visual Analysis

3B. 16-413 Recieve Report and Consider Approval of Coastal Development Permit 4-16 (CDP 4-16) to Relocate a Revised City of Fort Bragg Welcome Sign.

Attachments: Fort Bragg Welcome Sign CDP 4-16 Staff Report

Attachment 1 - Plot Plan

Attachment 2 - Aerial View of Parcel

Attachment 3 - Existing Sign

Attachment 4 - Proposed Sign

Attachment 5 - Site Photos

Attachment 6 - Easement Access Agreement Email

4. CONDUCT OF BUSINESS

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

ADJOURNMENT

The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on October 7, 2016.

_____
Chantell O'Neal
Administrative Assistant-Community Development

NOTICE TO THE PUBLIC

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City's website at www.fortbragg.com subject to staff's ability to post the documents before the meeting.

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It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

The Council Chamber is equipped with a Wireless Stereo Headphone unit for use by the hearing impaired. The unit operates in conjunction with the Chamber's sound system. You may request the Wireless Stereo Headphone unit from the City Clerk for personal use during meetings.
This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).

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Text File

File Number: 16-402

Agenda Date: 10/12/2016 **Version:** 1 **Status:** Minutes to be Approved

In Control: Planning Commission **File Type:** Minutes

Agenda Number: 1A.

Approve Minutes of September 28, 2016

City of Fort Bragg

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Phone: (707) 961-2823
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Meeting Minutes
Planning Commission

Wednesday, September 28, 2016 | **6:00 PM** | **Town Hall, 363 N.Main Street**

MEETING CALLED TO ORDER

Chair Hoyle called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 5 - Chair Derek Hoyle, Commissioner Mark Hannon, Commissioner Stan Miklose, Vice Chair Teresa Rodriguez, and Commissioner Heidi Kraut

1. APPROVAL OF MINUTES

1A. 16-349 Approve Minutes of August 24, 2016

A motion was made by Commissioner Miklose, seconded by Commissioner Kraut, that these Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chair Hoyle, Commissioner Hannon, Commissioner Miklose, Vice Chair Rodriguez and Commissioner Kraut

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. PUBLIC HEARINGS

3A. 16-364 Receive Report, Conduct Public Hearing and Consider Variance 1-16 (VAR 1-16) to Reduce Front Setback Requirements to Construct Covered Entry on an Existing Single-Family Residence at 250 E. Chestnut Street

Associate Planner Perkins presented the Variance report to permit the construction of a covered entryway in the front setback, 8 feet from the property line, on an existing non-conforming single family residence where 20 feet is required and 12 feet currently exists. During the discussion Commissioners noted another possible entryway option would be through the garage. However, they generally favored the proposed front door placement as the most appropriate solution.

Chair Hoyle opened the Public Hearing at: 6:08 PM.

No comments received.

Chair Hoyle closed the Public Hearing at 6:08 PM.

A motion was made by Commissioner Kraut, seconded by Commissioner Miklose, that this Variance (VAR 1-16) be approved subject to the following findings and conditions.

GENERAL FINDINGS
1. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the General Plan, Inland Land Use and Development Code (ILUDC) and the Fort Bragg Municipal Code in general.
2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicles (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.
4. For the purposes of the environmental determination, this project is exempt from CEQA under Section 15303—conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure—in accordance with the California Environmental Quality Act (CEQA).

VARIANCE FINDINGS FOR APPROVAL
1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the Inland Land Use and Development Code (ILUDC) deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district.
2. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district.
3. The Variance is consistent with the General Plan and any applicable specific plan.

SPECIAL CONDITIONS
1. Prior to occupancy the applicant shall remove the entrance to the home located on the eastern side of the house.

STANDARD CONDITIONS
1. This action shall become final on the 11th day following the decision unless an appeal to the City Council is filed pursuant to Inland Land Use & Development Code (ILUDC) Chapter 17.92 - Appeals.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the ILUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.

4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 100 feet of the discovery; and 2) notify the Director of Public Works within 24 hours of the discovery. Evidence of an archaeological site may include, but is not necessarily limited to shellfish, bones, flaked and ground stone tools, stone flakes produced during tool production, historic artifacts, and historic features such as trash-filled pits and buried foundations. A professional archaeologist on the list maintained by the Northwest Information Center of the California Historical Resources Information System or Listed by the Register of Professional Archaeologists shall be consulted to determine necessary actions.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
(a) That such permit was obtained or extended by fraud.
(b) That one or more of the conditions upon which such permit was granted have been violated.
(c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare, or safety or as to be a nuisance.
(d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Inland Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with ILUDC Subsection 18.76.070 (B).

The motion carried by the following vote:

Aye: 5 - Chair Hoyle, Commissioner Hannon, Commissioner Miklose, Vice Chair Rodriguez and Commissioner Kraut

4. CONDUCT OF BUSINESS

None.

5. MATTERS FROM CHAIR/COMMISSIONERS/STAFF

Community Development Director Jones announced the agenda for the upcoming Planning Commission of October 12, 2016, includes two Coastal Developments Permits; 1. Welcome Sign Replacement and 2. Waste Water Treatment Facility Upgrades.

Associate Planner Perkins expressed his appreciation to the applicant for mitigating the previous existing nuisance conditions from the property.

ADJOURNMENT

Chair Hoyle adjourned the meeting at 6:10 PM.

_____
DEREK HOYLE, Chair

_____
Chantell O'Neal, Administrative Assistant

IMAGED (_____)

City of Fort Bragg

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Text File

File Number: 16-412

Agenda Date: 10/12/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning Commission **File Type:** Planning Staff Report

Agenda Number: 3A.

Receive Report, Conduct Public Hearing, and Consider Approval of a Mitigated Negative Declaration and Coastal Development Permit 2-16 (CDP 2-16) and Design Review Permit 2-16 (DR 2-16) for an update to the Wastewater Treatment Facility at 101 West Cypress Street.

MEETING DATE:	**October 12, 2016**
PREPARED BY:	**S Perkins**
PRESENTED BY:	**S Perkins**

AGENDA ITEM SUMMARY REPORT

PROJECT TYPE: Coastal Development Permit (CDP 2-16); Design Review Permit (DR 2-16)

OWNER/APPLICANT: Fort Bragg Municipal Improvement District No. 1

REQUEST: Coastal Development Permit and Design Review Permit for the renovation and improvement of the City's Wastewater Treatment Facility. The update will utilize an activated sludge treatment process. Major project elements include installing a wastewater pump station to allow for peak flow pumping capacity, paving, abandoning storm drain outfalls as stormwater will be treated by the new facility, installing a biological treatment facility and repurposing clarifiers and open-air biofilters.

LOCATION: 101 West Cypress Street, Fort Bragg

APN: 008-020-07

ZONING: Public Facilities (PF)

ENVIRONMENTAL DETERMINATION: A Mitigated Negative Declaration has been prepared for the project. See **Attachment 1**.

SURROUNDING LAND USES:

NORTH:	Vacant Industrial
SOUTH:	Park / Vacant Industrial
EAST:	Vacant Industrial
WEST:	Pacific Ocean

APPEALABLE PROJECT:

☒ Can be appealed to City Council
☒ Can be appealed to California Coastal Commission

PROJECT DESCRIPTION

Constructed in 1970, the City of Fort Bragg's Wastewater Treatment Facility (WWTF) is an aging facility. The project proposes to renovate and upgrade the facility to current technology and standards utilizing an activated sludge treatment process. The current WWTF has a permitted average dry weather flow capacity of 1.0 million gallons per day (MGD), which will not increase as a result of the proposed project. Unit processes at the existing WWTF include mechanical screening, grit removal, primary clarification, two-stage trickling filters (primary and secondary), secondary clarification, disinfection, sludge thickening, anaerobic digestion, sludge dewatering, and sludge drying.

Over the facility's 40-year life span, the operation has undergone various expansions and upgrades; however, most equipment has now reached a 25- to 30-year service life. The long-term ability of several of the unit processes to achieve treatment objectives has become problematic.

The project would upgrade the existing WWTF with the installation of an activated sludge treatment system. The proposed upgrades also include construction of a dewatering building, new sludge holding area, splitter box and pump station, and conversion of the existing primary and secondary clarifiers to emergency/surge storage basins (see **Attachment 2**). New and renovated interior site access-ways and modified catchment basins will require grading and asphalt paving.

Construction of the updated equipment will require abandonment of various existing facilities and processes. Facilities proposed for abandonment or repurposing include the primary and secondary biofilters, septage handling facilities, and the sludge drying basin. The primary and secondary clarifiers will be repurposed as emergency/surge storage basins. The project also proposes to abandon existing sludge piping and storm drain outfalls.

All activities will take place in existing disturbed locations and the project does not require removal of any natural vegetation. Many of the existing operations, that will eventually be abandoned, will continue in operation until after the construction of the activated sludge system, as the City must be able to process City sewage throughout the construction process.

Staff primarily utilized HDR's *Wastewater Treatment Plant Upgrades Project – 100% Design Submittal* ("Project Plans") dated June 3, 2016 for the review of this project. Key components of these plans are included as **Attachment 2**.

REGULATORY FRAMEWORK

The project is located in the California Coastal Zone, is regulated by the Coastal Land Use and Development Code (CLUDC), and requires a Coastal Development Permit (CDP). CLUDC Section 17.71.045(I)(2) contains the findings required for the approval of a CDP. Due to the project's proximity to the bluff and its location (west of the first road parallel to the ocean), the Planning Commission's action is appealable to the California Coastal Commission.

The project is also subject to Design Review by the Planning Commission, as the proposed development is nonresidential in nature and is viewable from public areas, per CLUDC Section 17.71.050(B)(1)(a). The findings listed in CLUDC Section 17.71.050(F) are required for the approval of any Design Review Permit.

This staff report examines the application materials and ultimately recommends that the Planning Commission can make the findings required to approve the CDP and Design Review Permit.

COASTAL DEVELOPMENT PERMIT

Land Use: Coastal General Plan

The following goals, policies and programs of the Coastal Land Use and Development Code (CLUDC) apply to this project:

> Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents and growing population.
>
> Policy PF-2.5 Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility near capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses.
>
> Program PF-2.5.2 Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.
>
> Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.

The proposed project would upgrade the existing WWTF to meet the City's ongoing needs and comply with applicable standards. The current WWTF has a permitted average dry weather flow capacity of 1.0 MGD, which will not increase as a result of the proposed project. The project would not conflict with the goals, policies or programs of the CLUDC, specifically those relating to the continued maintenance and operation of the WWTF.

Land Use: Coastal Land Use and Development Code

The project is located in the California Coastal Zone, and is regulated by the Coastal Land Use and Development Code (CLUDC). The following discussion examines the various policies of the CLUDC applicable to the proposed project.

<u>Zoning</u>
The project site is located within the Public Facility (PF) zoning district. The CLUDC defines a Utility Facility as "a fixed base structure or facility…[and] include[s]…wastewater treatment plants." The proposed project is consistent with this definition, and Utility Facilities are principally permitted uses in the PF zoning district.

Access (driveways)
A one mile road provides access to the existing WWTF, beginning at a gate on Cypress Street and traveling along the historic Mill Site runway to the entrance of the facility. Security gates at the southern end of the runway and at the entrance to the project parcel restrict public access to the WWTF. The WWTF is not open to public access, and public access would remain restricted after project completion for safety and security purposes. Additionally, the project would not alter the existing conditions for emergency access. Gate access codes are provided to emergency responders for emergency access. The proposed WWTF upgrades will not affect or alter the existing access.

Fencing
The WWTF is surrounded by an existing six-foot view-obscuring cyclone fence for safety and security. The existing fence partially shields the WWTF and the proposed upgrades from public view. The CLUDC regulates fencing in Section 17.30.050, including limitations on heights and materials. No changes are proposed to the existing fencing, which currently meets the height limit requirements. Generally, chain-link fencing is prohibited in any zoning district; however, it may be permitted for special security needs, or when required by a City, State or Federal law or regulation (Section 18.30.050(E)). The American Society of Civil Engineers, along with the American Water Works Association, recommend six-foot chain-link fencing with fabric screening as the base-level fence guideline for WWTF security (*Guidelines for Physical Security of Wastewater/Stormwater Utilities*, 2006). Due to the need for security at the facility and industry recommendations, staff finds the continued use of a chain-line fence acceptable in this application.

Public Access

CLUDC Chapter 17.56 provides requirements for the dedication and improvement of public access to and along the coast, as guaranteed by the California Constitution. These policies require the creation of public access easements for new development along the coastline; however, these requirements do not apply to improvements that do not change the intensity of use or repair and maintenance activities; therefore, new access is not required for this facility. Additionally, the City provides 92 acres and five miles of public trails immediately adjacent to the facility at the Noyo Headland Park facility.

Cultural Resources

CLUDC Section 17.50.030 requires applications for CDPs to provide an archaeological report for areas potentially containing archaeological or paleontological resources, and for any development on the former Georgia-Pacific Mill Site. ALTA Archaeological Consulting performed an archaeological survey report for the project dated February 2016. The survey includes a records check by the Northwest Information Center on January 13, 2016, which indicated that numerous cultural resource studies have been conducted within the one-half mile records search area. Previous studies evaluated the historical significance of standing structures associated with the Mill Site property, and a manuscript documenting the history of the Mill Site. The review found that no cultural resources are known within the WWTF project area.

On January 21, 2016, the archaeologist surveyed the project area for cultural resources. Following the records search and the field survey, the archaeologist determined that no cultural, historic, or archaeological resources are present within the project area, and no mitigation measures are recommended. Consistent with CLUDC Section 17.50.030(E), work shall be

halted if previously unidentified cultural materials are unearthed during construction until a qualified archaeologist can assess the significance of the find. This requirement is included as **Special Condition 1**.

> **Special Condition 1:** All development activity shall comply with the following requirements:
>
> a) If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to Public Resources Code (PRC) Section 5097.98, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission (NAHC) who will then notify the Most Likely Descendent (MLD). At this time, the person who discovered the remains will contact the Community Development Director so that they may work with the MLD on the respectful treatment and disposition of the remains. Further provisions of PRC 5097.98 are to be followed as applicable.
>
> b) If during construction activities any archaeological artifacts or features are encountered, construction activities shall cease within a 50 foot radius of the find. Work within this buffer shall temporarily cease until the Community Development Director, in consultation with the Sherwood Valley TPO, make a determination on (1) whether the find is an archaeological artifact; (2) whether the find is located within an intact context (i.e. not within disturbed fill soils), (3) whether the find is an isolated item, (4) whether the find is part of a larger previously unknown archaeological site, and (5) the best course of action to avoid or minimize impacts to the resources as applicable.

Geologic, Flood and Fire Hazard

Geological and Geotechnical Hazards

CLUDC Section 17.54.020 applies to all development proposed on blufftop and shoreline properties, and requires CDP applications to include a geological analysis of the project site. Brunsing Associates, Inc. prepared an *Engineering Geologic and Geotechnical Reconnaissance* report, dated September 12, 2016 to address the CLUDC requirements for shoreline and blufftop development. The report concludes that "the site is geologically and geotechnically suitable for the proposed biological treatment facility."

Development located on a blufftop must be setback from the bluff edge a sufficient distance to ensure that it will be stable for a projected 75-year lifespan, per California Coastal Commission requirements. The consulting engineers determined that the bluffs along the WWTF property will retreat 14.75 feet over a 75-year timespan. Adding a safety factor of two, the engineers recommend "a bluff edge setback of 30 feet for future improvements."

The western limits of the proposed WWTF upgrades are greater than 60 feet from the bluff edge. The engineering report continues, "Since the distance from planned improvements to the ocean bluff is greater than 30 feet, no further setback considerations are necessary for this project."

Brunsing Associates, Inc. also prepared a bluff stability analysis to correspond, at a minimum, to the guidelines by the Dr. Mark J. Johnsson, Staff Geologist, California Coastal Commission, report titled *Establishing Development Setbacks from Coastal Bluffs*. Dr. Johnsson recommends a factor of safety greater than or equal to 1.5 for static conditions, 1.1 for seismic conditions and a horizontal seismic coefficient of 0.15.

The consulting engineer writes, "The results of our stability analyses indicate that the bluff has a factor of safety of greater than 1.5 for static conditions, a factor of safety greater than 1.1 for seismic conditions with a seismic coefficient of 0.15 and a factor of safety greater than 1.0 for pseudo-static conditions with a seismic coefficient of 0.31. Therefore, no additional setback is necessary from a slope stability standpoint."

Flood and Tsunami Hazards

The CLUDC greatly limits and restricts development within identified floodplains. The proposed WWTF upgrades are not located within a FEMA 100-year flood hazard area, and will have no impacts to flood flows. Additionally, the project would not alter the course of a stream, river or erosional forces on site.

The WWTF is not located within a mapped tsunami hazard area, and will have no impacts due to inundation by seiche, tsunami or mudflow. The proposed project is located on a blufftop at an elevation of approximately 60 feet. In a severe earthquake (magnitude 8.0 or higher), a wave of this scale could be formed from the San Andreas Fault; however; the proposed facility improvements are at no more risk from tsunami inundation than the existing WWTF. The project is consistent with CLUDC and Coastal Act flood hazard standards as proposed.

Fire Hazards

Coastal General Plan Program SF-5.1.1 requires the City to consult the Fort Bragg Fire Protection Authority in the review of development proposals to identify the projected demand for fire protection services. The Fort Bragg Fire Protection Authority received a copy of the project application on July 27, 2016, and did not provide comment.

The WWTF upgrade will also require building permits prior to construction. At the time of application for a building permit, the construction plans will be further reviewed by the Fort Bragg Fire Protection Authority. Additionally, the WWTF will be subject to California Building Code requirements, including *Fire Code, Part 9*.

Environmentally Sensitive Habitat Areas

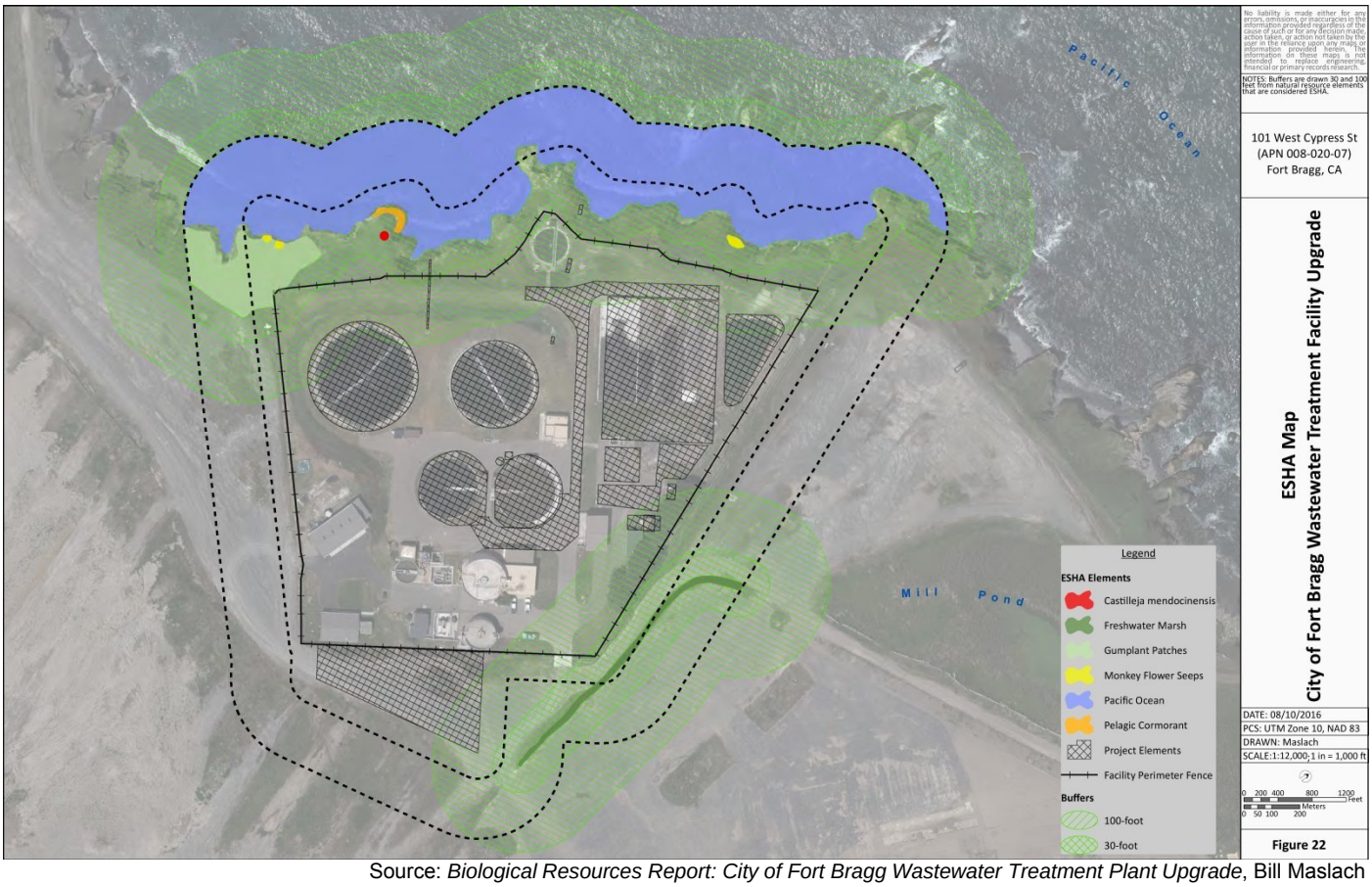
CLUDC Section 17.50.050(D) provides development standards for the protection and enhancement of environmentally sensitive habitat areas (ESHAs). In order to determine the extent of ESHA the WWTF upgrade may affect, biologist William Maslach conducted biological resource surveys on the WWTF parcel, in addition to all areas 100 feet beyond the project site to determine the boundaries of sensitive coastal resources.

Surveys were conducted on January 12, March 23, April 15, June 6 and July 15, 2016 to determine if any ESHA occurs or could potentially occur on the project site. The following table and map summarize the ESHAs within the study area:

ESHA Element	Scientific Name	Acres/ Individuals	Rank	CESA/ NEPA	30-foot ESHA Buffer Encroachment (ft^2)	100-foot ESHA Buffer Encroachment (ft^2)
Wetlands						
Freshwater Marsh	-	0.05	G3 S2.1	None	0	3475
Common monkey flower seeps	Mimulus (guttatus) Alliance	< 0.00	G4 S3.2	None	0	3880
Pacific Ocean	-		-	-	35	7900
Vegetation						
Gum Plant Patches	(Grindelia (stricta) Provisional Herbaceous Alliance	0.22	G3? S3?	None	0	2325
Plants						
Mendocino Coast Paintbrush	Castilleja mendocinensis	1 individual	CRPR 1B.2 G4T2 S2	None	0	190
Wildflife						
Pelagic Cormorant	Phalacrocorax pelagicus	nesting colony	None	None	0	210
Merged Total (total ft^2 of 30-foot and 100-foot buffer encroachment)					35	13,700

Source: *Biological Resources Report: City of Fort Bragg Wastewater Treatment Plant Upgrade,* Bill Maslach

The last column of the table describes the total square feet of the project that is located within the 100 foot buffer, and this is discussed further on the following pages.



Source: *Biological Resources Report: City of Fort Bragg Wastewater Treatment Plant Upgrade*, Bill Maslach

The biologist summarizes the ESHA and project impacts as follows:

> *In summary, there are few areas of this project that could contribute to disturbance of an ESHA since most of the project is within a largely developed wastewater treatment facility that is entirely fenced. The only portion of the project that could potentially cause disturbance to an ESHA is the work associated with removing and/or capping the stormwater drains that daylight on the bluff face near a colony of nesting pelagic cormorants. Aside from the stormwater drain abandonment work, all buffer encroachments are not above the encroachment that normally occurs during routine operations of the wastewater treatment facility…*
>
> *An analysis of ESHA and ESHA buffer impacts showed that ~ 13,735 ft^2 (~0.32 acres) of development-related buffer encroachment would occur. However, only ~ 90 ft^2, or <1 % of the encroachment is outside of the facility fence where stormwater outfall drains are to be abandoned. Another buffer encroachment occurs outside the facility fence near the entrance but the activity is a temporary staging area on ruderal ground where there is no additional impact to ESHA buffer. The areas of buffer encroachment, aside from the stormwater drain capping, do not increase the level of use or degrade habitat.*

The biologist proposed project requirements to minimize and avoid biological resources to ensure that project-related activities do not impact the pelagic cormorant nesting colony, other ESHA, and special-status wildlife potentially occurring in the project area. The following special conditions are required to implement the proposed mitigation:

> **Special Condition 2:** If construction activities outside of the facility fence and along the bluff occur during the pelagic cormorant nesting season (February 1–August 31), particularly capping and/or removing the stormwater outfall drains, a qualified biologist will monitor the cormorants during construction to ensure they are not disturbed by the project activities. If the monitor notices behavioral changes in the birds, construction activities will cease. Only when there is no visible sign of disturbance will activities resume. It is anticipated that construction activities will not disturb the colony because only the northern point where the birds congregate is visible from the stormwater outfall location. The biologist will also look for nests of black oystercatcher and tufted puffin and perform the same avoidance measures as the pelagic cormorants.
>
> **Special Condition 3:** Surveys for marine mammals shall be coordinated with the cormorant surveys for work outside the facility fence and shall follow the same avoidance measures as for the pelagic cormorants.
>
> **Special Condition 4:** To protect Ten Mile shoulderband snails potentially occurring in the vegetation, a qualified biologist will survey all areas, if any, where iceplant may be proposed for removal. No earlier than 1 week before iceplant removal, the biologist will look for shoulderband snails by peeling back small iceplant patches approximately every 10 ft. If shoulderband snails are found they will be removed to similar habitat on the coastal bluff. During vegetation removal, if it occurs, the biologist or a person trained in the identification of shoulderband snails will be present to detect any shoulderband snails. If they are present they will be located to similar habitat on the coastal bluff.

Special Condition 5: If any construction activities occur outside the fence and require vegetation removal, a biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction if activities occur between February 1–August 31. If active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbances.

Special Condition 6: To avoid any potential impacts to red-legged frogs in the sludge lagoon, prior to construction, project contractors will be trained by a qualified biologist in the identification of the California red-legged frog. Construction crews will begin each day with a visual search around all stacked or stored materials near the ponds to detect the presence of frogs. If a special status frog is detected, construction crews will contact California Department of Fish and Wildlife (CDFW) or a qualified biologist to relocate any frogs prior to re-initiating work. If no special status frogs are found, construction activities may resume.

As shown on the ESHA map and table above, some project components would occur within 100 feet of ESHA. CLUDC Section 17.50.050(H) requires consultation and agreement with CDFW that a 100-foot buffer is not necessary to protect the resources of that particular habitat area. CDFW reviewed the project plans, biological report and required approval conditions, and offered the following comment:

> *ESHAs were identified less than 100 feet from the proposed project. According to the [Biological] Report, stormwater drains that daylight on the bluff would be removed or capped. The Report states that this component of the project has the potential to impact a pelagic cormorant nesting colony, but proposes measures to avoid impacts.*
>
> *Given that the majority of the project will occur within the existing, fenced wastewater treatment facility footprint, and the avoidance measures that were proposed in the Report and have been included as enforceable "Special Conditions" in the Staff Report prepared by the City, I concur with the conclusion that the project will have minimal risk of impacts to ESHAs.*

Implementation of the proposed special conditions would ensure that the WWTF upgrade would be designed, sited, constructed and maintained so as to not significantly disrupt ESHA. Additionally, CLUDC Section 17.50.050(L) lists findings required for development within an ESHA buffer. These findings may be made and are included at the conclusion of this report, subject to the proposed special conditions.

Visual Analysis

The requirements of CLUDC Section 17.50.070 apply to CDPs for proposed development located west of Highway 1. The following findings and development standards apply to the proposed WWTF upgrade project:

17.50.070(D)(1) The proposed project minimizes the alteration of natural land forms;
The WWTF upgrade includes minor grading within the footprint of existing development and will not affect natural land forms. The project is consistent with this finding.

17.50.070(D)(2) The proposed project is visually compatible with the character of the surrounding area;
The site is presently developed with an existing wastewater treatment facility. The existing dewatering building is the tallest structure on the site at 17.6 feet above grade. The proposed electrical and dewatering building will be 18.3 feet above grade, and is clustered near the existing dewatering building to reduce visual impacts.

The proposed biological treatment facility is the largest proposed structure by area, but will only sit four to nine feet above the existing grade. Over half of the structure will be below ground and beneath the existing grade, minimizing its visual impact. Due to the project's location within the footprint of an existing wastewater treatment facility and its similarity to the existing development, the proposed project would be visually compatible with the character of the surrounding area.

17.50.070(D)(3) The proposed project is sited to protect views to and along the ocean and scenic coastal areas;
The Fort Bragg Coastal Trail follows along the coastline to the north and south of the WWTF, and is proposed to be connected around the eastern edge of the facility. Staff performed a visual analysis to determine the potential impacts to views from the Coastal Trail north, south and east of the WWTF. See **Attachment 3** for a visual analysis. The largest impact will result from the placement of the proposed electrical and dewatering building. Although the building footprint is not as large as the biological treatment facility, it is the tallest proposed structure and will be the most visible improvement above the existing fence line.

<u>View from the North – Attachment 3-A</u>
The impacts to the view from north of the Coastal Trail were analyzed from a spot on the proposed Phase II Coastal Trail. Views approaching the WWTF are shielded by the existing security fence and a row of existing Monterey cypress trees. The existing trees vary from 25 feet to 40 feet in height, and are taller than the proposed electrical and dewatering building. Monterey cypress trees have a thick top canopy with very little vegetation toward the bottom; however, the existing security fence will shield views from the Coastal Trail below the canopies. **Special Condition 7** is recommended requiring the preservation of the existing Monterey cypress trees (or replacement vegetation of similar effect) for their screening purposes.

> **Special Condition 7**: The existing Monterey cypress trees along the northeast property line shall not be removed. Should any of the Monterey cypress trees be substantially damaged or die during the lifetime of the WWTF, they shall be replaced on a one-to-one basis with a shore pine or similar tree that would achieve a similar height and screening effect, as determined by the Community Development Director.

The proposed biological treatment facility will be almost completely shielded by the existing security fence, cypress trees and other onsite development. The project is sited such that the existing trees and fencing protect views from the Coastal Trail to the north.

<u>View from the East – Attachment 3-B</u>

The proposed connection of the north and south segments of the Coastal Trail will travel around the eastern edge of the WWTF. Analysis of this view considered the view through the existing security gate, which is not screened. The existing dewatering building will block the majority of the view of the proposed electrical and dewatering building and the view of the proposed biological treatment facility. The new structures are sited to protect views from the east, utilizing the existing development for screening.

View from the South – Attachment 3-C

The analysis of the view from the south considers the view from an existing bench location on the south segment of the Coastal Trail. The proposed biological treatment facility and the electrical and dewatering building would be visible from the Coastal Trail alongside the existing WWTF development. The largest proposed building (the electrical and dewatering building) would be almost completely visible from this vantage point, and would be sited adjacent to the existing dewatering building—a structure of comparable height and visual impact. Although the new structures would be completely visible, they would be so at a distance of nearly 1,000 feet and grouped among existing similar structures. Additionally, the electrical and dewatering building would be back-dropped by the existing cypress trees. The backdrop would lessen the visual impact of the structure, as they would prevent the building from appearing as a silhouette against the sky or landscape beyond the WWTF. Recommended **Special Condition 7** requires that these trees remain to maintain their backdrop effect.

In order to provide additional screening and offset impacts to views from the south, staff recommends **Special Condition 8**, requiring additional landscaping along the southern property border. Screening along this boundary would provide additional protection to views from the southern segment of the Coastal Trail.

The soil along the southern property border is heavily compacted and of poor quality due to historic Mill Site operations. The future success of landscaping in this area is questionable. As a result, the recommended condition requires the applicant to develop a landscape plan for the area that would establish a reasonable expectation of successful growth. If the existing soil conditions can support growth of vegetative screening, views from the south coastal trail would be improved as a result of this project.

> **Special Condition 8**: Prior to approval of a building permit in reliance on this Coastal Development Permit, the applicant shall submit a landscape plan for the installation of screening vegetation along the property's southern border. The landscape plan shall include the planting of at least 20 native, drought tolerant trees (for example: shore pine), and include considerations for their successful growth in the heavily compacted soil, to the satisfaction of the Community Development Director. The vegetation shall be planted within one year of the updated facility's operation.

17.50.070(D)(4) The proposed project restores and enhances visual quality in visually degraded areas, where feasible.

Special Condition 8, discussed above, would enhance the visual quality of the WWTF, particularly improving existing impacted views from the south. There could be great difficulty in the growth of vegetation in this area due to heavily impacted soil conditions. The recommended condition requires the applicant to develop a plan for the successful installation of at least 20 screening trees; however, the poor soil quality may impact their growth. The landscaping will enhance the visual quality of the WWTF as much as feasible.

17.50.070(E)(1) Development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.
See discussion of finding 17.50.070(D)(3) above.

17.50.070(E)(2) Fences, walls, and landscaping shall minimize blockage of views of scenic areas from roads, parks, beaches and other public viewing areas.
No fences or walls are proposed with this application. The only landscaping proposed for the project is as required by **Special Condition 8**. This landscaping is required for the sole purpose of improving visual quality of the site. The screening vegetation will not block views of the ocean, and is meant to block views of the WWTF.

17.50.070(E)(3) Development shall minimize removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.
The proposed WWTF upgrade does not propose to remove any trees, and all project components will take place over existing development or ruderal vegetation. The discussion of finding 17.50.070(D)(3) above includes a recommendation to require **Special Condition 7**, which would preserve the existing Monterey cypress trees and maintain the screening effect they have on views from the north.

17.50.070(E)(4) 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 boundaries of the property.
The CLUDC includes standards for outdoor lighting in Section 17.30.070. These standards require that light fixtures not exceed 18 feet in height, utilize energy-efficient fixtures and lamps, and be shielded or recessed to reduce light bleed to adjoining properties. The limited lighting proposed in the Project Plans is necessary for safety and operation of the WWTF; however, the Project Plans do not include adequate specifications to ensure consistency with the CLUDC lighting requirements. Staff recommends **Special Condition 9**, requiring the applicant to submit a detailed lighting plan prior to issuance of a building permit for the construction of the WWTF.

> **Special Condition 9:** Prior to issuance of a building permit in reliance on this Coastal Development Permit, the applicant shall submit a lighting plan consistent with the outdoor lighting policies of CLUDC 17.30.070, subject to review by the Community Development Department.

With the recommended special conditions, the project is consistent with the development standards and findings required for the approval of the CDP.

DESIGN REVIEW

The CLUDC requires Design Review Permits for most nonresidential projects. CLUDC Section 17.71.050(E) outlines the project review criteria for Design Review Permits:

Section 17.71.050(E)(1) The project complies with the purpose and requirements of this Section.
The following discussion, in concert with the discussion above relating to the visual resource findings required for the CDP, address this policy.

Section 17.71.050(E)(2) The project provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community.
See discussion of Section 17.70.070(D)(2) and (3) above.

Section 17.71.050(E)(3) The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and wells, grading, landscaping, lighting, signs, etc.
See discussion of Section 17.70.070(D)(3), (E)(2) and (E)(4) above.

Section 17.71.050(E)(4) The project provides efficient and safe public access, circulation, and parking.
The WWTF is not and would not be open to the public and would only be accessed by City staff for regular operation, consistent with the access, circulation and parking produced by the existing facility. Public access is restricted by locked gates.

Section 17.71.050(E)(5) The project provides appropriate open space and landscaping, including the use of water efficient landscaping.
The proposed improvements are located entirely within the footprint of the existing facility, in an area where open space is not appropriate. The WWTF will be completely surrounded by the Coastal Trail following completion of Phase II of the trail's development, which will provide open space adjacent to the WWTF.

Special Condition 8 requires screening landscaping to block views of the WWTF from the Coastal Trail. The recommended condition requires native, drought tolerant landscaping, which is consistent with this policy.

Section 17.71.050(E)(6) The project is consistent with the Coastal General Plan, any applicable specific plan, and the certified Local Coastal Program if located in the Coastal Zone.
This report analyzes the project's consistency with the Coastal General Plan and the Local Coastal Program. Approval of this project would require consistency with these and other applicable local regulations.

Section 17.71.050(E)(7) The project complies and is consistent with the City's Design Guidelines.
The Citywide Design Guidelines have standards specific to residential, commercial and industrial zoning districts. The WWTF update is in the Public Facilities zoning district; however, some of the standards applicable to the industrial district apply to this project.

The Citywide Design Guidelines require that industrial buildings avoid use of reflective surfaces and bright, contrasting colors, and utilize materials and colors compatible with the existing buildings on site. The proposed biological treatment facility is proposed to be concrete, and the electrical and dewatering building will be constructed using textured concrete masonry units. Both buildings will utilize muted, earth-tone colors (grey, tan or brown). These materials and colors are consistent with existing onsite development. The project is consistent with the Citywide Design Guidelines.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) has been prepared for the project. See **Attachment 1.** The document has been circulated through the State Clearinghouse with the review period ending May 5, 2016. No state agencies submitted comments.

The MND includes the following mitigation measures, and are required by **Special Condition 10** for the CDP and Design Review Permit:

> **Special Condition 10:** The project shall comply with the following mitigation measures included in the circulated Mitigated Negative Declaration:
>
> > **Mitigation Measure BR1:** The project biologist shall conduct additional surveys at least 100 feet from proposed development when Blasdale's bent grass and coastal bluff scrub is identifiable. If either Blasdale's bent grass or coastal bluff scrub are identified within 100 feet of proposed development, the City shall complete habitat restoration, per a habitat restoration plan prepared by the project biologist for the removal of non-native, invasive iceplant, and transplanting of any rare plants into restored bluff habitat. Removal of iceplant and/or reseeding of rare plants, as prescribed by the project biologist and outlined in a habitat restoration plan, shall be complete to the satisfaction of the biologist prior to final inspection of the Wastewater Treatment Plant.
> >
> > **Mitigation Measure BR2:** A biologist shall perform preconstruction surveys for the Ten Mile shoulderband snail and nesting birds, spanning an area at least 100 feet beyond the limits of proposed development. If shoulderband snail or nesting birds are determined to be present, construction shall be stopped until such time that the project biologist in partnership with the California Department of Fish and Wildlife determine appropriate mitigation to eliminate or limit project impacts to the special-status species to a less than significant level.
> >
> > **Mitigation Measure BR3:** A Coastal Development Permit shall be approved prior to the initiation of development to ensure that the project would not conflict with any local policies or ordinances protecting biological resources.
> >
> > **Mitigation Measure GS1:** Site work and construction associated with the proposed project shall conform to the recommendations outlined in the HDR *Geotechnical Investigation Report: Fort Bragg Wastewater Treatment Plant Upgrade Project*, which is included as an attachment to the MND.
> >
> > **Mitigation Measure HM1**: The Stormwater Pollution and Prevention Plan (SWPPP) required as a standard condition of approval for the required Coastal Development Permit, shall prescribe hazardous-materials handling procedures for reducing the potential for a spill during construction and shall include an emergency response program to ensure quick and safe cleanup of accidental spills. The plan shall identify areas where refueling and vehicle maintenance activities and storage of hazardous materials, if any, shall be permitted.

Mitigation Measure HM2: Emergency spill supplies and equipment shall be kept adjacent to all areas of work and in staging areas, and shall be clearly marked. Detailed information for responding to accidental spills and for handling any resulting hazardous materials shall be provided in the project's Hazardous Materials Management Plan, as required by the Mendocino County Department of Environmental Health.

Mitigation Measure WQ1: The City shall prepare a project Stormwater Pollution Prevention Plan (SWPPP) to include the application of BMPs minimizing the discharge of pollutants during construction. The City of Fort Bragg shall prepare a SWPPP before approving a grading permit for the site.

PLANNING COMMISSION ACTION

1. Hold a hearing on Coastal Development Permit 2-16 (CDP 2-16) and Design Review Permit 2-16 (DR 2-16), close the hearing, deliberate, and consider adopting a Resolution approving the Mitigated Negative Declaration (**Attachment 1**) and approve CDP 2-16 and DR 2-16.

ALTERNATIVE ACTION

2. Hold a hearing, close the hearing, deliberate without a decision, provide direction to staff and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.
3. Deny the application.

RECOMMENDATION

Staff recommends adoption of the Mitigated Negative Declaration and approval of Coastal Development Permit 2-16 (CDP 2-16) and Design Review Permit 2-16 (DR 2-16) for the project based on the analysis of this staff report and subject to Approval Findings, Approval Conditions and Mitigation Measures.

COASTAL DEVELOPMENT PERMIT FINDINGS

Findings Required for all CDPs (17.71.045(I)(2))

1. The proposed development as described in the application and accompanying materials, as modified by the conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. As the project is located between the first public road and the sea, the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code);
3. Feasible mitigation measures have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
4. The proposed use is consistent with the purposes of the zone in which the site is located;
5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;

6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development.

Supplemental Hazard Findings (17.71.045(I)(2)(h))

8. The project, as proposed, will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons;
9. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood, or fire hazards due to required project modifications, landscaping or other conditions; and
10. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

Supplemental Public Access Findings (17.56.070(C))

11. Public access would be inappropriate because it would be inconsistent with public safety and adequate public access exists within 500 feet of the site.

Supplemental Visual Resource Findings (17.50.070(D))

12. The proposed project minimizes the alteration of natural land forms;
13. The proposed project is visually compatible with the character of the surrounding area;
14. The proposed project is sited and designed to protect views to and along the ocean and scenic coastal areas; and
15. The proposed project restores and enhances visual degraded areas, where feasible.

DESIGN REVIEW FINDINGS

Findings Required for all Design Review Permits (17.71.050(E))

1. The project complies with the purpose and requirements of Section 17.71.050;
2. The project complies with the purpose and requirements of this Section;
3. The project provides architectural design, building massing, and scale appropriate to and compatible with the site surroundings and the community;
4. The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
5. The project provides efficient and safe public access, circulation, and parking;
6. The project provides appropriate open space and landscaping, including the use of water efficient landscaping;
7. The project is consistent with the General Plan, any applicable specific plan, and the certified Local Coastal Program; and
8. The project complies and is consistent with the City's Design Guidelines.

SPECIAL CONDITIONS

Special Condition 1: All development activity shall comply with the following requirements:

a) If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to Public Resources Code Section 5097.98, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission (NAHC) who will then notify the Most Likely Descendent (MLD). At this time, the person who discovered the remains will contact the Community Development Director so that they may work with the MLD on the respectful treatment and disposition of the remains. Further provisions of PRC 5097.98 are to be followed as applicable.

b) If during construction activities any archaeological artifacts or features are encountered, construction activities shall cease within a 50 foot radius of the find. Work within this buffer shall temporarily cease until the Community Development Director, in consultation with the Sherwood Valley TPO, make a determination on (1) whether the find is an archaeological artifact; (2) whether the find is located within an intact context (i.e. not within disturbed fill soils), (3) whether the find is an isolated item, (4) whether the find is part of a larger previously unknown archaeological site, and (5) the best course of action to avoid or minimize impacts to the resources as applicable.

Special Condition 2: If construction activities outside of the facility fence and along the bluff occur during the pelagic cormorant nesting season (February 1–August 31), particularly capping and/or removing the stormwater outfall drains, a qualified biologist will monitor the cormorants during construction to ensure they are not disturbed by the project activities. If the monitor notices behavioral changes in the birds, construction activities will cease. Only when there is no visible sign of disturbance will activities resume. It is anticipated that construction activities will not disturb the colony because only the northern point where the birds congregate is visible from the stormwater outfall location. The biologist will also look for nests of black oystercatcher and tufted puffin and perform the same avoidance measures as the pelagic cormorants.

Special Condition 3: Surveys for marine mammals shall be coordinated with the cormorant surveys for work outside the facility fence and shall follow the same avoidance measures as for the pelagic cormorants.

Special Condition 4: To protect Ten Mile shoulderband snails potentially occurring in the vegetation, a qualified biologist will survey all areas, if any, where iceplant may be proposed for removal. No earlier than 1 week before iceplant removal, the biologist will look for shoulderband snails by peeling back small iceplant patches approximately every 10 ft. If shoulderband snails are found they will be removed to similar habitat on the coastal bluff. During vegetation removal, if it occurs, the biologist or a person trained in the identification of shoulderband snails will be present to detect any shoulderband snails. If they are present they will be located to similar habitat on the coastal bluff.

Special Condition 5: If any construction activities occur outside the fence and require vegetation removal, a biologist shall perform preconstruction breeding bird surveys within 14 days of the onset of construction if activities occur between February 1–August 31. If active breeding bird nests are observed, no ground disturbance activities shall occur within a minimum 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor the nest site during the breeding season to ensure the buffer is sufficient to protect the nest site from potential disturbances.

Special Condition 6: To avoid any potential impacts to red-legged frogs in the sludge lagoon, prior to construction, project contractors will be trained by a qualified biologist in the identification of the California red-legged frog. Construction crews will begin each day with a visual search around all stacked or stored materials near the ponds to detect the presence of frogs. If a special status frog is detected, construction crews will contact California Department of Fish and Wildlife (CDFW) or a qualified biologist to relocate any frogs prior to re-initiating work. If no special status frogs are found, construction activities may resume.

Special Condition 7: The existing Monterey cypress trees along the northeast property line shall not be removed. Should any of the Monterey cypress trees be substantially damaged or die during the lifetime of the WWTF, they shall be replaced on a one-to-one basis with another Monterey cypress or a tree that would achieve a similar height and screening effect, as determined by the Community Development Director.

Special Condition 8: Prior to approval of a building permit in reliance on this Coastal Development Permit, the applicant shall submit a landscape plan for the installation of screening vegetation along the property's southern border. The landscape plan shall include the planting of at least 20 native, drought tolerant trees (for example: shore pine), and include considerations for their successful growth in the heavily compacted soil, to the satisfaction of the Community Development Director. The vegetation shall be planted within one year of the updated facility's operation.

Special Condition 9: Prior to issuance of a building permit in reliance on this Coastal Development Permit, the applicant shall submit a lighting plan consistent with the outdoor lighting policies of CLUDC 17.30.070, subject to review by the Community Development Department.

Special Condition 10: The project shall comply with the following mitigation measures included in the circulated Mitigated Negative Declaration:

> **Mitigation Measure BR1:** The project biologist shall conduct additional surveys at least 100 feet from proposed development when Blasdale's bent grass and coastal bluff scrub is identifiable. If either Blasdale's bent grass or coastal bluff scrub are identified within 100 feet of proposed development, the City shall complete habitat restoration, per a habitat restoration plan prepared by the project biologist for the removal of non-native, invasive iceplant, and transplanting of any rare plants into restored bluff habitat. Removal of iceplant and/or reseeding of rare plants, as prescribed by the project biologist and outlined in a habitat restoration plan, shall be complete to the satisfaction of the biologist prior to final inspection of the Wastewater Treatment Plant.
>
> **Mitigation Measure BR2:** A biologist shall perform preconstruction surveys for the Ten Mile shoulderband snail and nesting birds, spanning an area at least 100 feet beyond the limits of proposed development. If shoulderband snail or nesting birds are determined to be present, construction shall be stopped until such time that the project biologist in partnership with the California Department of Fish and Wildlife determine appropriate mitigation to eliminate or limit project impacts to the special-status species to a less than significant level.

Mitigation Measure BR3: A Coastal Development Permit shall be approved prior to the initiation of development to ensure that the project would not conflict with any local policies or ordinances protecting biological resources.

Mitigation Measure GS1: Site work and construction associated with the proposed project shall conform to the recommendations outlined in the HDR *Geotechnical Investigation Report: Fort Bragg Wastewater Treatment Plant Upgrade Project*, which is included as **Attachment #** of the MND.

Mitigation Measure HM1: The Stormwater Pollution and Prevention Plan (SWPPP) required as a standard condition of approval for the required Coastal Development Permit, shall prescribe hazardous-materials handling procedures for reducing the potential for a spill during construction and shall include an emergency response program to ensure quick and safe cleanup of accidental spills. The plan shall identify areas where refueling and vehicle maintenance activities and storage of hazardous materials, if any, shall be permitted.

Mitigation Measure HM2: Emergency spill supplies and equipment shall be kept adjacent to all areas of work and in staging areas, and shall be clearly marked. Detailed information for responding to accidental spills and for handling any resulting hazardous materials shall be provided in the project's Hazardous Materials Management Plan, as required by the Mendocino County Department of Environmental Health.

Mitigation Measure WQ1: The City shall prepare a project Stormwater Pollution Prevention Plan (SWPPP) to include the application of BMPs minimizing the discharge of pollutants during construction. The City of Fort Bragg shall prepare a SWPPP before approving a grading permit for the site.

STANDARD CONDITIONS

1. This action shall become final on the 11th working day following the Coastal Commission's receipt of the Notice of Final Action unless an appeal to the Coastal Commission is filed pursuant to Chapter 17.61.063 and 17.92.040. This action is appealable to the California Coastal Commission pursuant to Chapter 17.92.040.

2. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.

3. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State and Federal agencies having jurisdiction. All plans submitted with required permit applications shall be consistent with this approval.

4. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
   (a) That such permit was obtained or extended by fraud.
   (b) That one or more of the conditions upon which such permit was granted have been violated.
   (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.

(d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.

5. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.

6. This Coastal Development Permit approval shall lapse and become null and void 24 months from the date of approval unless before the passing of 24 months, construction has commenced and is diligently pursued towards completion or an extension is requested and obtained.

ATTACHMENTS

1. Mitigated Negative Declaration
2. Project Plans
3. Visual Analysis

ATTACHMENT 1

MITIGATED NEGATIVE DECLARATION

CITY OF FORT BRAGG

Incorporated August 5, 1889
416 North Franklin Street
Fort Bragg, California 95437
tel. 707.961.2823
fax. 707.961.2802
www.fortbragg.com

PROJECT TITLE:	**Wastewater Treatment Plant Update**
APPLICATIONS:	Coastal Development Permit (CDP 2-16), Design Review (DR 2-16)
LEAD AGENCY:	City of Fort Bragg 416 North Franklin Street Fort Bragg, CA 95437
CONTACT:	**Scott Perkins** Assistant Planner Community Development Department (707) 961-2823
LOCATION:	The ±5.8-acre parcel is located in the City of Fort Bragg, ±2,400 feet west of Maple Street's intersection with Highway 1 at 101 West Cypress Street (APN 008-020-07).
OWNER/APPLICANT:	City of Fort Bragg
GENERAL PLAN DESIGNATION:	Public Facilities and Services (PF)
ZONING:	Public Facilities Zoning District (PF)

Wastewater Treatment Plant Update Project

PROJECT LOCATION

The project site is located in Fort Bragg, the largest community on the Mendocino Coast, midway between San Francisco and Eureka. The project site, located within the existing Wastewater Treatment Plant (WWTP) on a 5.8-acre City-owned parcel, is less than 100 feet from the bluff edge as illustrated in **Figure 1**. The parcel address is 101 West Cypress Street, the Assessor's Parcel Number (APN) is 008-020-07, and the site is located within the California Coastal Zone.

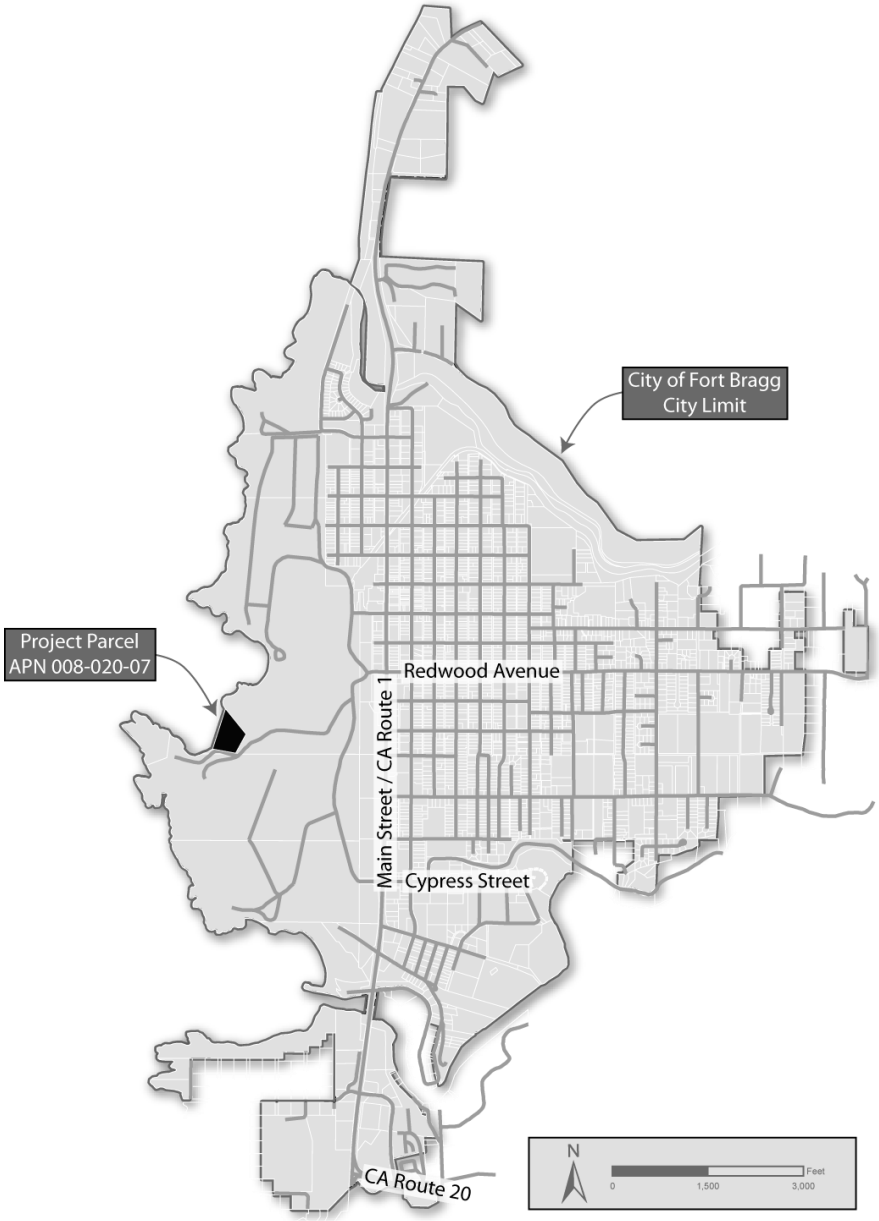


Figure 1: Location Map

The project site is located in the northern half of Section 12, Township 18-north, Range 18-west, and the project coordinates are approximately 39° 26' 20" (39.4388°) north latitude and 123° 48' 53" (123.8146°) west longitude.[1]

The project parcel is surrounded by the Georgia-Pacific Mill Site, an approximately 319-acre currently vacant but formerly developed industrial lumber mill that extended along three miles of Fort Bragg's coastline. The vacant Mill Site is currently undergoing remediation. The City of Fort Bragg's Coastal Trail is also proximate to the project parcel. The Coastal Trail traverses 82-acres extending along the coastline both north and south of the project site.

A one mile road provides access to the existing WWTP, beginning at a gate on Cypress Street and traveling along the historic Mill Site runway to the entrance of the facility. Security gates at the southern end of the runway and at the entrance to the project parcel restrict access to the WWTP. The property is surrounded by a six-foot view-obscuring cyclone security fence.

Figure 2: Wastewater Treatment Plant Aerial Image[2]

PROJECT PARAMETERS AND PURPOSE

Constructed in 1970, the City of Fort Bragg's existing Wastewater Treatment Plant (WWTP) is an aging facility. The project proposes to renovate and upgrade the facility to current technology and standards utilizing an activated sludge treatment process. The current WWTP has a permitted average dry weather flow capacity of 1.0 million gallons per day (MGD), which will not be increased by the proposed project. Unit processes at the existing WWTP include: mechanical screening, grit removal, primary clarification, two-stage trickling filters (primary and secondary), secondary clarification, chlorine disinfection, sludge thickening, anaerobic digestion, sludge dewatering, and sludge drying.

Over the facility's 40-year life span, the operation has undergone various expansions and upgrades; however, most equipment has now reached a 25-30 year service life. The long-term viability of several unit processes to achieve treatment objectives is becoming increasingly problematic.

[1] U.S. Geological Survey. Fort Bragg quadrangle, California [map]. 1:24,000. 7.5 Minute Series. United States Department of the Interior, USGS, 2015.
[2] "Aerial Photographs of the California Coastline." California Coastal Records Project. Accessed February 02, 2016. http://www.californiacoastline.org/.

The proposed WWTP upgrades: 1) replace the existing trickling filters with an activated sludge system (Aero-Mod SEQUOX); and 2) repurpose the clarifiers into an emergency/surge storage system that increases system redundancy and will be used to treat on-site stormwater.

PROJECT CHARACTERISTICS

Project components consist of demolition of a variety of existing features at the facility, new construction of the activated sludge system, and renovation of existing components.

Demolition

Accommodating the updated equipment will require demolition or abandonment of various existing facilities and processes, as illustrated in **Figure 3**. Facilities proposed for demolition or repurposing include the primary and secondary clarifiers, the primary and secondary biofilter, septage handling facilities, and the concrete sludge drying basin. Demolition of various accessory facilities, including sludge piping and abandonment of storm drain outfalls is likewise proposed. All activities will take place in existing disturbed locations and no removal of natural vegetation will be required for the project. Much of the proposed demolition activity will take place after the new construction of the activated sludge system, as the City must be able to process City sewage throughout the construction process.

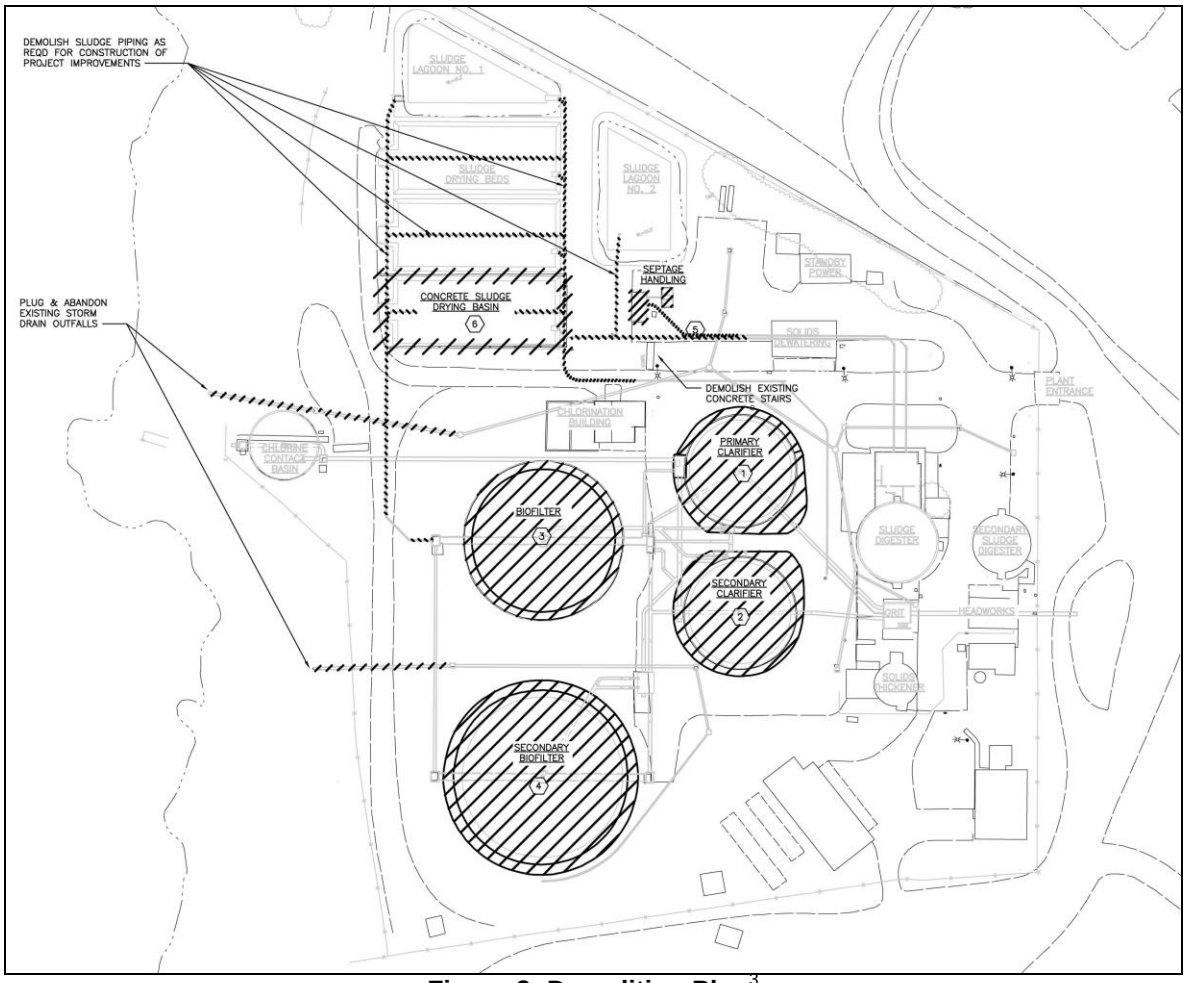


Figure 3: Demolition Plan[3]

[3] HDR. (2015, Dec 11). *Demolition Site Plan.* (Sheet D01). [Technical drawing].

Grading

New or renovated interior site access-ways and an added or modified catchment basin will require grading and asphalt paving, as illustrated in **Figure 4**.

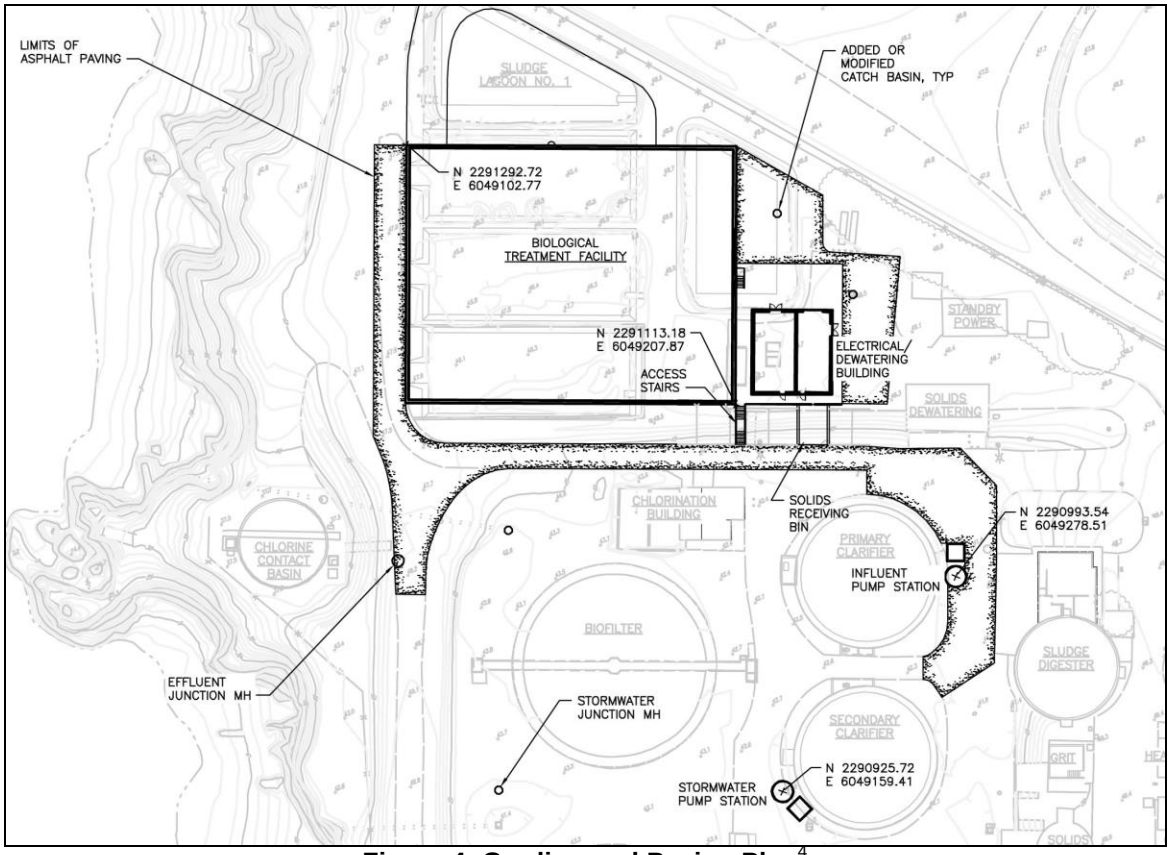


Figure 4: Grading and Paving Plan[4]

Construction

The project proposes to update the existing WWTP by installing an activated sludge treatment system. The proposed update also includes the construction of a blower building, new sludge holding area, splitter box and pump station, and conversion of the existing primary and secondary clarifiers to emergency/surge storage basins. **Figure 5** illustrates the proposed improvements.

[4] HDR. (2015, Dec 11). *Civil Grading and Paving Site Plan.* (Sheet C02). [Technical drawing].

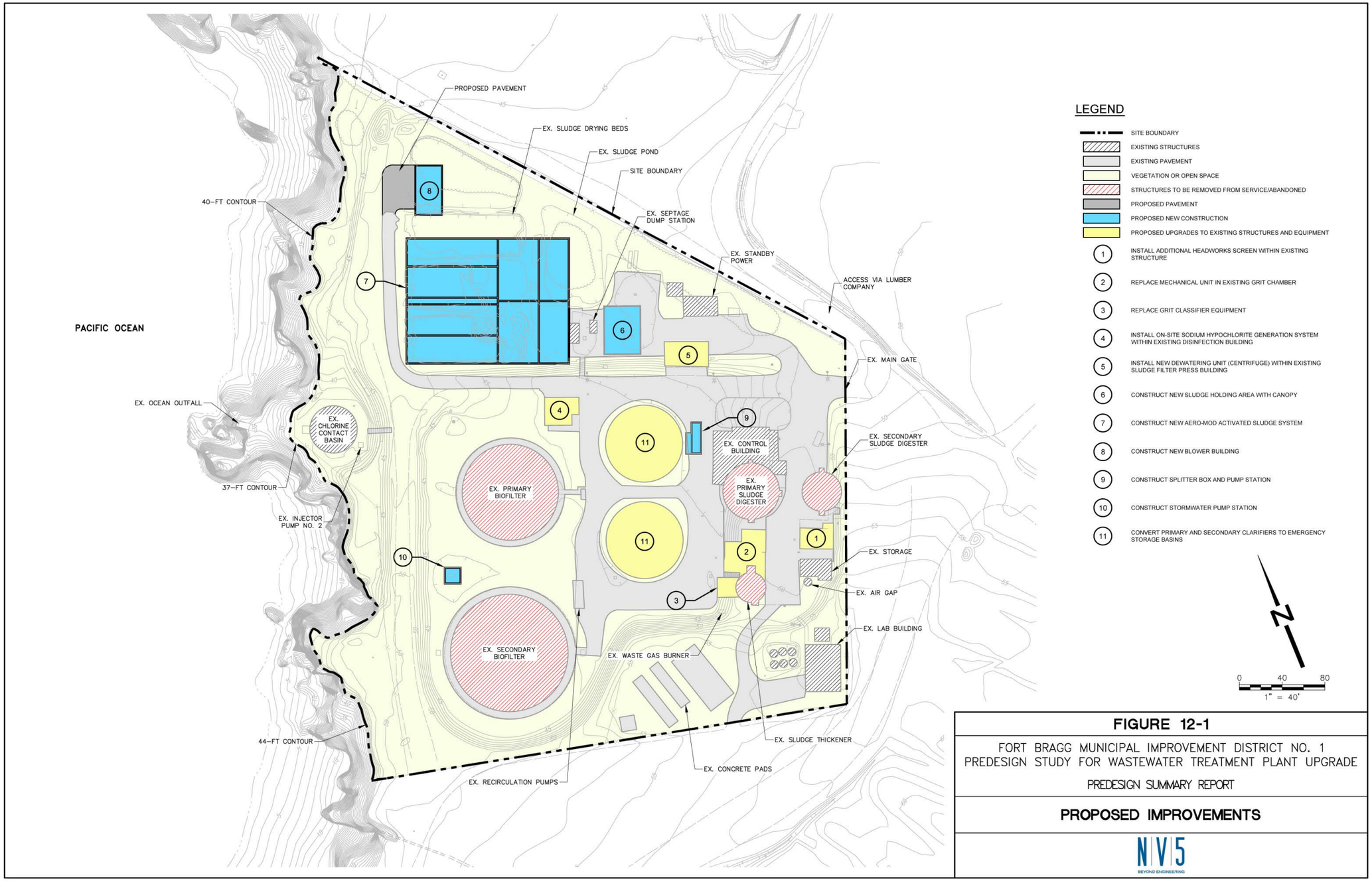


Figure 5: Proposed Improvements[5]

[5] NV5, *Predesign Study for the Fort Bragg Wastewater Treatment Plant Upgrade Project: Predesign Summary Report*. Manteca. 2013.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving **at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the** following pages:

- ☐ Aesthetics
- ☐ Biological Resources
- ☐ Hazards and Hazardous Materials
- ☐ Mineral Resources
- ☐ Public Services
- ☐ Utilities/Service Systems
- ☐ Agricultural Resources
- ☐ Cultural Resources
- ☐ Hydrology/Water Quality
- ☐ Noise
- ☐ Recreation
- ☐ Mandatory Findings of Significance
- ☐ Air Quality
- ☐ Geology/Soils
- ☐ Land Use/Planning
- ☐ Population/Housing
- ☐ Transportation/Traffic
- ☐ Greenhouse Gas Emissions

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ **I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been** adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Scott Perkins
Signature

10/5/16
Date

Scott Perkins
Printed Name

City of Fort Bragg

I. Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			✓	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

a. *Would the project have a substantial adverse effect on a scenic vista?*

The proposed project is not located in a mapped scenic view area as defined by the City of Fort Bragg Coastal General Plan.[6] Map CD-1, included as **Figure 6**, locates the project in an area where "the protection and enhancement of scenic views on the former Mill Site will be addressed in a Specific Plan." To date, the City has not adopted a final Mill Site Specific Plan. Additionally, the City's WWTP is not part of the Mill Site.

The southern portion of the Fort Bragg Coastal Trail traverses the ocean bluffs from the north side of Noyo Bay to the south end of Soldier Bay, terminating south of the existing WWTP. Public views from the Coastal Trail are presently subject to the view-obscuring fence surrounding the WWTP property. The existing laboratory, main building, generator room, sludge and press building, and two digesters are currently visible above the fence line, back-dropped by the City and the rising hills to the east. The northern portion of the Coastal Trail presently terminates on the north side of Soldier Bay, where public views are subject to more distant and less prominent of the existing WWTP.

The proposed update to the WWTP will occur within the boundaries of the existing facility. A six-foot tall view-obscuring fence surrounds the parcel accommodating the existing and proposed development, partially shielding the view of the existing WWTP and the proposed update. The proposed structures are not of substantial scale or height to further obstruct or alter existing scenic vistas. The existing scenic vistas from public places (i.e. the Coastal Trail) would remain high in quality post-construction. The proposed WWTP update will have a less than significant impact on scenic vistas to and along the coast.

[6] "Scenic Views in the Coastal Zone." *Coastal General Plan.* City of Fort Bragg, 2008. 6-4.

b. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The project is not visible from any State Scenic Highway, as Highway 1 is not a designated State Scenic Highway.[7] The existing WWTP is sparsely visible from few locations along Highway 1, and the proposed update will not produce greater impacts to scenic resources. Additionally, the project will not obstruct views to trees, rock outcroppings or historic buildings.

c. *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The proposed project site is located within the development envelope of the existing WWTP. The existing site contains myriad structures and features associated with the treatment of wastewater, including two biofilters, two clarifiers, two sludge digesters, a sludge thickener and filter press, and a control building. The proposed project would include the repurposing of some existing facilities and the construction of a new activated sludge system, sludge holding area, and blower building. The proposed project would not substantially degrade the existing visual character and quality of the site.

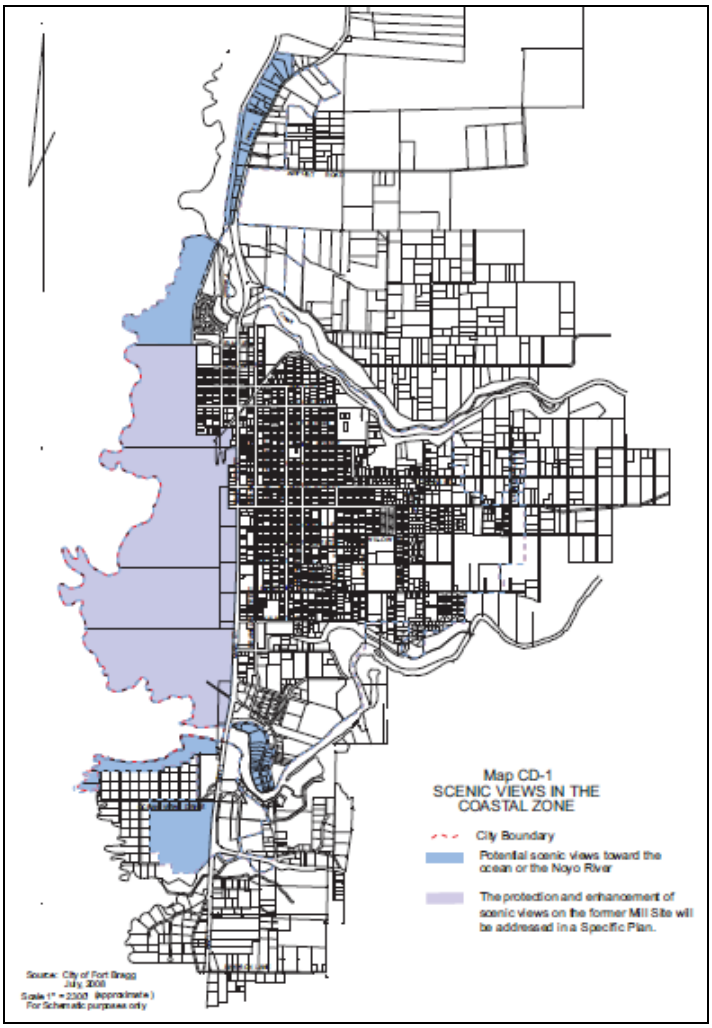


Figure 6: Fort Bragg Coastal General Plan Map CD-1

[7] "List of Officially Designated State Scenic Highways." California Department of Transportation. 16 Mar. 2016.

d. *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

The limited lighting associated with the proposed project is necessary for safety and operation of the WWTP. Coastal Land Use and Development Code (CLUDC) Section 17.30.070 requires light fixtures be shielded or recessed to ensure that the light source is not visible beyond the property, and confines glare and reflections within the boundaries of the site to the maximum extent feasible. The CLUDC also requires light fixtures be directed downward and away from adjoining properties. Compliance with these regulations will ensure that the project impacts as a result of light or glare would be less than significant.

II. Agricultural Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The proposed project would be located on a parcel designated as Public Facilities and Services (PF) in the Fort Bragg Coastal General Plan and zoned as Public Facilities and Services (PF). The project area is within the boundaries of an existing WWTP. While crop production, horticulture, orchards, and vineyards are permitted within the PF zoning district, the parcel has not been used for and is not considered prime farmland, unique farmland, or farmland of statewide importance per the Farmland Mapping and Monitoring Program.[8] As implementation of the project will not result in the conversion of any farmland to non-agricultural uses, the project would have no impact to farmland.

b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

[8] California Department of Conservation. *California Important Farmland Finder*. Accessed March 28, 2016. http://maps.conservation.ca.gov/ciff/ciff.html.

The proposed project is located on a parcel zoned Public Facilities and Services (PF). No agricultural uses currently exist or are planned on the site. The project would not infringe upon any lands with Williamson Act contracts. Therefore, the project would have no impact with agricultural zoning or Williamson Act contracts.

c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?*

The project parcel is zoned Public Facilities and Services (PF). No forest uses currently exist or are planned on the site. The project would have no impact on parcels zoned for forest uses.

d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No forestlands or forest uses are present or planned on the project parcel. The proposed project would not result in the loss of forest land or the conversion of forest land to non-forest uses.

e. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The surrounding land is composed of a vacant former Mill Site and the Fort Bragg Coastal Trail, neither of which is presently used for agriculture or forestry.

III. Air Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
b. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
c. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The Clean Air Act, as amended in 1990, is the federal law governing air quality. Its counterpart in California is the California Clean Air Act of 1988. These laws set standards for the quantity of pollutants permitted in the air. At the federal level, these are National Ambient Air Quality Standards (NAAQS). Standards have been established for six criteria pollutants linked to potential health concerns; the criteria pollutants are: carbon monoxide (CO), nitrogen dioxide (NO_2), ozone (O_3), particulate matter (PM), lead (Pb), and sulfur dioxide (SO_2).

Under the 1990 Clean Air Act Amendments, the U.S. Department of Transportation cannot fund, authorize, or approve Federal actions to support programs or projects that are not first found to conform to the State Implementation Plan for achieving the goals of the Clean Air Act requirements. Conformity with the Clean Air Act takes place on two levels, beginning at the regional level and then at the project level. The proposed project must conform at both levels for permit approval.

The proposed project is located in Mendocino County within the North Coast Air Basin (NCAB). The project site is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The MCAQMD reviews CEQA documents and has established quantitative thresholds of significance for environmental documentation. These thresholds are consistent with those developed by the Bay Area Air Quality Management District.

Mendocino County is non-attainment for the State PM-10 standard (particulate matter less than 10 microns in size).[9] The primary manmade sources of PM-10 pollution in the area are wood combustion (woodstoves, fireplaces, and outdoor burning), fugitive dust, automobile traffic, and industry. The MCAQMD maintains full-time monitoring equipment in the City of Fort Bragg. Development within Mendocino County must comply with all applicable provisions of the Particulate Matter Attainment Plan adopted by the Mendocino County Air Quality Management District on March 15, 2005.

Temporary construction impacts are subject to Air Quality Management District Regulation 1, Rule 430, requiring dust control during construction activities. Section 18.30.080(D) of the CLUDC outlines municipal standards for dust management and prevention, which ensure compliance with applicable air quality standards. The proposed project would be consistent with these requirements.

Since the proposed project must comply with the existing standards for air quality contained in the CLUDC and the MCAQMD Particulate Matter Containment Plan, the WWTP update would not conflict with, nor would it obstruct the implementation of any air quality plan, nor would it violate any air quality standard. Additionally, the project would not contribute substantially to an existing or projected air quality violation. Finally, the WWTP update would not result in a cumulatively considerable net increase of PM-10 pollution (the only criteria pollutant for which the region is in non-attainment), provided the standards of the CLUDC and the MCAQMD Particulate Matter Containment Plan are met or exceeded.

d. *Would the project expose sensitive receptors to substantial pollutant concentrations?*
e. *Create objectionable odors affecting a substantial number of people?*

Users of the southern portion of the Fort Bragg Coastal Trail are currently exposed to odors from the existing WWTP at the terminus of the south trail segment. These odors intermittently affect a portion area of the trail, and only affect trail users for short periods while in close proximity to the facility, when temperatures are high and winds blow in the direction of the trail..

The proposed WWTP update will not increase the intensity or range of the existing odors; in fact, the new system will contain processes within a structure that presently occur outdoors. This modification to the existing system will decrease odors experienced off the project site. Due to the relatively short period of exposure to passersby on the Coastal Trail, and absent any increased exposure to odors caused by the WWTP update over the existing conditions, impacts would be less than significant.

[9] Mendocino Coast Air Quality Management District of the California North Coast Air Basin. *Particulate Matter Attainment Plan*. 2005.

IV. Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		✓		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

a. *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife of US Fish and Wildlife Service?*

The City of Fort Bragg retained a biologist to survey the project property for special status species. Following the survey, the biologist reported the following potential project effects on special status species:

Some coastal bluff scrub, which is a special-status vegetation community, may occur on some areas within 100 feet of the project but no direct impacts to this plant community would occur. Primarily, non-native iceplant covers the bluff area.

The site was inspected for special-status plants and animals, and while none were documented from the site visit there is the potential for some species to occur. However, no special-status rare plants or animals are expected to occur where there would be direct impacts because these areas do not support habitat for such species. It is possible that some rare plants, such as Blasdale's bent grass, and rare animals, such as the Ten Mile shoulderband snail and nesting birds, could occur within 100 ft. of the project.

In the event that some of these species should occur within 100 ft. of the proposed project, mitigation measures can be implemented. Such measures would include the presence of a biological monitor during project construction to ensure that nesting birds or shoulderband snails are not impacted, and the restoration of bluff habitat by removing non-native, invasive iceplant.[10]

While the biologist reports a low likelihood of special-status species present at or near the project site, **Mitigation Measures BR1** and **BR2** is recommended to comply with the biologist's recommendations and reduce project impacts to a less than significant level.

Mitigation Measure BR1: The project biologist shall conduct additional surveys at least 100 feet from proposed development when Blasdale's bent grass and coastal bluff scrub is identifiable. If either Blasdale's bent grass or coastal bluff scrub are identified within 100 feet of proposed development, the City shall complete habitat restoration, per a habitat restoration plan prepared by the project biologist for the removal of non-native, invasive iceplant, and transplanting of any rare plants into restored bluff habitat. Removal of iceplant and/or reseeding of rare plants, as prescribed by the project biologist and outlined in a habitat restoration plan, shall be complete to the satisfaction of the biologist prior to final inspection of the Wastewater Treatment Plant.

Mitigation Measure BR2: A biologist shall perform preconstruction surveys for the Ten Mile shoulderband snail and nesting birds, spanning an area at least 100 feet beyond the limits of proposed development. If shoulderband snail or nesting birds are determined to be present, construction shall be stopped until such time that the project biologist in partnership with the California Department of Fish and Wildlife determine appropriate mitigation to eliminate or limit project impacts to the special-status species to a less than significant level.

b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*
c. *Would the project have a substantial effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?*

[10] Wear, Kyle, M.A. *Preliminary Wetland and Biological Survey - City of Fort Bragg Wastewater Treatment Facility Upgrade*.

The project biologist also surveyed the property for wetlands and riparian areas. There are no wetlands on site. There is a grease lagoon which serves as part of the WWTP process and has been excavated and used on a regular basis as a storage area for the City's grease waste from the WWTP. The proposed demolition activities include decommissioning the grease pit using fill material generated by the on site construction.

The proposed project would not result in temporary or permanent impacts to wetlands, as no wetland will be disturbed by the construction project.

d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife corridors, or impede the use of native wildlife nursery sites?*

The project is proposed within the footprint of an existing Wastewater Treatment Plant. The project biologist did not identify native resident or migratory fish or wildlife on the site. However, recommended **Mitigation Measure BR2** requires a biologist to survey the project site for nesting birds prior to construction, and prescribes remedies to offset any potential impacts. Compliance with this mitigation measure will ensure that project impacts to native resident or migratory wildlife will be less than significant.

e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

There are no trees proposed for removal as a result of the WWTP update; therefore, the project would not conflict with a tree preservation policy or ordinance.

The WWTP is located in the California Coastal Zone, and is subject to the City of Fort Bragg's Local Coastal Program (LCP). The LCP includes the Coastal Land Use and Development Code (CLUDC) and the City of Fort Bragg Coastal General Plan. Approval of the proposed WWTP update requires a Coastal Development Permit, which is subject to the various policies of the LCP, including ordinances protecting biological resources. Approval of the Coastal Development Permit would require the project to be consistent with the applicable policies of the LCP. **Mitigation Measure BR3** requires approval of a Coastal Development Permit prior to initiation of the WWTP update.

> **Mitigation Measure BR3:** A Coastal Development Permit shall be approved prior to the initiation of development to ensure that the project would not conflict with any local policies or ordinances protecting biological resources.

f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?*

There are no habitat conservation plans or natural community conservation plans associated with this property or habitats or communities located on this property. The project would not conflict with any habitat conservation plans or natural community conservation plans.

V. Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓

a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*
b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*
c. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic features?*
d. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

ALTA Archaeological Consulting performed an archaeological survey report for the project dated February 2016.[11] The survey included a records check by the Northwest Information Center on January 13, 2016, which indicated that numerous cultural resource studies have been conducted within the one-half mile records search area. Previous studies evaluated the historical significance of standing structures associated with the Mill Site property, and a manuscript documenting the history of the Mill Site. The review found that no cultural resources are known within the WWTP project area.

On January 21, 2016, the archaeologist surveyed the project area for cultural resources. Following the records search and the field survey, the archaeologist determined that no cultural, historic, or archaeological resources are present within the project area, and no mitigation measures are recommended. It is a standard condition of approval for Coastal Development Permits that if previously unidentified cultural materials are unearthed during construction, work would be halted in that area until a qualified archaeologist can assess the significance of the find. As a result, any impacts to cultural resources would be less than significant.

[11] DeGeorgey, Alex, M.A., RPA. *Archaeological Survey Report: Fort Bragg Municipal Wastewater Treatment Plant Upgrade Project*. 2016.

VI. Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			✓	
i. Rupture of known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?		✓		
ii. Strong seismic ground shaking?		✓		
iii. Seismic-related ground failure, including liquefaction?		✓		
iv. Landslides?		✓		
b. Result in substantial soil erosion or the loss of topsoil?				✓
c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?				✓

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.				✓

a.i. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

a.ii. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

a.iii. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

a.iv. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The City of Fort Bragg is located along the central Mendocino coast, an area that is known for seismic activity. Based on published fault maps, there are no active or potentially active faults known to traverse the City and no documented landslide or liquefaction zones.[12] There are four active or potentially active faults located within a 60 mile radius of the City. These include: the San Andreas Fault approximately six miles offshore of Fort Bragg which is the most likely source of earthshaking; the Maacama Fault zone approximately 21 miles to the east of the City, which has the potential to generate strong shaking in Fort Bragg; the Mendocino Fault zone approximately 60 miles to the northwest, which is an extremely active structure; and the Pacific Star Fault, which is located between the towns of Fort Bragg and Westport and is currently under study. There are no faults known to traverse the project site, and no significant impacts involving the rupture of known earthquake faults.

As the City of Fort Bragg is in an area known for seismic activity, the project could be subject to strong seismic ground shaking. *Geotechnical Investigation Report: Fort Bragg Wastewater Treatment Plant Upgrade Project* includes numerous recommendations for site preparedness, grading, construction slopes and shoring, dewatering, foundation support, below-grade walls, and lateral resistance.[13] These recommendations are included as **Mitigation Measure GS1**, to reduce the impacts of seismic ground shaking to a less than significant level.

> **Mitigation Measure GS1:** Site work and construction associated with the proposed project shall conform to the recommendations outlined in the HDR *Geotechnical Investigation Report: Fort Bragg Wastewater Treatment Plant Upgrade Project*, which is included as **Attachment #** of this report.

The *Geotechnical Investigation Report* addresses soil liquefaction and its potential impacts on the proposed project. Soil liquefaction is a scenario where saturated, cohesionless soil experiences a temporary loss of strength due to excess pore water pressure during cyclic loading induced by an earthquake (HDR, 10).

The report estimates that groundwater exists within the bedrock under and surrounding the project site, as observed in some test borings performed during the investigation. The report

[12] California Department of Conservation. *Alquist-Priolo Fault Zone and Seismic Hazard Zone Maps.* http://www.conservation.ca.gov/cgs/rghm/ap. Accessed March 11, 2016.
[13] HDR. *Geotechnical Investigation Report*.

judges that the potential for soil liquefaction is low. The report goes on to make recommendations for the foundation of the proposed treatment facility and the blower building, which **Mitigation Measure GS1** encompasses. As for the two proposed pump stations, the report finds that impacts due to liquefaction are negligible at their proposed depths. With the proposed mitigation, impacts would be less than significant.

The *Geotechnical Investigation Report* states that "hazards such as slope instability, lurching, or fault rupture are considered unlikely at this site because of the relatively level terrain, subsurface soil conditions, and distance from a known active fault" (HDR, 10, emphasis added). Compliance with recommended **Mitigation Measure GS1** will ensure impacts would be reduced to a less than significant level.

b. *Would the project result in substantial soil erosion or the loss of topsoil?*

The proposed project site is level with a minimal erosion risk. No top soil will be removed as a result of the project. It is also surrounded by vegetation, reducing the risk of erosion-caused impacts. The project includes a comprehensive stormwater management system, which will result in the retention and treatment of all storm water on site, thus eliminating erosional forces on the site.

c. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The *Geotechnical Investigation Report* evaluated potential risks due to soil instability, and determined the proposed mitigation measures would offset any potential impacts. The project's compliance with the report's recommendations and recommended **Mitigation Measure GS1** will reduce impacts to a less than significant level.

d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The *Geotechnical Investigation Report* characterizes site soils as sands or silty sands (HDR, 10). There are little to no clays present, which are the soil constituents normally associated with expansive soils. Additionally, the City of Fort Bragg's Coastal General Plan does not identify any expansive soils in this area,[14] consistent with the *Geotechnical Investigation Report* characterization. There would be no environmental impacts resulting from the project due to expansive soils.

e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative water disposal systems where sewers are not available for the disposal of waste water?*

The project is a Wastewater Treatment Plant, and does not include the use of septic tanks or alternative water disposal systems; however, the project's consistency with recommended **Mitigation Measure GS1** will ensure that any geologic risks are reduced to less than significant levels.

[14] "Geologic Hazards." *Coastal General Plan.* City of Fort Bragg, 2008. 7-3.

VII. Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The City of Fort Bragg adopted a Climate Action Plan in 2012. The plan sets greenhouse gas reduction goals including a thirty-percent reduction in greenhouse gasses for the municipality by 2020, and a seven-percent reduction goal for the community by 2020.

Water and wastewater operations provide the largest contribution of GHG emissions to the City's carbon footprint, accounting for about 515 $MTCO_2E$ of GHG emissions in the baseline year of 2005. This represents approximately 45% of total City generated GHG emissions. More than half (56% or 326 $MTCO_2E$) of those GHG emissions originate from operations at the WWTP.

GHG emissions associated with the existing WWTP are generated from the following three sources:

1. <u>Propane combustion to heat digesters</u>

The current WWTP requires a propane heat source for the digesters. The proposed system will decommission the digesters, and requires no combustion for operation. The proposed activated sludge system would eliminate this existing source of GHG emissions.

2. <u>Methane emitted by digesters and sludge</u>

The decomposition of the sludge generated by the existing WWTP is the source of 24% of the facility's GHG emissions, primarily from the generation of methane gas. In normal operating conditions, the methane released from the digesters is flared, or ignited, reducing its potential global warming potential. However, on occasion, the flare extinguishes and has to be relit manually. During these times significant amounts of methane, a GHG 23 times more potent than CO_2, is released directly into the atmosphere. The proposed activated sludge system would decommission the digesters and utilize an aerobic process, eliminating this existing source of GHG.

3. Purchased electricity

The existing WWTP emits approximately 326 $MTCO_2E$ of GHG annually, per the City's 2012 Climate Action Plan. The proposed activated sludge plant utilizes updated technologies, reducing its reliance on electricity. As shown in **Figure 6** below, the proposed WWTP would emit approximately 209 $MTCO_2E$ of GHG annually, a reduction of approximately 35% of GHG emitted.

1 kW-hr = 0.0007 Metric Tons CO_2E

Cooling load 30-40 Btuh/sq-ft — From HVAC Equations, Data and Rules of Thumb

Heating load 25-40 Btuh/sq-ft

Lighting load 0.001 - 0.002kWhr/sq-ft

PG&E Emission Factor (Power), 201 0.168 MT CO_2E/MWh

PG&E Emission Factor (gas), 2016 0.00531 MT CO_2E/Therm — Greenhouse Gas Emission Factors: Guidance for PG&E Customers, November, 2015

Item No.	Description	No. of Units in Service (1)	Flow rate, gpm	Head, ft	Efficiency	HP	kWhr/sq- ft	Average Operating Hours (2)	kWhr/day	kWhr/yr	MTCO2E/yr
INDIRECT EMISSION											
	Electricity Consumption										
1	Stormwater Pumps	1	1425	30	73	20		2	30	5,446	
2	Influent Pumps	2	1700	33	71	25		8	298	108,916	
3	Packaged Biological Treatment Facility								-	-	
	Aeration Blower	2				75		24	2,686	980,244	
	Belt press dewatering system	1				12		8	72	26,140	
4	Lighting Panel BB	1				10		24	179	65,350	
5	Lighting								-	-	
	Chlorination Building	1800					0.0015	8	22	7,884	
	Electrical/Dewatering Building	1680					0.0015	8	20	7,358	
6	Other Plant Processes	1				6.7		24	120	43,800	
	Total								**3,426**	**1,245,138**	**209.18**
BIOGENIC EMISSION											
7	No Cogen or combustion										

Footnotes:

(1) Number of units in service under normal operation

(2) Average operating hours per day

Figure 6: GHG Emission Worksheet

4. Hauling of sludge

The existing process requires dried sludge to be hauled to Novato. The updated system would continue this practice, and would not increase GHG emissions based on hauling.

The updated WWTP would eliminate the digesters and reduce electrical demand, while trucking would not increase. As a result, the proposed project would have a net decrease in GHG emissions compared to the existing operation and would not conflict with any applicable climate change plan, policy or regulation.

VIII. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*		✓		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Construction of the proposed WWTP update would involve the use of materials generally regarded as hazardous, including gasoline and other fuels, hydraulic fluids and other similar materials. The risks to the community associated with the routine transport, use, and storage of these materials during construction are anticipated to be relatively small and less than significant. With appropriate handling and disposal practices, there is relatively little potential for an accidental release of hazardous materials during construction. Storage and handling of materials during construction should incorporate Best Management Practices (BMPs), and would be subject to the provisions of a Stormwater Pollution and Prevention Plan (SWPPP). BMPs would include provisions for safely refueling equipment, and spill response and containment procedures. The potential impacts due to routine transport, use, or disposal of hazardous materials during construction activities would be less than significant with the incorporation of **Mitigation Measure HM1**.

> **Mitigation Measure HM1**: The Stormwater Pollution and Prevention Plan (SWPPP) required as a standard condition of approval for the required Coastal Development Permit, shall prescribe hazardous-materials handling procedures for reducing the potential for a spill during construction and shall include an emergency response program to ensure quick and safe cleanup of accidental spills. The plan shall identify areas where refueling and vehicle maintenance activities and storage of hazardous materials, if any, shall be permitted.

The WWTP would continue to use sodium hypochlorite, sodium bisulfite and alum (aluminum sulfate) as part of the treatment process, which are classified hazardous substances. [15] Small amounts of fuels and other similar materials may also be used and stored on site. Access to chemicals would continue to be controlled to ensure safety. To ensure environmental impacts due to potential hazards would remain less than significant and operation of the facility would not subject the public, including sensitive receptors, to undue risks due to exposure of hazardous materials, **Mitigation Measure HM2** is recommended, requiring preparation and implementation of a Hazardous Materials Management Plan.

> **Mitigation Measure HM2**: Emergency spill supplies and equipment shall be kept adjacent to all areas of work and in staging areas, and shall be clearly marked. Detailed information for responding to accidental spills and for handling any resulting hazardous materials shall be provided in the project's Hazardous Materials Management Plan, as required by the Mendocino County Department of Environmental Health.

The treatment process would also use sodium bicarbonate, citric acid and a carbon compound called MicroC, but these materials are not considered to be hazardous substances according to the California Occupational Safety and Health Regulations. These chemicals are standard for use in modern wastewater treatment processes, and will be handled by experienced plant operations staff. Mishandling by unauthorized individuals is not expected given that the treatment plant site is fenced with secure access gates operable only by plant staff. The proposed WWTP update proposes no changes to the existing security operations of the facility. The storage of these chemicals would continue to be in closed containers within areas that are further secured by fencing and building enclosures.

[15] California Occupational Safety and Health Regulations (CAL/OSHA) Chapter 3.2, Subchapter 1. Regulations of the Director of Industrial Relations, Article 5. Hazardous Substances Information and Training, Section 339.

b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The existing hypochlorite tanks have built-in secondary containment which is double-walled with leak detection systems. The WWTP also includes existing concrete containment surrounding the hypochlorite tanks. The existing sodium bisulfite tank is single-walled surrounded by an existing concrete containment area. The proposed WWTP update would not alter the existing measures for mitigating public hazards due to the release of hazardous materials into the environment, reducing impacts to a less than significant level.

c) *Would the project omit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project site is not located within one-quarter mile of any existing or proposed school, and no impacts are anticipated.

d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The State Water Resources Control Board (SWRCB) has not identified hazardous materials sites on the project parcel.[16] The nearest data points shown on the SWRCB website are field monitoring points associated with the adjacent former Mill Site. No construction or development activities are proposed beyond the boundaries of the WWTP property where data points are present, and no impacts are anticipated.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, would the project result in a safety hazard for people residing or working in the project area?*

The project is not located within an airport land use plan or within two miles of a public airport.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

There are no private airstrips in the project vicinity. There is an abandoned air strip immediately to the south of the site, but this strip is clearly marked with large yellow Xs to indicate its abandoned nature. There is a private airstrip located approximately 2.5 miles to the northeast, and a private helipad located approximately 0.9 miles southeast of the project parcel. The project proposes the construction of a limited number of structures not exceeding thirteen feet in height within the footprint of the existing WWTP. The project would have no impact on nearby private airstrips.

g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project as proposed would not block any evacuation paths. The existing evacuation and emergency plans in place at the WWTP would remain in effect, and the proposed WWTP update would have no impact on the existing plans.

[16] State Water Resources Control Board. 2016, February 17. GeoTracker. http://geotracker.swrcb.ca.gov.

h) *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

All project construction and operation of the proposed WWTP update would be in compliance with the goals and policies of the City's Coastal General Plan Safety Element. All construction would be subject to approval of a building permit, which will ensure compliance with California's Wildland-Urban Interface code. Compliance with the Coastal General Plan Safety Element and the California Wildland-Urban Interface code would reduce impacts to a less than significant level.

IX. Hydrology and Water Quality

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g. the production rate of a pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?			✓	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?			✓	

a. *Would the project violate any water quality standards or waste discharge requirements?*

Proposed construction activities include excavation and grading that would result in exposure of soil to runoff. If not managed properly, the runoff could cause increased sedimentation resulting in the blockage of water flows, potentially increasing localized ponding or flooding.

Chemical release potential is present at most construction sites. Once released, substances such as fuels, oils, paints and solvents could be transported to nearby surface waterways or into the sea.

The project would require a Coastal Development Permit and building permits prior to initiation. These permits require the development of a Stormwater Pollution Prevention Plan (SWPPP), which would cover runoff from the construction. The preparation and implementation of a SWPPP, as required by **Mitigation measure WQ1**, would ensure that impacts to water quality are less than significant.

> **Mitigation Measure WQ1**: The City shall prepare a project Stormwater Pollution Prevention Plan (SWPPP) to include the application of BMPs minimizing the discharge of pollutants during construction. The City of Fort Bragg shall prepare a SWPPP before approving a grading permit for the site.

Continued operation and maintenance of the WWTP, post project, will result in improvements to stormwater water quality. Post construction, all stormwater runoff within the WWTP will either be infiltrated on site, or captured and conveyed to the headworks of the WWTP for treatment. The proposed project would be consistent with existing water quality standards and waste discharge requirements.

b. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g. the production rate of a pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

The proposed update to the WWTP would not require an increase in water usage beyond that of the existing operation, and would not substantially affect groundwater supplies. There would be no significant impacts to nearby wells or the surrounding groundwater table.

c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*
d. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase*

the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

e. *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

f. *Would the project otherwise substantially degrade water quality?*

The project would not alter the course of a stream, river or erosional forces on site, nor would the project result in flooding on or off site. The project would improve stormwater infiltration and treatment as a result of **Mitigation Measure WQ1**.

g. *Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

The proposed project does not include a housing component, and will have no impacts on housing within flood areas.[17]

h. *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

The proposed project does not place any structures within a FEMA 100-year flood hazard area, and will have no impacts to flood flows.

i. *Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

The proposed project will not affect any levee or dam, and will have no impacts on people or structures due to flooding.

j. *Would the project expose people or structures to a significant risk or loss, injury or death involving inundation by seiche, tsunami, or mudflow?*

The proposed project is not located within a mapped tsunami hazard area, and will have no impacts due to inundation by seiche, tsunami or mudflow. The proposed project is located on a blufftop at an elevation of approximately 60 feet. In a severe earthquake (magnitude 8.0 or higher), a wave of this scale could be formed from the San Andreas Fault; however; the proposed facility improvements are at no more risk from tsunami inundation than the existing WWTF. The risk is less than significant.

[17] Federal Emergency Management Associastion. *Flood Insurance Rate Map*. No. 06045C1010F. 2011.

X. Land Use and Planning

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

a) *Would the project physically divide an established community?*

The proposed project is located at the western edge of the City of Fort Bragg on a coastal bluff. The approximately 5.8 acre parcel is owned by the City of Fort Bragg. The project parcel is fronted on the east by the former Georgia-Pacific Mill Site, an approximately 319-acre undeveloped oceanfront property that is currently undergoing environmental remediation. The City of Fort Bragg's Coastal Trail traverses 82-acres extending along the coastline both north and south of the project. The project parcel is presently developed with an existing Wastewater Treatment Plant. The update would take place within the parcel boundaries of the existing development. The project would not divide an established community.

b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The following goals and policies of the Coastal General Plan apply to the proposed WWTP update:

> Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents and growing population.
>
> Policy PF-2.5 Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility near capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be

designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses.

Program PF-2.5.2 Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.

Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.

The proposed project would update the existing Wastewater Treatment Plant to meet the City's ongoing needs and comply with applicable standards. No goals, policies or programs were identified that would conflict with the proposed project. The project is consistent with General Plan goals, policies and programs, specifically those relating to the continued maintenance and operation of the existing WWTP.

The project site is located within the Public Facility (PF) zoning district. According to the Coastal Land Use and Development Code (CLUDC), the project is consistent with the definition of a Utility Facility, and is principally permitted in the PF zoning district. Since the property currently contains an existing Wastewater Treatment Plant, the use is established. The project proposes to update the existing use. The project is subject to the applicable development standards outlined in Article 3 of the CLUDC, including parking, fencing, screening, and performance standards. The project is also subject to grading permit requirements and procedures outlined in Chapter 17.60 of the CLUDC. The project is subject to Design Review requirements because the new facilities would be visible from public view areas.

Site Development Regulations, including grading permit requirements and procedures, grading, erosion, and sediment control standards, and urban runoff pollution control, as outlined in Article 6 of the CLUDC, are addressed in Section VI, Geology and Soils, and Section IX, Hydrology and Water Quality, of this report.

Finally, the project requires a Coastal Development Permit. In order to obtain a Coastal Development Permit, the project must be found in compliance with the findings for approval outlined in Section 17.71.045(I)(2), including that "the proposed development…is in conformity with the City of Fort Bragg's certified Local Coastal Program…" and that "the proposed development is in conformance with the City of Fort Bragg's Coastal General Plan."

In order to obtain the necessary permits (Coastal Development Permit, Design Review, etc.), the project will have to be found in compliance with all local ordinances, policies and plans, and would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.

c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

There are no habitat conservation plans or natural community conservation plans associated with this property or habitats or communities located on this property. The project would not conflict with any habitat conservation plans or natural community conservation plans.

XI. Mineral Resources

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

a. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
b. *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The site does not contain any known mineral resources and construction of the project would not result in the loss of any locally important mineral resources delineated in the Fort Bragg Coastal General Plan or any other land use document.

XII. Noise

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			✓	
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓	

a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?*
b) *Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*
c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*
d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*
e) *For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

The proposed WWTP update will not increase operational sound levels beyond existing conditions. The existing WWTP operates within the requirements of the City's noise standards prescribed in the General Plan and Coastal Land Use and Development Code. Any environmental impacts due to noise produced by the facility would be equal to the existing conditions, remain consistent with applicable noise policies and regulations, and would remain at a less than significant level.

XIII. Population and Housing

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed project would not significantly upgrade the existing capacity of the WWTP. The average daily flow through the existing plant is approximately 600,000 gallons per day, which is not expected to change following completion of the WWTP update. The project's design modernizes an aging system to safely and reliably serve the existing community, and would not directly or indirectly induce substantial population growth in the area.

b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The project area is presently developed with an existing Wastewater Treatment Plant, and the proposed WWTP update will not displace any existing housing.

XIV. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection?				✓
b. Police protection?				✓
c. Schools?				✓
d. Parks?				✓
e. Other public facilities?				✓

The proposed project would have no impact on public services, including fire and police protection, schools, parks or other public facilities. The proposed update does not change the existing use—that of a Wastewater Treatment Plant. No new impacts to public services will result from the update of the existing facility.

XV. Recreation

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The WWTP update would not be open for public use as a recreational facility, and public access would remain restricted for safety and security purposes. The project would not result in an increase in use of existing parks or other recreational facilities, and would continue to operate without impact to the Fort Bragg Coastal Trail. Additionally, the upgrade will reduce odors from the WWTF, which will considerably improve the user experience of the Noyo Headlands Park during the hotter months of the year.

XVI. Transportation/Traffic

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?				✓
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e. Result in inadequate emergency access?				✓
f. Result in inadequate parking capacity?				✓
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

a) Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?

The proposed project would not alter the existing public facility use on the property—a Wastewater Treatment Plant. The update to the facility would not result in any substantial

increase in relation to the existing traffic load capacity of the street system. Presently, employees and operators regularly access the existing WWTP, which would continue unchanged following the proposed update. No impacts are anticipated.

b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

The WWTP is not and would not be open to the public and would only be accessed on by City staff for regular operation, consistent with the traffic produced by the existing facility. Public access is restricted by locked gates. The project would not result in an increase in traffic.

c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The project does not include any components that would impact air traffic patterns.

d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The updated WWTP will be surrounded by the existing six-foot tall chain link fence for safety and security, and will be adequately separated from the public to prevent the possibility of any design feature interfering with traffic or causing traffic hazards.

e) *Would the project result in inadequate emergency access?*

The project will not alter the existing conditions for emergency access. Presently, access to the WWTP is via two secure gates. Access codes for the gates are provided to emergency responders for emergency access. There will be no changes to emergency access, and no new impacts are anticipated.

f) *Would the project result in inadequate parking capacity?*

There is currently no formal parking at the existing WWTP. The WWTP is accessed by City personnel as needed for regular operation, which would remain the case following completion of the proposed update project. The CLUDC does not include parking requirements for public facility uses. No parking spaces or loading spaces are proposed as none are warranted.

g) *Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

The project does not warrant consideration of alternative transportation systems because the site would not be open to the public, and will be visited only by City staff for regular operation.

XVII. Utilities and Service Systems

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g. Comply with federal, state, and local statutes and regulations related to solid waste?				✓

a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project is an update to the existing WWTP and will therefore comply with the wastewater treatment requirements of the Regional Water Quality Control Board, and by proper permitting and compliance with CEQA, would not cause significant environmental impacts.

c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project would not result in a significant increase of impervious surfaces, and will not necessitate expansion or construction of new stormwater drainage facilities. The amount of impervious surface at the project site would not significantly increase. All stormwater from the property would be rerouted to the headworks and treated on-site. No impacts are anticipated.

d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The proposed WWTP update would not require an increase in water usage beyond existing conditions. The project design utilizes reclaimed on-site water, which could decrease the overall water usage at the project site. The project would have no impact on water supplies.

e) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The project would not result in any increase in demand on wastewater treatment facilities.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The project would not create or contribute to an increase in solid waste. Existing solid waste produced at the facility is delivered to Redwood Landfill in Novato, which is operated by Waste Management. The proposed project would not alter the existing disposal of solid wastes, and would have no new impact on solid waste capacities.

g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

The project would comply with federal, state and local statutes and regulations related to solid waste. No increases to solid waste would result in the update to the WWTP.

XVIII. Mandatory Findings of Significance

Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✓
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

With incorporation of the following mitigation measures into the project, all potential impacts would be reduced to a level of less than significant:

Mitigation Measure BR1: The project biologist shall conduct additional surveys at least 100 feet from proposed development when Blasdale's bent grass and coastal bluff scrub is identifiable. If either Blasdale's bent grass or coastal bluff scrub are identified within 100 feet of proposed development, the City shall complete habitat restoration, per a habitat restoration plan prepared by the project biologist for the removal of non-native, invasive iceplant, and transplanting of any rare plants into restored bluff habitat. Removal of iceplant and/or reseeding of rare plants, as prescribed by the project biologist and outlined in a habitat restoration plan, shall be complete to the satisfaction of the biologist prior to final inspection of the Wastewater Treatment Plant.

Mitigation Measure BR2: A biologist shall perform preconstruction surveys for the Ten Mile shoulderband snail and nesting birds, spanning an area at least 100

feet beyond the limits of proposed development. If shoulderband snail or nesting birds are determined to be present, construction shall be stopped until such time that the project biologist in partnership with the California Department of Fish and Wildlife determine appropriate mitigation to eliminate or limit project impacts to the special-status species to a less than significant level.

Mitigation Measure BR3: A Coastal Development Permit shall be approved prior to the initiation of development to ensure that the project would not conflict with any local policies or ordinances protecting biological resources.

Mitigation Measure GS1: Site work and construction associated with the proposed project shall conform to the recommendations outlined in the HDR *Geotechnical Investigation Report: Fort Bragg Wastewater Treatment Plant Upgrade Project*, which is included as **Attachment #** of this report.

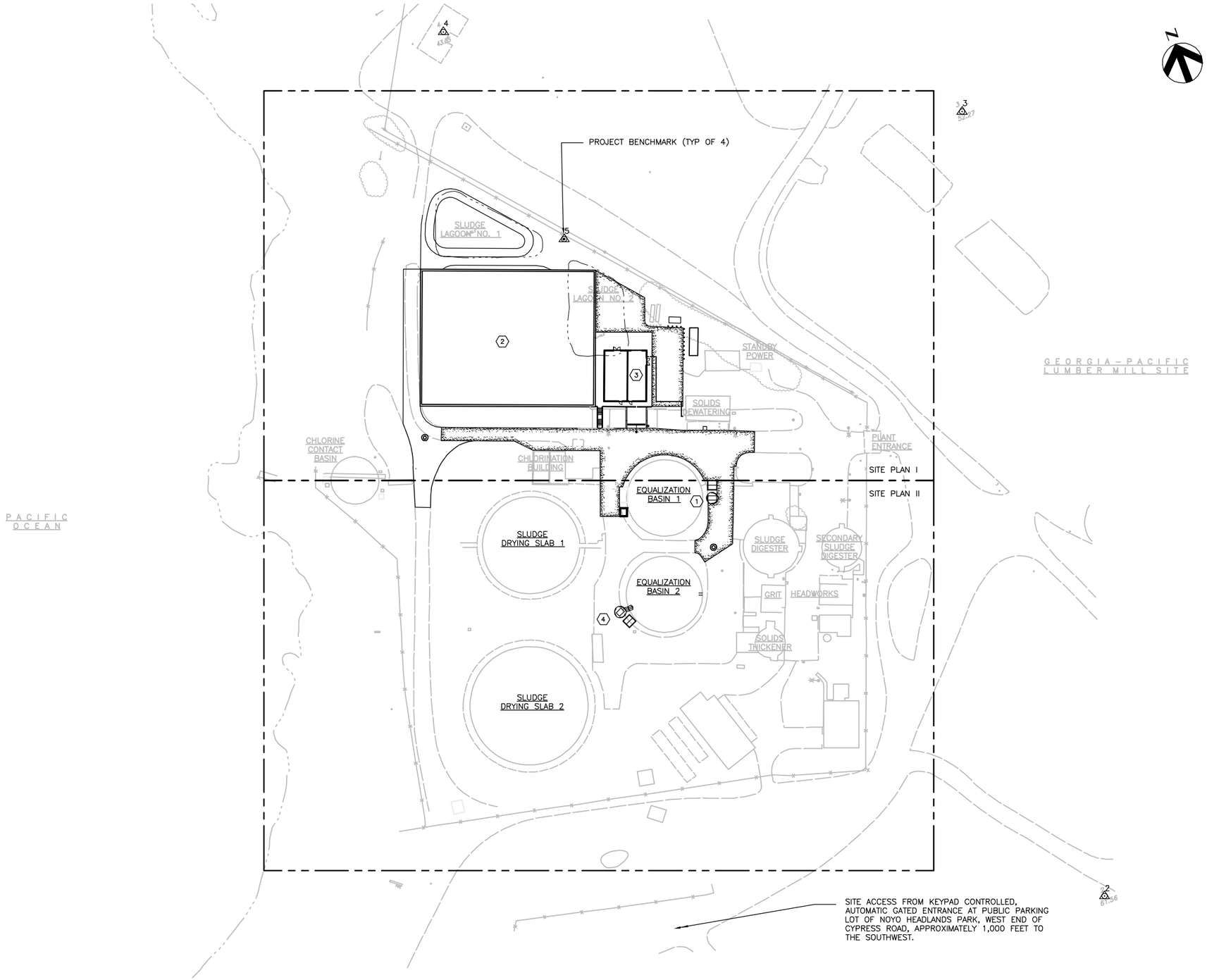
Mitigation Measure HM1: The Stormwater Pollution and Prevention Plan (SWPPP) required as a standard condition of approval for the required Coastal Development Permit, shall prescribe hazardous-materials handling procedures for reducing the potential for a spill during construction and shall include an emergency response program to ensure quick and safe cleanup of accidental spills. The plan shall identify areas where refueling and vehicle maintenance activities and storage of hazardous materials, if any, shall be permitted.

Mitigation Measure HM2: Emergency spill supplies and equipment shall be kept adjacent to all areas of work and in staging areas, and shall be clearly marked. Detailed information for responding to accidental spills and for handling any resulting hazardous materials shall be provided in the project's Hazardous Materials Management Plan, as required by the Mendocino County Department of Environmental Health.

Mitigation Measure WQ1: The City shall prepare a project Stormwater Pollution Prevention Plan (SWPPP) to include the application of BMPs minimizing the discharge of pollutants during construction. The City of Fort Bragg shall prepare a SWPPP before approving a grading permit for the site.

ATTACHMENT 2

PROJECT PLANS



KEYNOTES:

1. INFLUENT PUMP STATION
   SEE DRAWING C09 FOR PLANS AND SECTION
2. PACKAGE BIOLOGICAL TREATMENT FACILITY
   SEE DRAWINGS P01 & S16 FOR GENERAL LAYOUT
3. ELECTRICAL AND DEWATERING BUILDING
   SEE DRAWING P03 THROUGH P05 FOR PLAN AND SECTIONS
4. STORMWATER PUMP STATION
   SEE DRAWING C10 FOR PLANS AND SECTION

NOTES:

1. SEE SHEET C01 FOR CONTRACTOR STAGING AREA.

BENCHMARK TABLE			
Point #	Elevation	Northing	Easting
2	61.56	2290512.26	6049484.17
3	52.27	2291244.90	6049628.68
4	—	2291491.93	6049203.74
5	48.58	2291270.00	6049238.10

CONTROL DESCRIPTION

VERTICAL DATUM

VERTICAL DATUM BASED NGS BENCH MARK DESIGNATED AS B 210 NGVD 1988

HORIZONTAL DATUM

HORIZONTAL DATUM BASED ON CALIIFORNIA STATE PLANE ZONE 2

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	CAO
DESIGNED	
CHECKED	THK
DRAWN	PVM
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER CRAIG A. OLSON NO. 39819 EXP. 12/31/17 CIVIL STATE OF CALIFORNIA

City of Fort Bragg Wastewater Treatment Plant Upgrades Project

GENERAL

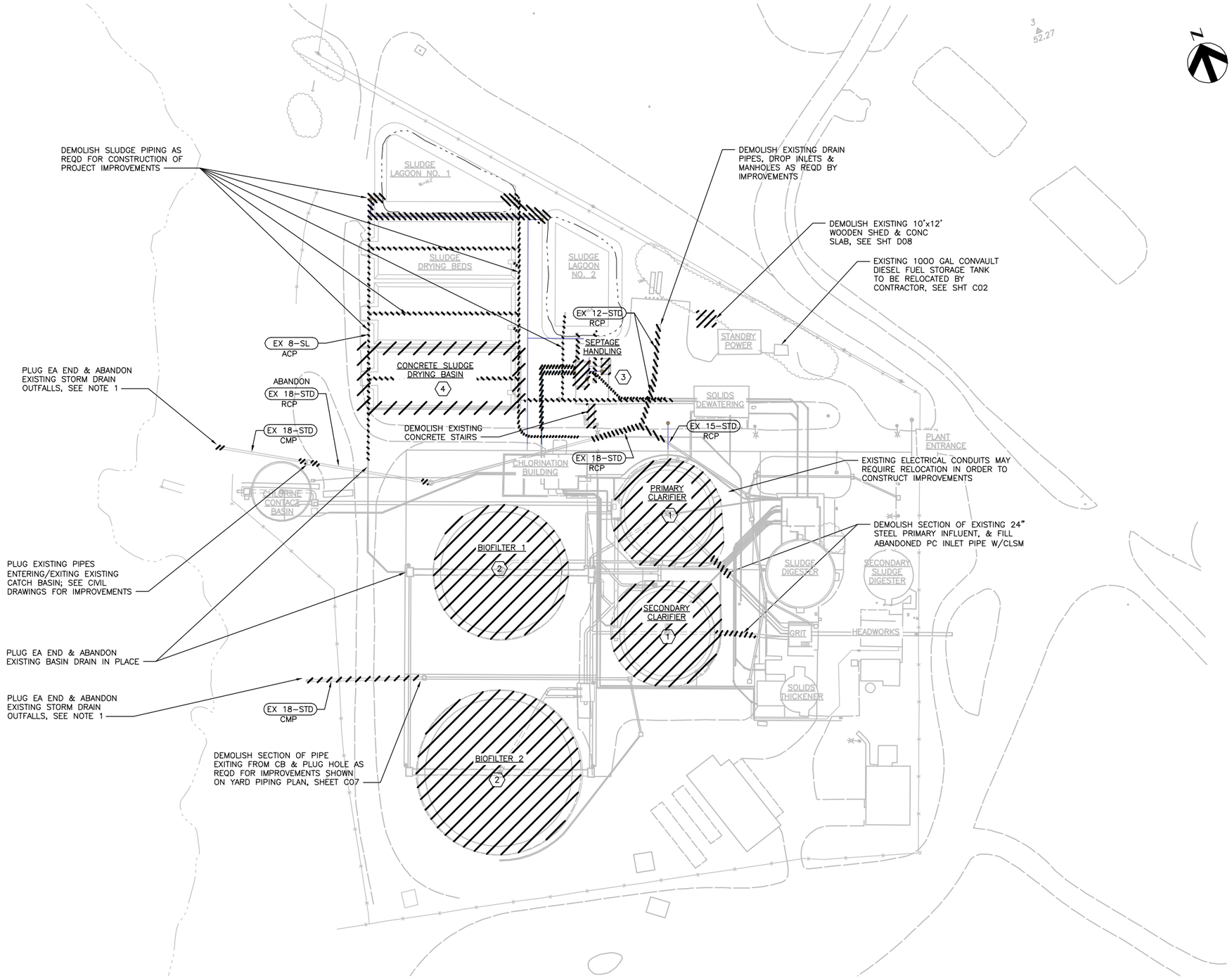
OVERALL SITE KEY PLAN

0 1" 2"

FILENAME 260093_0G07

SCALE 1" = 50'

SHEET G07



KEYNOTES:

1. FOR DEMOLITION RELATED TO PRIMARY AND SECONDARY CLARIFIERS, SEE SHEETS D02 AND D03.
2. FOR DEMOLITION RELATED TO BIOFILTERS 1 AND 2, SEE SHEETS D04 AND D05.
3. FOR DEMOLITION RELATED TO SEPTAGE HANDLING FACILITIES, SEE SHEETS D06 & D07.
4. FOR DEMOLITION RELATED TO CONCRETE SLUDGE DRYING BASIN, SEE SHEET D08.

NOTES:

1. AT LIMITS OF PIPE DEMOLITION SHOWN, CONTRACTOR SHALL CAP EXISTING PIPE FOR PIPES TO BE LEFT IN SERVICE, OR PLUG PIPE AND FILL WITH CONTROLLED LOW STRENGTH MATERIAL PER DETAIL SHOWN ON SHEET G08 IF REMAINING PIPE IS TO BE ABANDONED IN PLACE.

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	CAO
DESIGNED	
CHECKED	THK
DRAWN	PVM
DATE	JUNE 3, 2016
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REGISTERED PROFESSIONAL ENGINEER CRAIG A. OLSON NO. 39819 EXP. 12/31/17 CIVIL STATE OF CALIFORNIA

City of Fort Bragg Wastewater Treatment Plant Upgrades Project

DEMOLITION

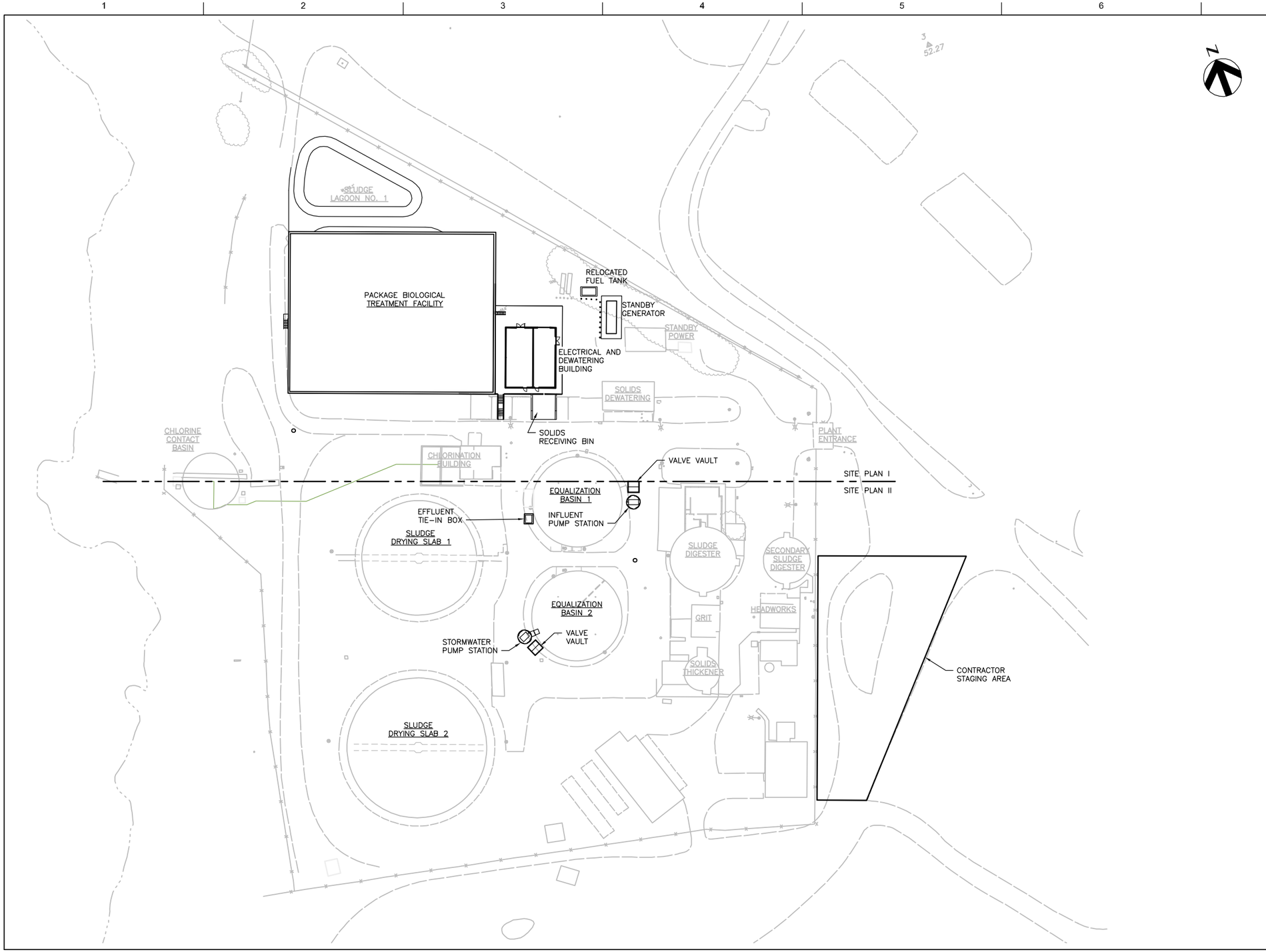
SITE PLAN

0 1" 2"

FILENAME 260093_1D01

SCALE 1" = 40'

SHEET D01



GENERAL NOTES:

1. THE TYPES, LOCATIONS, SIZES, AND DEPTHS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND FACILITIES. HOWEVER, THE OWNER AND ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND FACILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR FACILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THOSE FACILITIES SHOWN AND ANY WHICH MAY EXIST AND ARE NOT SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND FACILITIES THAT ARE TO BE CONNECTED TO OR THAT ARE IN THE PATH OF THE PROPOSED IMPROVEMENTS FOR VERIFICATION OF LOCATION AND ELEVATION. THE CONTRACTOR SHALL DETERMINE LOCATION OF CONFLICTS, IF ANY, PRIOR TO COMMENCING CONSTRUCTION OF THAT PORTION OF THE WORK THAT WOULD BE AFFECTED BY A CONFLICT WITH THE EXISTING FACILITIES. MINOR CHANGES, (< 5 FEET HORIZONTAL < 1 FEET VERTICAL), IN THE ACTUAL LOCATION, DEPTH AND CONFIGURATION OF EXISTING PIPING SYSTEMS DO NOT CONSTITUTE A CHANGED SITE CONDITION, AND THEREFORE NO EXTRA PAYMENT WILL BE ALLOWED.
2. LOCATIONS SHOWN FOR ALL NEW YARD PIPING ARE APPROXIMATE AND DEPEND ON LOCATION AND DEPTH OF EXISTING PIPING AND OTHER IMPROVEMENTS. THE CONTRACTOR IS REQUIRED TO FOLLOW THE ALIGNMENT SHOWN AS CLOSELY AS POSSIBLE AFTER DETERMINING EXACT LOCATION OF EXISTING FACILITIES.
3. COORDINATE ALL YARD PIPING WITH SITE ELECTRICAL WORK, (SEE ELECTRICAL DRAWINGS). DO NOT START YARD PIPING UNTIL YARD ELECTRICAL CONDUITS ARE LOCATED.
4. SMALL DIAMETER (<4") WATER, IRRIGATION AND OTHER MISCELLANEOUS PIPING EXIST THROUGHOUT THE PLANT AREA. THE CONTRACTOR IS REQUIRED TO REPAIR PIPING DAMAGED BY CONSTRUCTION AND/OR REALIGN PIPING AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS UNDER THIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE GRANTED TO THE CONTRACTOR FOR THE REPAIR OF THIS SMALL DIAMETER PIPING.
5. ALL PAVING, LANDSCAPING, PIPING, AND OTHER EXISTING FACILITIES NOT DESIGNATED FOR REMOVAL/DEMOLITION DURING CONSTRUCTION OF NEW FACILITIES TO BE PROTECTED IN PLACE OR REPLACED IN KIND AT COMPLETION OF CONSTRUCTION.
6. ALL PAVING TO BE REMOVED SHALL BE SAWCUT PRIOR TO REMOVAL. MATCH EXISTING PAVEMENT ELEVATIONS AT SAWCUT LINES. SLOPE PAVEMENT TO DRAIN IN DIRECTION SHOWN (↓). MINIMUM SLOPE = 0.5%.
7. EXISTING SPOT ELEVATION INFORMATION SHOWN ON THESE PLANS WAS DETERMINED USING PHOTOGRAMMETRIC METHODS. IT IS ACCURATE TO WITHIN ±0.3 FEET OF ELEVATION SHOWN.
8. THREE BENCHMARKS FOR THIS PROJECT EXIST AND ARE IDENTIFIED AS △ ON SHEET G07. CONTRACTOR TO VERIFY BENCHMARKS PRIOR TO BEGINNING WORK.
9. THIS WASTEWATER TREATMENT PLANT IS A CONTINUOUSLY OPERATING FACILITY. THERE IS NO ABILITY TO BYPASS OR INTERRUPT MANY PROCESS.
10. MAINTAIN 3'-0" MINIMUM COVER ON ALL PIPING UNLESS SPECIFICALLY SHOWN OTHERWISE.
11. DISCHARGE FROM DEWATERING SYSTEM TO BE DISCHARGED INTO EXISTING WASTE WATER TREATMENT PLANT.

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	CAO
DESIGNED	
CHECKED	THK
DRAWN	PVM
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER CRAIG A. OLSON NO. 39819 EXP. 12/31/17 CIVIL STATE OF CALIFORNIA

City of Fort Bragg
Wastewater Treatment Plant
Upgrades Project

CIVIL

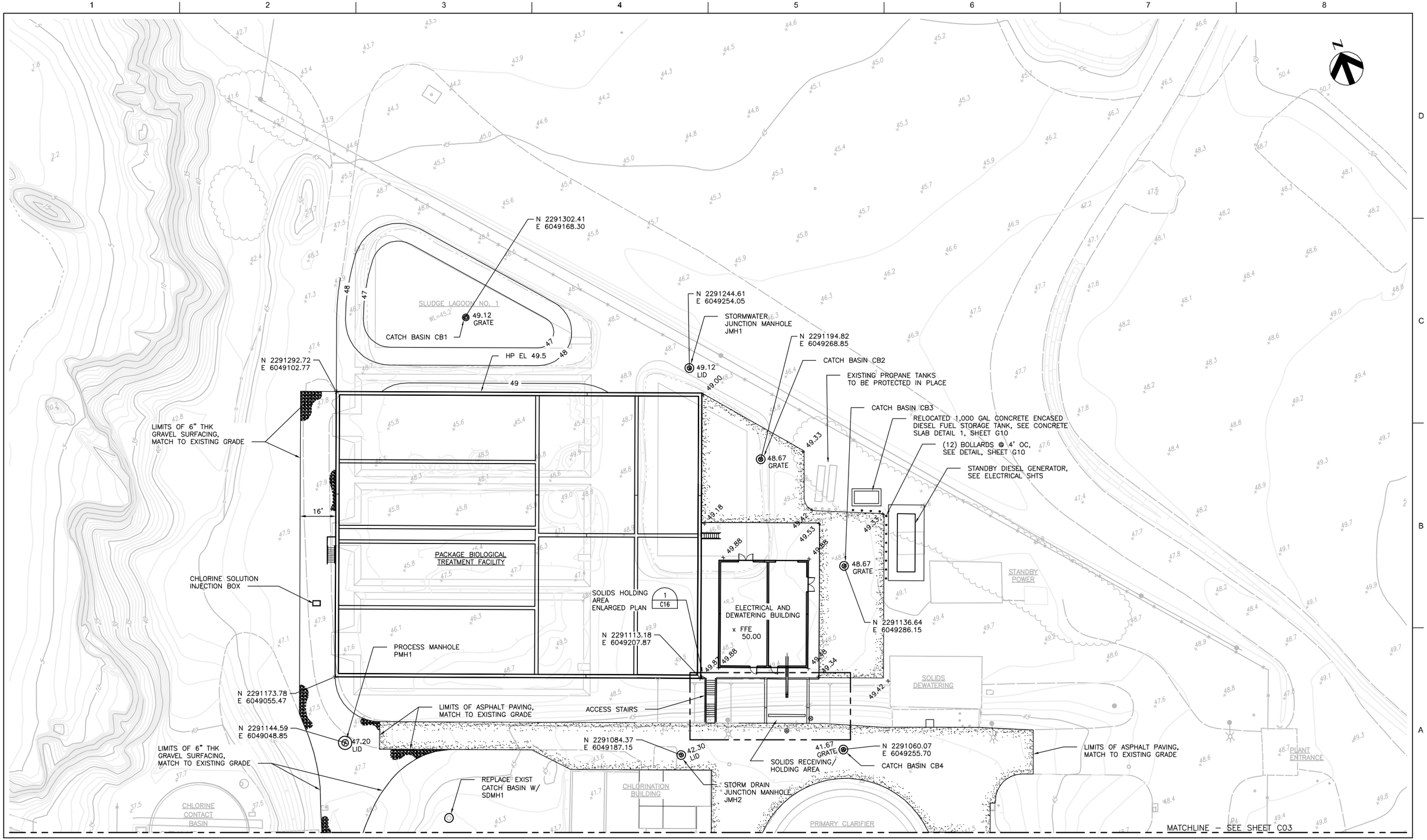
CONTRACTOR STAGING AREA, AND GENERAL NOTES

0 1" 2"

FILENAME 260093_2C01

SCALE 1" = 40'

SHEET C01



ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	CAO
DESIGNED	
CHECKED	THK
DRAWN	PVM
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER
CRAIG A. OLSON
NO. 39819
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA

City of Fort Bragg
Wastewater Treatment Plant
Upgrades Project

CIVIL

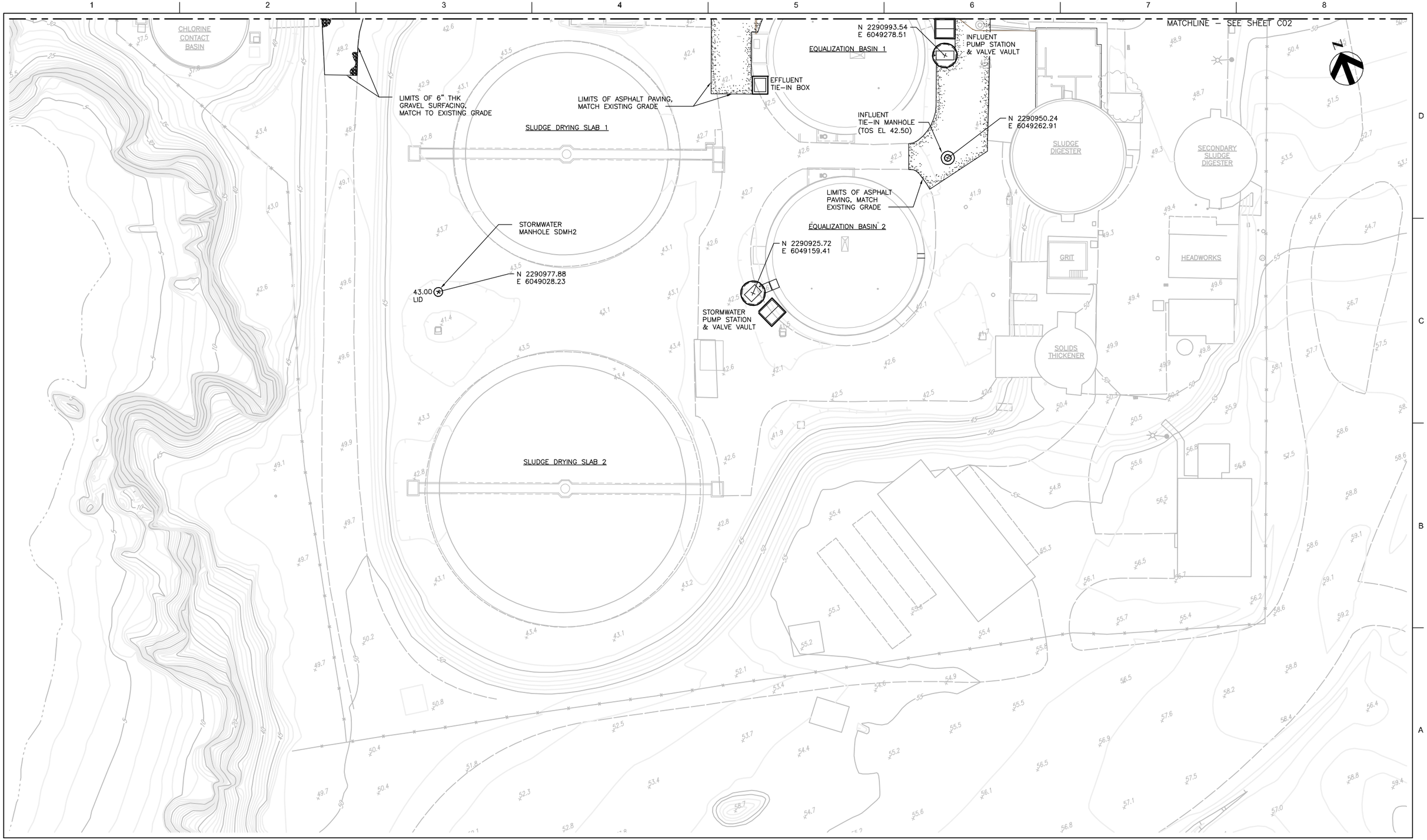
SITE GRADING AND PAVING PLAN I

0 1" 2"

FILENAME 260093_2C02

SCALE 1" = 20'

SHEET C02



ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	CAO
DESIGNED	
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DRAWN	PVM
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REGISTERED PROFESSIONAL ENGINEER CRAIG A. OLSON NO. 39819 EXP. 12/31/17 CIVIL STATE OF CALIFORNIA

City of Fort Bragg
Wastewater Treatment Plant
Upgrades Project

CIVIL

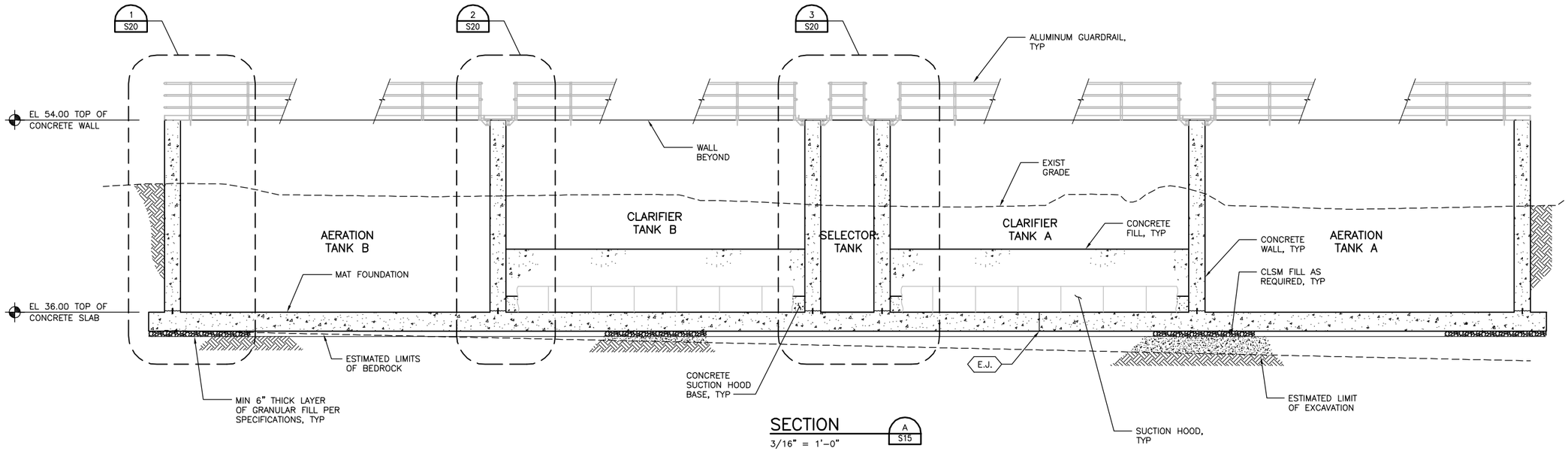
SITE GRADING AND PAVING PLAN II

0 1" 2"

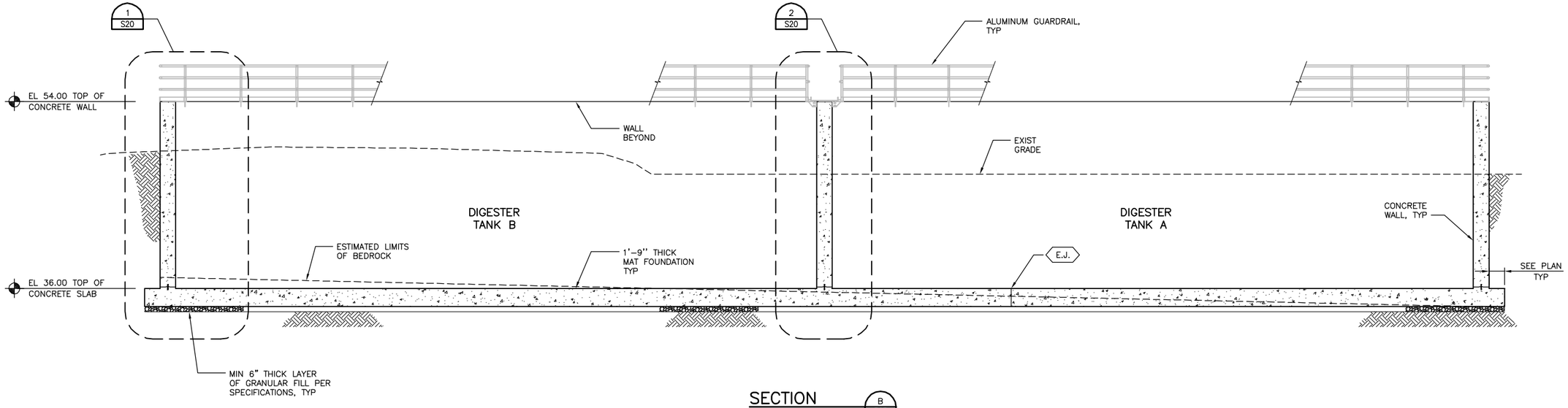
FILENAME 260093_2C03

SCALE 1" = 20'

SHEET C03



SECTION A S15
3/16" = 1'-0"



SECTION B S15
3/16" = 1'-0"

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	MF
DESIGNED	
CHECKED	OT
DRAWN	RP
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER MEHDI FARSAD NO. 83799 EXP. 3/31/17 CIVIL STATE OF CALIFORNIA

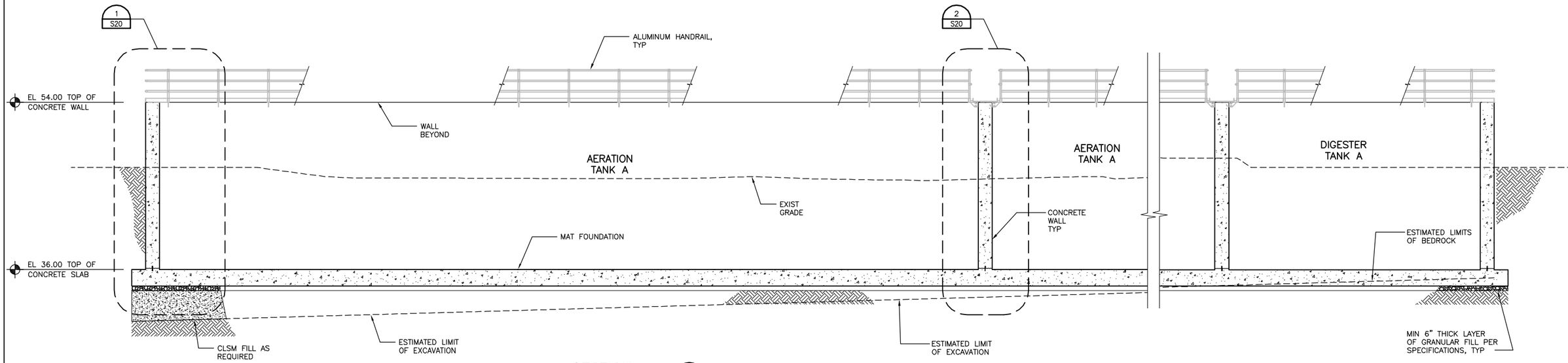
City of Fort Bragg
Wastewater Treatment Plant
Upgrades Project

STRUCTURAL

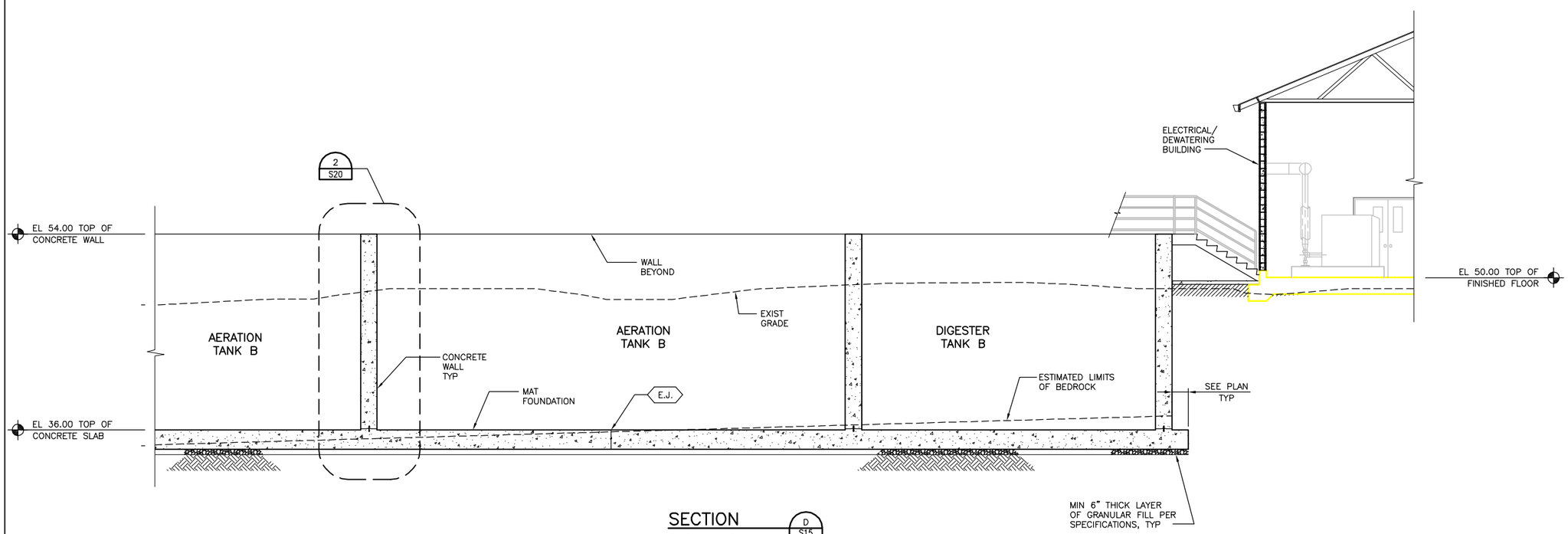
PACKAGE BIOLOGICAL TREATMENT FACILITY
SECTIONS I

0 1" 2"

FILENAME 260093_4S17
SCALE AS NOTED
SHEET S17



SECTION C S15
3/16" = 1'-0"



SECTION D S15
3/16" = 1'-0"

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	MF
DESIGNED	
CHECKED	OT
DRAWN	RP
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER MEHDI FARSAD NO. 83799 EXP. 3/31/17 CIVIL STATE OF CALIFORNIA

City of Fort Bragg
Wastewater Treatment Plant
Upgrades Project

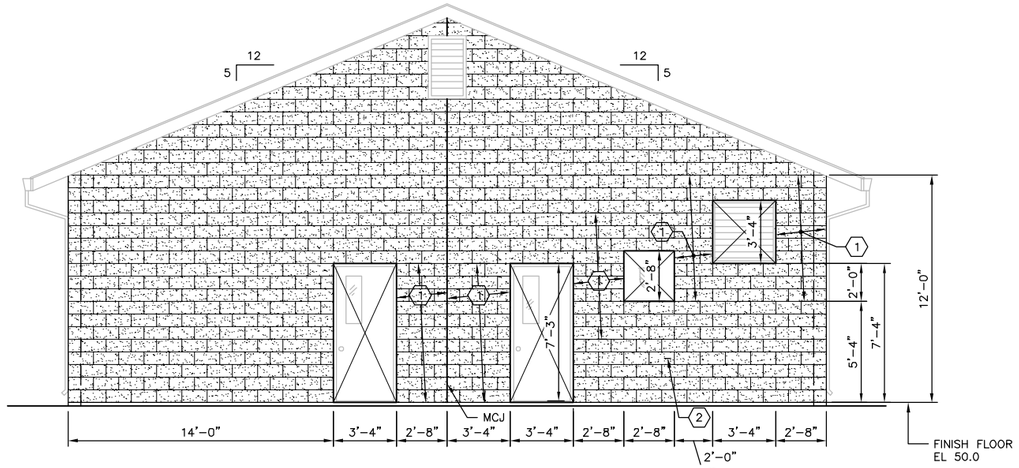
STRUCTURAL

PACKAGE BIOLOGICAL TREATMENT FACILITY
SECTIONS II

0 1" 2"

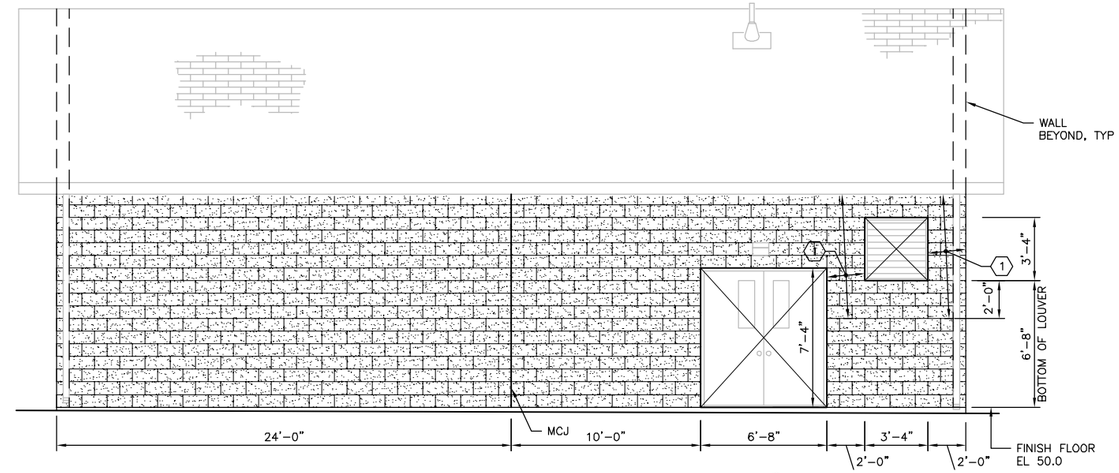
FILENAME 260093_4S18
SCALE AS NOTED

SHEET S18



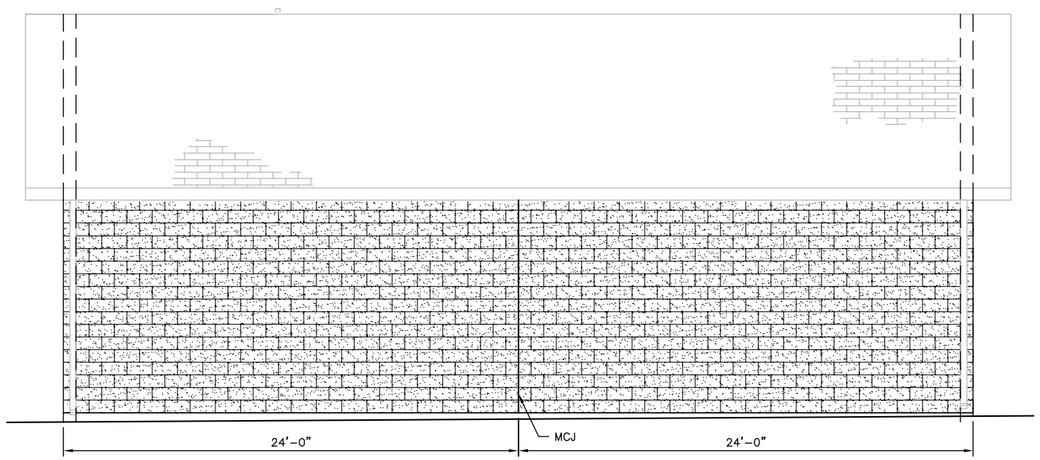
SOUTH ELEVATION

1/4" = 1'-0"



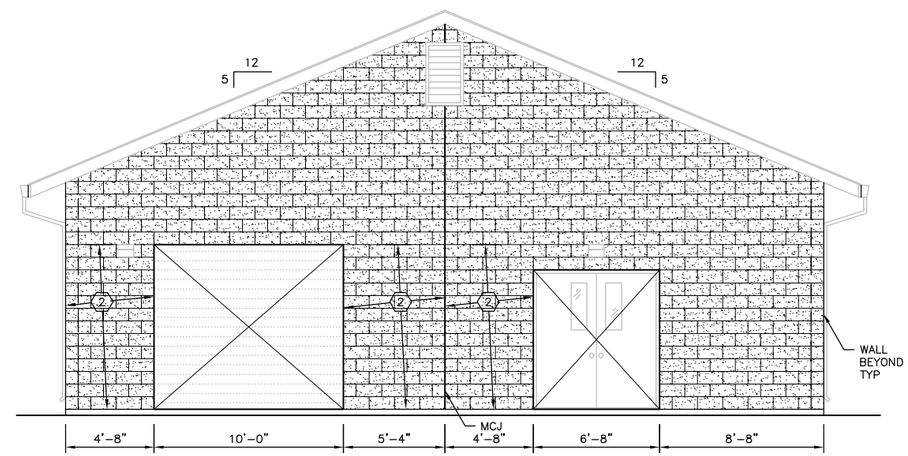
EAST ELEVATION

1/4" = 1'-0"



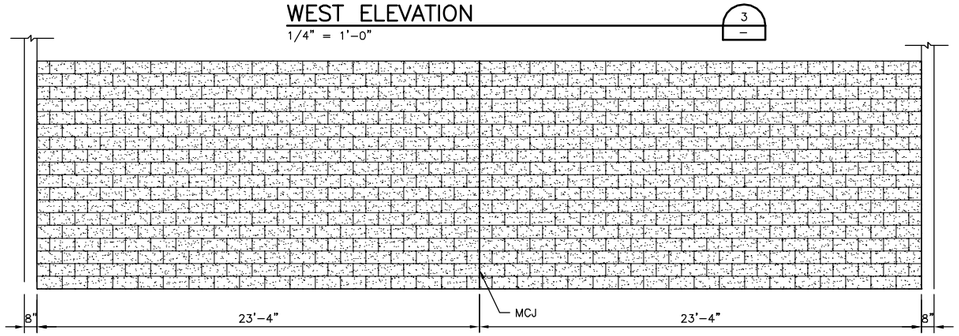
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



INTERIOR WALL WEST ELEVATION

1/4" = 1'-0"

NOTES:

1. FOR GENERAL NOTES SEE SHEETS S01 AND S02.
2. FOR TYPICAL CMU WALL DETAILS AND REINFORCING, SEE SHEET S10 UNLESS NOTED OTHERWISE.
3. MCJ DENOTES MASONRY CONTROL JOINT.

KEY NOTES:

1. USE #4@8" FOR VERTICAL AND HORIZONTAL BARS.
2. REDUCE HORIZONTAL SPACING TO 16" UNLESS MORE RESTRICTIVE REQUIREMENTS APPLY.

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	MF
DESIGNED	
CHECKED	OT
DRAWN	RP
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER MEHDI FARSAD NO. 83799 EXP. 3/31/17 CIVIL STATE OF CALIFORNIA

City of Fort Bragg Wastewater Treatment Plant Upgrades Project

STRUCTURAL

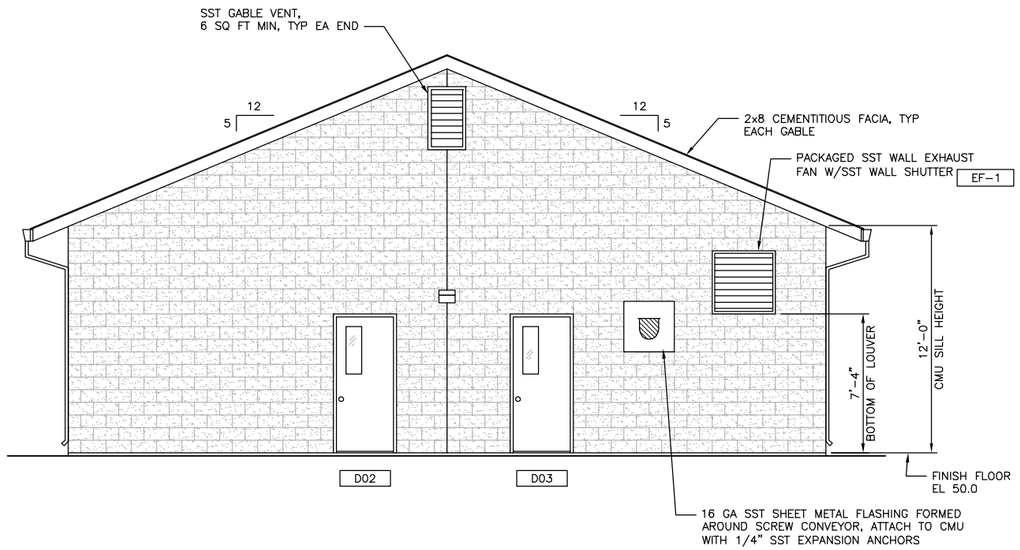
ELECTRICAL AND DEWATERING BUILDING EXTERIOR ELEVATIONS

0 1" 2"

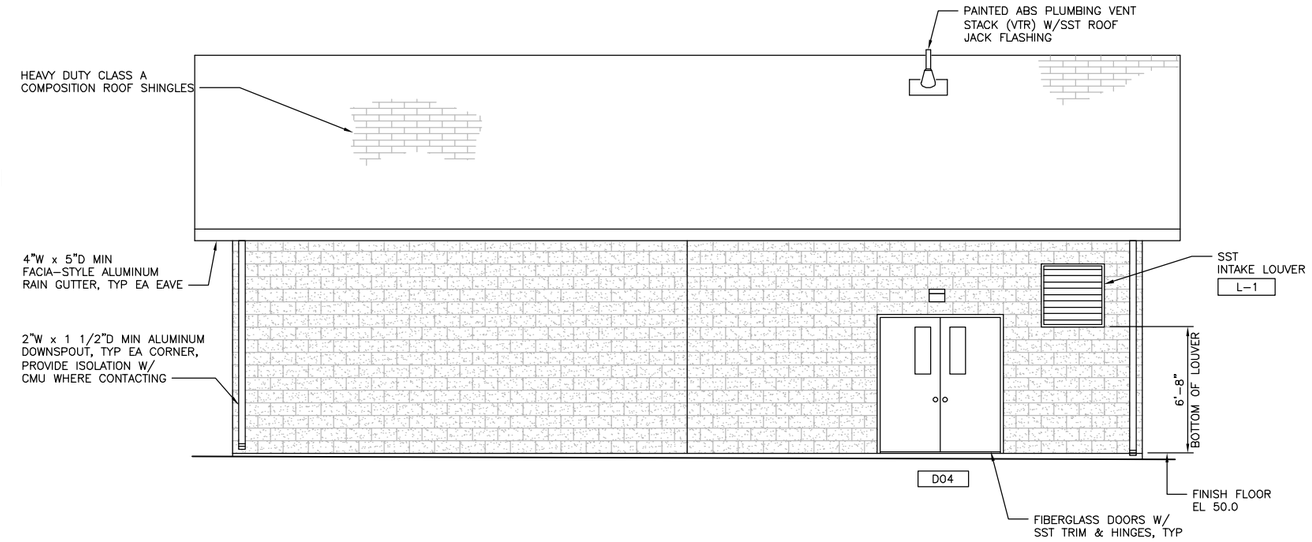
FILENAME 260093_4S24

SCALE AS NOTED

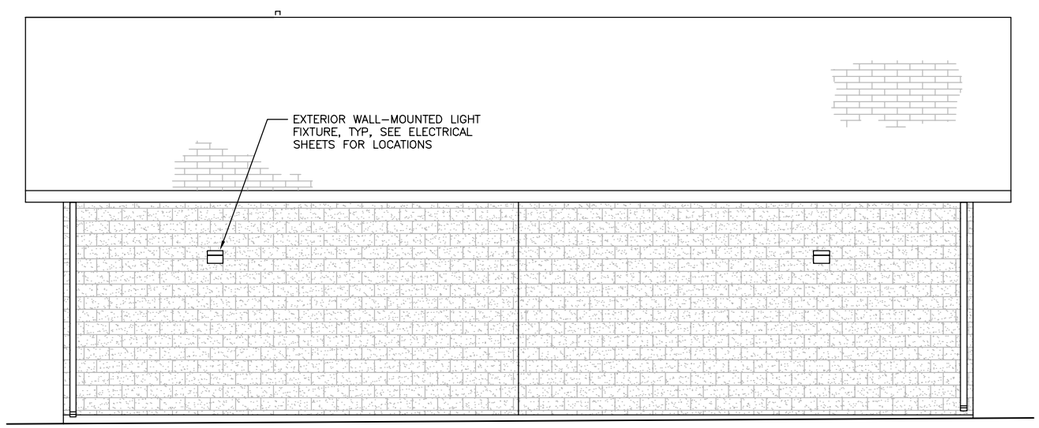
SHEET S24



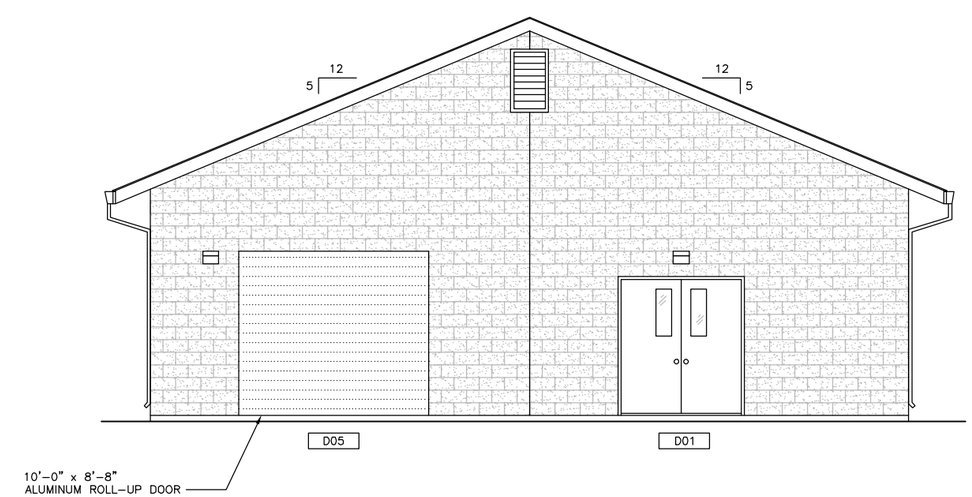
SOUTH ELEVATION
1/4" = 1'-0"
1 A01



EAST ELEVATION
1/4" = 1'-0"
2 A01



WEST ELEVATION
1/4" = 1'-0"
3 A01



NORTH ELEVATION
1/4" = 1'-0"
4 A01

ISSUE	DATE	DESCRIPTION
A	6/03/16	100% DESIGN SUBMITTAL

PROJECT MANAGER	CRAIG A. OLSON
DESIGNED	CAO
DESIGNED	
CHECKED	THK
DRAWN	PVM
DATE	JUNE 3, 2016
PROJECT NUMBER	260093

REGISTERED PROFESSIONAL ENGINEER
CRAIG A. OLSON
NO. 39819
EXP. 12/31/17
CIVIL
STATE OF CALIFORNIA

City of Fort Bragg
Wastewater Treatment Plant
Upgrades Project

ARCHITECTURAL

ELECTRICAL AND DEWATERING BUILDING
EXTERIOR ELEVATIONS

0 1" 2"

FILENAME 260093_5A02
SCALE NTS

SHEET
A02

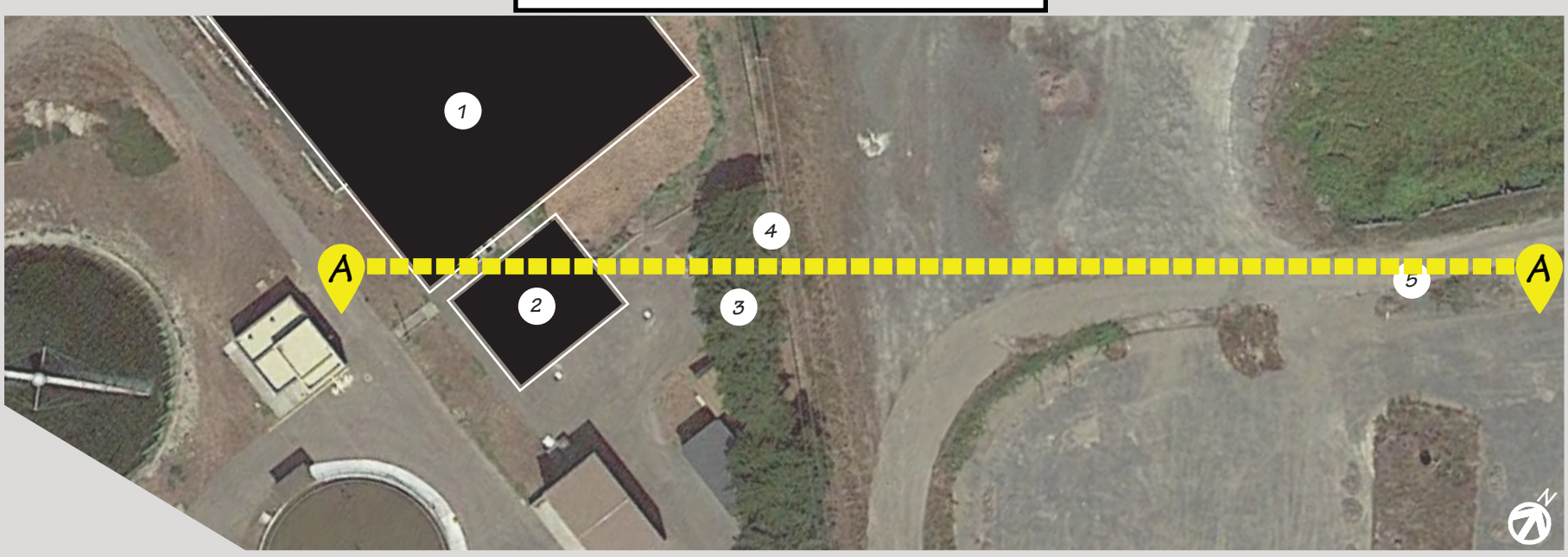
ATTACHMENT 3

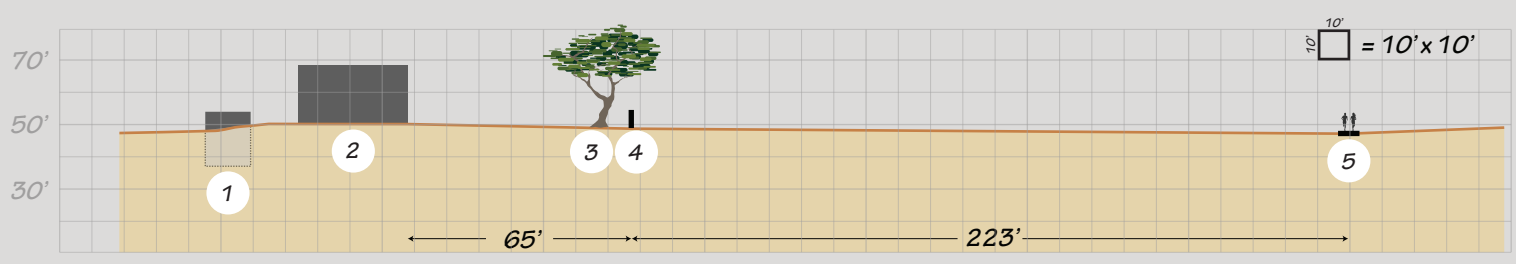
VISUAL ANALYSIS

ANALYSIS OF VIEWSHED - A FROM PHASE II COASTAL TRAIL (NORTHEAST OF PROJECT)

LOCATION OF CROSS SECTION

CROSS SECTION





LEGEND

1. BIOLOGICAL TREATMENT FACILITY
ELEV: 45.0' TO 50.0'
TOP OF WALL: 54.0'

2. ELECTRICAL AND DEWATERING BUILDING
FFE: 50.0'
ROOF RIDGE: 68.3'

3. EXISTING CYPRESS TREES
ELEV: 48.1'
HEIGHT: 25' TO 40'

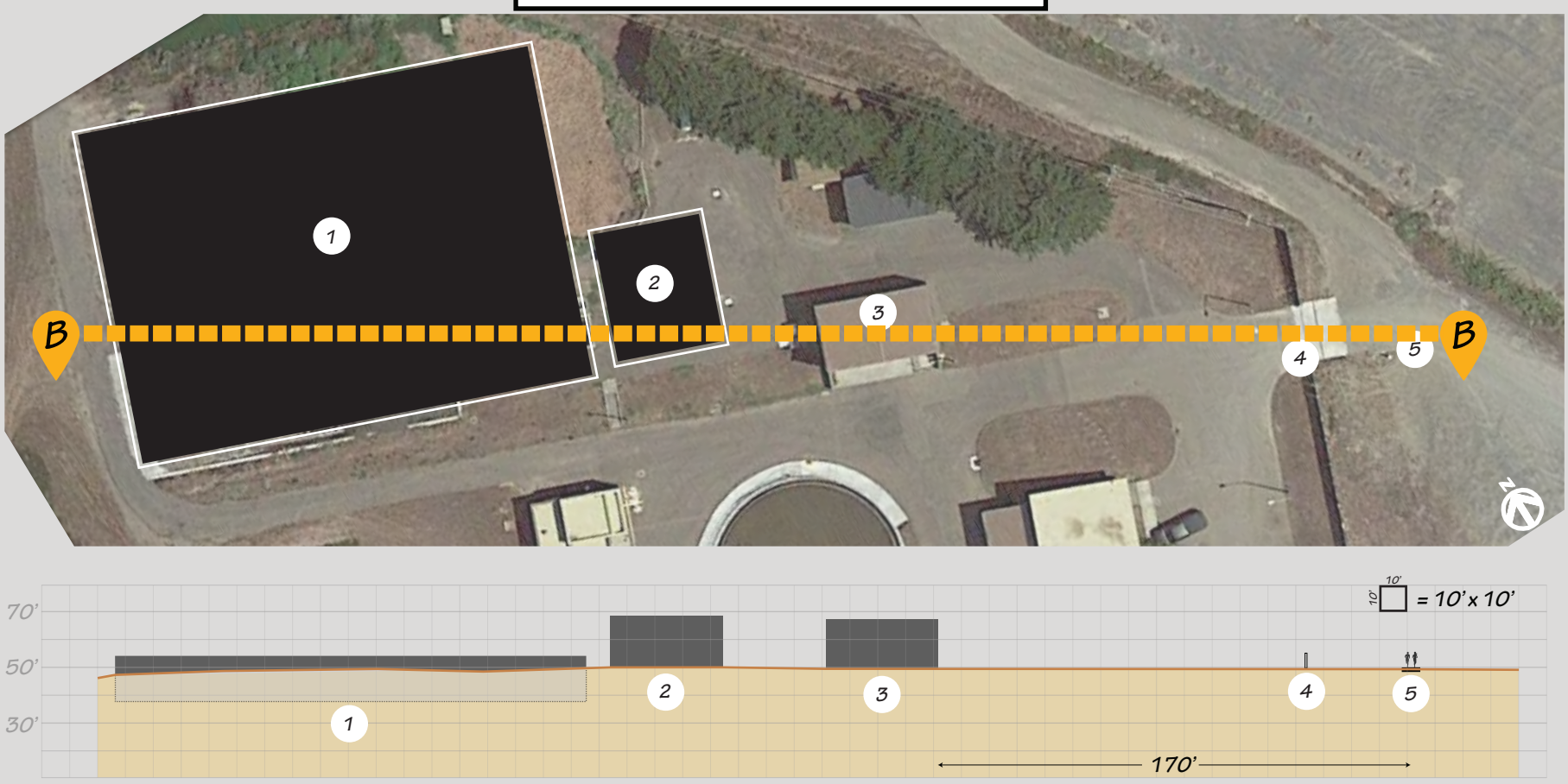
4. EXISTING SCREENED SECURITY FENCE
ELEV: 48.8'
TOP OF FENCE: 54.8'

5. SPOT ON PROPOSED PHASE II COASTAL TRAIL
ELEV: 46.5'

ANALYSIS OF VIEWSHED - B FROM PHASE II COASTAL TRAIL (EAST OF PROJECT)

LOCATION OF CROSS SECTION

CROSS SECTION



LEGEND

1. BIOLOGICAL TREATMENT FACILITY
ELEV: 45.0' TO 50.0'
TOP OF WALL: 54.0'

2. ELECTRICAL AND DEWATERING BUILDING
FFE: 50.0'
ROOF RIDGE: 68.3'

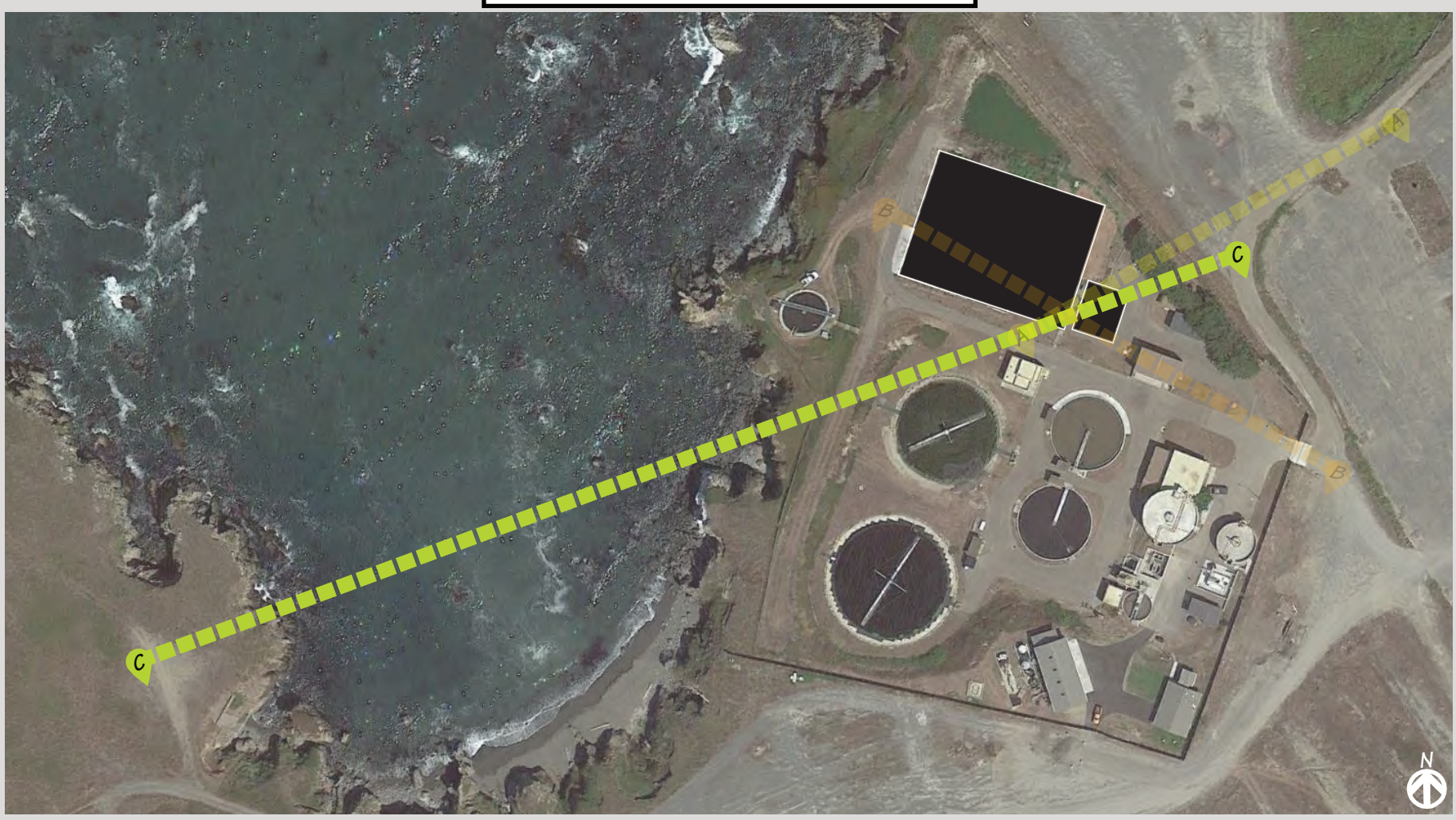
3. EXISTING DEWATERING BUILDING
ELEV: 49.4'
ROOF RIDGE: 67.1'

4. EXISTING SECURITY GATE
ELEV: 49.1'
TOP OF GATE: 55.4'

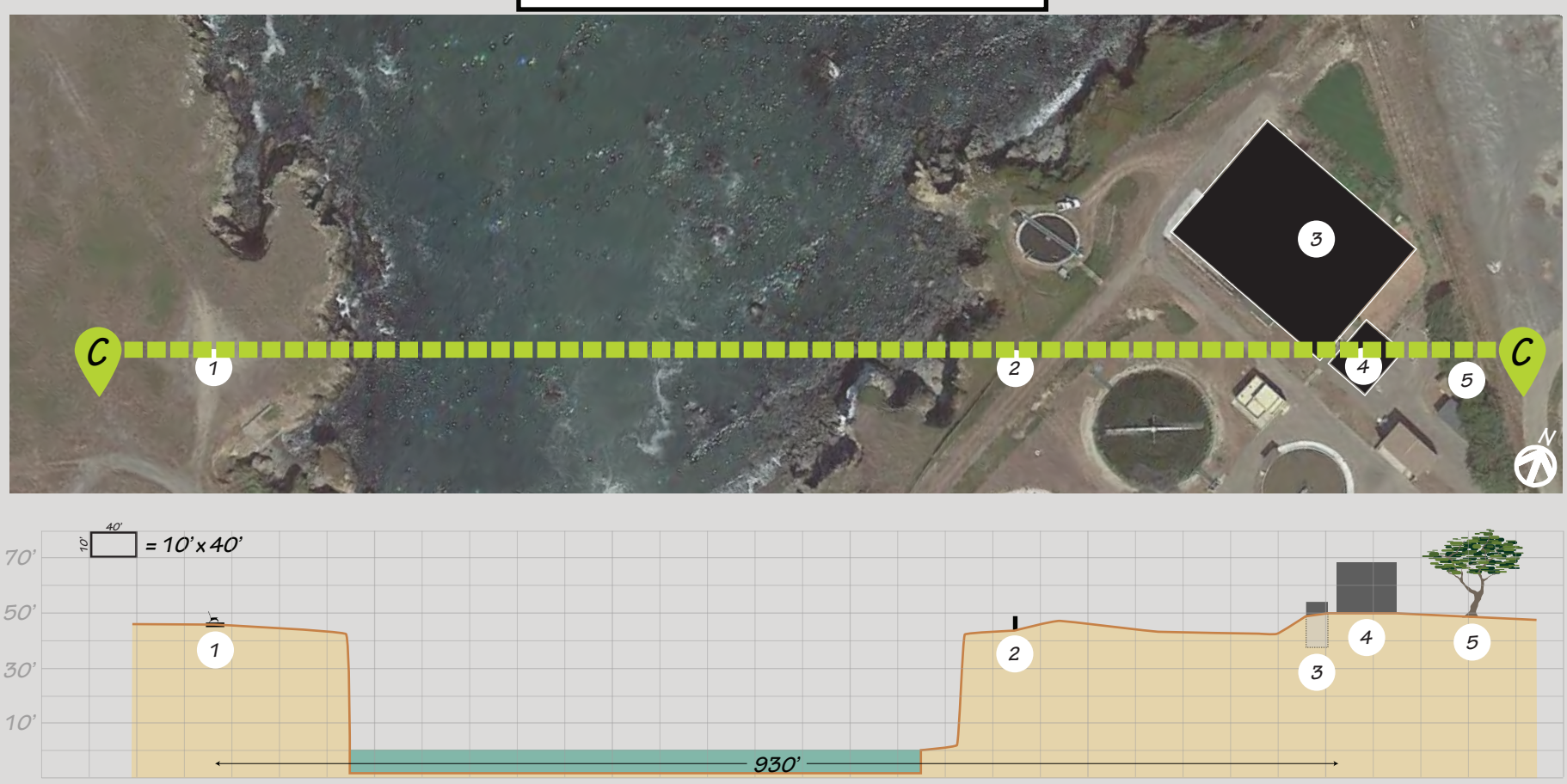
5. SPOT ON PROPOSED PHASE II COASTAL TRAIL
ELEV: 49.3'

ANALYSIS OF VIEWSHED - C FROM SOUTH COASTAL TRAIL (SOUTHWEST OF PROJECT)

LOCATION OF CROSS SECTION



CROSS SECTION



LEGEND

1. EXISTING BENCH ON SOUTH COASTAL TRAIL ELEV: 46.9'
2. EXISTING SCREENED SECURITY FENCE ELEV: 43.5' TOP OF FENCE: 49.5'
3. BIOLOGICAL TREATMENT FACILITY ELEV: 45.0' TO 50.0' TOP OF WALL: 54.0'
4. ELECTRICAL AND DEWATERING BUILDING FFE: 50.0' ROOF RIDGE: 68.3'
5. EXISTING CYPRESS TREES ELEV: 48.1' HEIGHT: 25' TO 40'

City of Fort Bragg

416 N Franklin Street
Fort Bragg, CA 95437
Phone: (707) 961-2823
Fax: (707) 961-2802

Text File

File Number: 16-413

Agenda Date: 10/12/2016 **Version:** 1 **Status:** Public Hearing

In Control: Planning Commission **File Type:** Planning Staff Report

Agenda Number: 3B.

Recieve Report and Consider Approval of Coastal Development Permit 4-16 (CDP 4-16) to Relocate a Revised City of Fort Bragg Welcome Sign.

MEETING DATE:	**October 12, 2016**
PREPARED BY:	**Marie Jones**
PRESENTED BY:	**Marie Jones**

AGENDA ITEM SUMMARY REPORT

APPLICATION NO.:	Coastal Development Permit (CDP 4-16), Application Date May 4, 2016
APPLICANTS	John Smith, City of Fort Bragg
OWNERS:	Riverview LLC, Sean Hogan Trustee for the Cummings Trust
REQUEST:	Coastal Development Permit (CDP 4-16) for relocation and replacement of the City of Fort Bragg Welcome Sign. The existing sign which measures 6 feet in height by 16 feet in length (96 SF) will be replaced with a new sign also measuring 6 feet in height by 16 feet in length (96 SF). The existing sign is mounted 22 feet off the ground, while the new sign will be mounted 16 feet from the ground on two large redwood posts. The existing sign includes event signage and service club signage totaling an additional 300 square feet of signage. The new monument sign will not include service club or event signage. The net sign area will be reduced from approximately 396 square feet to 96 square feet. The net sign height will be reduced from 22 feet to 16 feet. Additionally the sign will be relocated on the same parcel to a new location approximately 470 feet to the north.
LOCATION:	1064 S Main Street, Fort Bragg
PARCEL NO.:	018-140-02
ZONING:	Highway and Visitor Serving Commercial (CH); Coastal Zone
ENVIRONMENTAL DETERMINATION:	Categorically exempt per CEQA section 15311(a) for the replacement of minor structures, such as signs.
LOT SIZE:	7.1 acres.
SURROUNDING LAND USES:	NORTH: Noyo River EAST: Open Space and Noyo River SOUTH: Surf Motel WEST: Highway One, Fort Bragg Outlet, Cliff House Restaurant, Harbor RV Park

PROJECT HISTORY

DIV 1-92, CDP 9-92 was approved by the Planning Commission on August 26, 1992 for subdivision of the subject property, resulting in the creation of the .93 acre lot where McDonald's currently resides.

Major Subdivision 4-02/14 (DIV 4-02/14); Coastal Development Permit 9-02/14 (CDP 9-02/14) was approved by the Planning Commission on July 23, 2014 for the subdivision of a 7.13 acre property into four parcels. The applicant submitted a tentative map which was approved by the Planning Commission creating the following four parcels.

Parcel #	Size	Zoning	Tenants
Parcel 1	3.03 acres	Highway Visitor Commercial	• A Frame Coffee Shop • The Q restaurant • 2 residences • Portion of a public access trail to the river. • **A new sign easement was approved on this property for the Fort Bragg Welcome Sign.**
Parcel 2	1.00 acre	Highway Visitor Commercial	Riverview office building
Parcel 3	2.41 acres	Highway Visitor Commercial	Property is currently undeveloped, except for an access road from Boatyard Drive to proposed Parcels 1, 2, and 3.
Parcel 4	0.69 acre	The westerly ~2/3 of the property is zoned Highway Visitor Commercial. The easterly ~1/3 of the property is zoned Very High Density Residential.	This property is separated from the remainder of the existing parcel by Boatyard Drive and is currently undeveloped.

The subdivision included the recordation of an easement for the City's welcome sign on parcel 1 as illustrated by attachment 1. The subdivision included the following special condition:

> Special Condition 5. Prior to approval of the Final Map, applicant shall either: 1) install frontage improvements (curb, gutter, sidewalk, drainage inlets, and bicycle lane striping) along Main Street and Ocean View Drive/Boatyard Drive where these improvements are adjacent to Parcels 1, 2, 3 and 4; or 2) the applicant shall bond the required improvements with a Performance Bond (by one or more corporate sureties) equal to 100% of the value of the required frontage improvements (in the form required by section 66499.1 of the Subdivision Map Act) and a Materials and Labor Bond equal to 50% of the value of the required frontage improvements (in the form required by section 66499.2 of the Subdivision Map Act). Work within rights-of-way shall require encroachment permits from Caltrans and the City of Fort Bragg as applicable and shall be approved by these agencies prior to commencement of work.

The applicant is completing the required improvements and the Final Map will be accepted by the City Council and recorded soon. However, this has not yet occurred and so the City has received permission from the property owner to install the sign prior to the recordation of the easement with the Final Map for the subdivision (see Attachment 6).

PROJECT DESCRIPTION

The applicant requests a Coastal Development Permit (CDP 4-16) for the relocation and replacement of the sign face of the City of Fort Bragg's Monument Sign. The existing sign which measures 6 feet in height by 16 feet in length (96 SF) will be replaced with a new sign also measuring 6 feet in height by 16 feet in length (96 SF). The existing sign is mounted 22 feet off the ground, while the new sign will be mounted 16 feet from the ground on two large redwood posts. The existing sign includes event signage and service club signage totaling an additional 300 square feet of signage. The new monument sign will not include service club or event signage. The net sign area will be reduced from approximately 396 square feet to 96 square feet. The net sign height will be reduced from 22 feet to 16 feet. Additionally the sign will be relocated on the same parcel to a new location approximately 470 feet to the north. The parcel includes the following additional uses:

- A-Frame Coffee Shop
- The Q restaurant
- 2 residences
- Riverview office building

The proposed sign is illustrated in Photo 1 below, and the existing sign is illustrated in Photo 2 below.

Photo 1: Proposed Fort Bragg Welcome Sign

Photo 2: Existing Welcome Sign

Land Use & Signage Standards.

Government signs are exempt from sign permit approval requirements per section 17.38.040D. However the project must still comply with section 17.38.060 which sets general requirements for all signs, the relevant sections of which are included in Table 1 below, along with the relative conformance of the existing sign and the proposed sign.

Table 1: Project Conformance with the CLUDC Sign Ordinance			
CLUDC Requirement	Existing Welcome Sign	Proposed Welcome Sign	CLUDC Conformance
Sign Area – Maximum sign area is 100 square feet	400 SF	96 SF	Old Sign – No New Sign - Yes
Sign Height – The Maximum height for freestanding signs. A freestanding sign shall not exceed a height of six feet above normal grade.	22 feet	16 feet	New sign is more conforming, neither sign conforms.
Designed by Professionals - Proposed permanent signs should be designed by professionals (e.g., architects, building designers, landscape architects, interior designers, or those whose principal business is the design, manufacture, or sale of signs), or others who are capable of producing professional results.	The sign was designed by the late Mr. Ancona, a gifted fisherman, not a sign designer.	Yes, the sign was design by The Sign Shop, a professional sign manufacturer with years of experience on the coast.	Old Sign – No New Sign - Yes
Harmonious Colors - Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the other structures on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the structure colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).	Sign colors are harmonious, however the overall sign legibility could be improved.	Sign colors are harmonious and relate to the City of Fort Bragg's coastal environment and honors the City's fishing and logging history	Old Sign – Yes New Sign - Yes
Materials and Structure - Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the primary onsite structure and on other onsite signs. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance. The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports	The primary sign includes two large dimension redwood supports, however the secondary signage includes a number of supports and cross bracing and create a visually complex sign.	The sign will be constructed on top of the existing sign's two large redwood supports, relocated to the new location.	Old Sign – No New Sign - Yes
Sign Copy - Sign copy should relate only to the name and/or nature of the business or commercial center. Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided. Information should be conveyed briefly. The intent should be to increase the readability of the sign. The area of letters or symbols should not exceed 40 percent of the background area in commercial districts.	Existing signage is not particularly legible as there are many different types and sizes of copy. Much of the copy is not large enough to easily read at highway speeds.	The proposed sign includes a very simple message in one type style, which is less than 40% of the sign background.	Old Sign – No New Sign - Yes
Sign Location - Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic are permitted within a public right of way.	The existing sign is located on private property, located within the City of Fort Bragg.	The proposed sign would be located on a public easement. Staff is comfortable interpreting the easement as a portion of the City's right of way.	Old Sign – No New Sign - Yes

The Planning Commission can approve the proposed sign changes as a reduction in non-conforming status so long as the following specific findings can be made, per Section 17.38.090(B) of the Coastal Land Use and Development Code.

1. The new proposed sign is significantly more conforming in height and/or area than the existing sign; and
2. By approving the new sign, the exception will eliminate the existing nonconforming sign.

As illustrated in table 1 above, these findings can be made as the proposed sign will be non-conforming in height, but it will be more conforming in height than the existing sign. Additionally the proposed sign will conform to all other sign requirements regarding location, area, design, color, material and copy, whereas the existing sign is non-conforming on every one of these measures.

Alternatively, the Planning Commission could require a different height than proposed.

The City is seeking approval of a 16 foot height in order to dissuade vandals from defacing the new sign and to ensure visibility of the sign from the highway. The proposed height conforms to Caltrans' height minimums for wayfinding signs. Caltrans requires that the bottom edge of all wayfinding signs be at least 7.5 feet from the ground to minimize the potential for vehicular, pedestrian and bicycle accidents with signs. While this regulation does not explicitly apply to this sign, because the proposed welcome sign would not be located within the Caltrans right of way, Caltrans' height minimums illustrate how the welcome sign would fit in with other directional and wayfinding signage in the area.

Coastal Development Permit Analysis

Visual Resources. The proposed development is not located in a mapped scenic view area, as shown on Map CD-1, "Potential Scenic Views Toward the Ocean or the Noyo River" of the Coastal General Plan. The project is not visible from any State Scenic Highway, as neither Highway 20 nor Highway 1 are officially designated State Scenic Highways. However, the project includes relocation of the City's welcome sign, which has the potential to impact scenic views of the harbor district. The new location is closer to the Noyo Bridge than the existing sign and would be back-dropped by the trees at the top of the Noyo River bank. **Attachment 4** illustrates what the proposed sign with a height of approximately 16 feet will look like in the sign easement location. As illustrated, the proposed sign will block some of the view to Noyo Harbor, however the scenic quality of the sign is well suited to the location and most of the view will remain.

Environmentally Sensitive Habitat Area (ESHA). The property was surveyed for potentially sensitive native habitat areas, wetlands, rare plants or other protected wildlife or plant habitats. The survey report, Coastal Act Compliance Report, Riverview LLC, North Main Street, Fort Bragg, Mendocino County, California, dated May 2013 and prepared by Matt Richmond of WRA Environmental Consultants (located in the project file) indicates that the property contains Northern Bishop Pine Forest, a California Department of Fish and Wildlife (CDFW) Communities List plant community with a rarity status warranting protections. The Northern Bishop Pine Forest additionally has the potential to be habitat for Sonoma tree voles, a CDFW species of special concern.

The extent of the ESHA and the ESHA buffer is determined as follows in Section 17.50.050.H CLUDC:

> Buffer Areas: New development adjacent to ESHA shall provide buffer areas to serve as transitional habitat and provide distance and physical barriers to human intrusion. The purpose of this buffer area is to provide for a sufficient area to protect environmentally sensitive habitats from significant degradation resulting from future development. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and [Wildlife], and the City, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and in no event shall be less than 30 feet in width.

The Coastal Act Compliance Report for the subdivision completed in 2014 designates Northern Bishop Pine Forest as Environmentally Sensitive Habitat Area (ESHA). CDFW staff visited the site and determined that an ESHA buffer area of 50 feet would be sufficient to protect the designated Northern Bishop Pine Forest shown on the property. Measures recommended by CDFW Service representative Angela Liebenberg, during the subdivision process for this parcel that apply to this project include the following:

1. For proposed Parcels 1: A buffer of no less than 50 feet shall be maintained between any new development and ESHA boundaries.
2. No additional removal or modifications of Northern Bishop Pine Forest habitat shall occur without consultation with the City of Fort Bragg to determine whether a Coastal Development Permit is necessary (e.g., determine whether work will involve vegetation removal or other alterations adjacent to an identified ESHA).

This proposed project will be located more than 60 feet from the ESHA and outside of the required buffer.

Archaeological and Cultural Resources. An archaeological investigation report, Archaeological Investigation of Site CA-MEN-3199 on the Cummings Trust Property in Fort Bragg, California by Thad Van Bueren dated June 26, 2005 is located in the project file. The report indicates that there are no cultural resources located within the easement area.

Shoreline Access. A public access trail is present along the north side of proposed Parcel 1. The trail provides access to the Noyo River from the top of the property near the southeast corner of the Noyo Bridge. A dedicated easement of 25 feet was required as part of the Riverview Subdivision. The proposed signage will not interfere with the public access easement.

Floodplain Development. According to FEMA maps, 100 year flood zone near the project is at an elevation of approximately 12 feet above sea level. All portions of the subject property are outside of the 100 year flood zone. The project is not located in a tsunami inundation zone according to California Emergency Management Agency maps. The project was reviewed by the Fort Bragg Fire Department and no fire safety issues were identified. The project is not near an airport or airstrip, and does not include the transport, use or disposal of hazardous materials.

Environmental Determination. The project is exempt from CEQA per CEQA section 15311(a) for the replacement of minor structures, such as signs.

RECOMMENDATION

Staff recommends:

1. Approval of Coastal Development Permit 4-16 (CDP 4-16) based on the findings and subject to the conditions cited below:

GENERAL FINDINGS

1. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the General Plan, Coastal Land Use and Development Code (CLUDC) and the Fort Bragg Municipal Code;
2. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
3. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the type, density, and intensity of use being proposed would not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located; and
4. For the purposes of the environmental determination, the project has been determined to be exempt from CEQA per CEQA section 15311(a) for the replacement of minor structures, such as signs.

SIGN PERMIT FINDINGS

1. The new proposed sign is significantly more conforming in height and/or area than the existing sign; and
2. By approving the new sign, the exception will eliminate the existing nonconforming sign.

COASTAL DEVELOPMENT PERMIT FINDINGS

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code);
3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
4. The proposed use is consistent with the purposes of the zone in which the site is located;
5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development.
8. The resource as identified will not be significantly degraded by the proposed development;

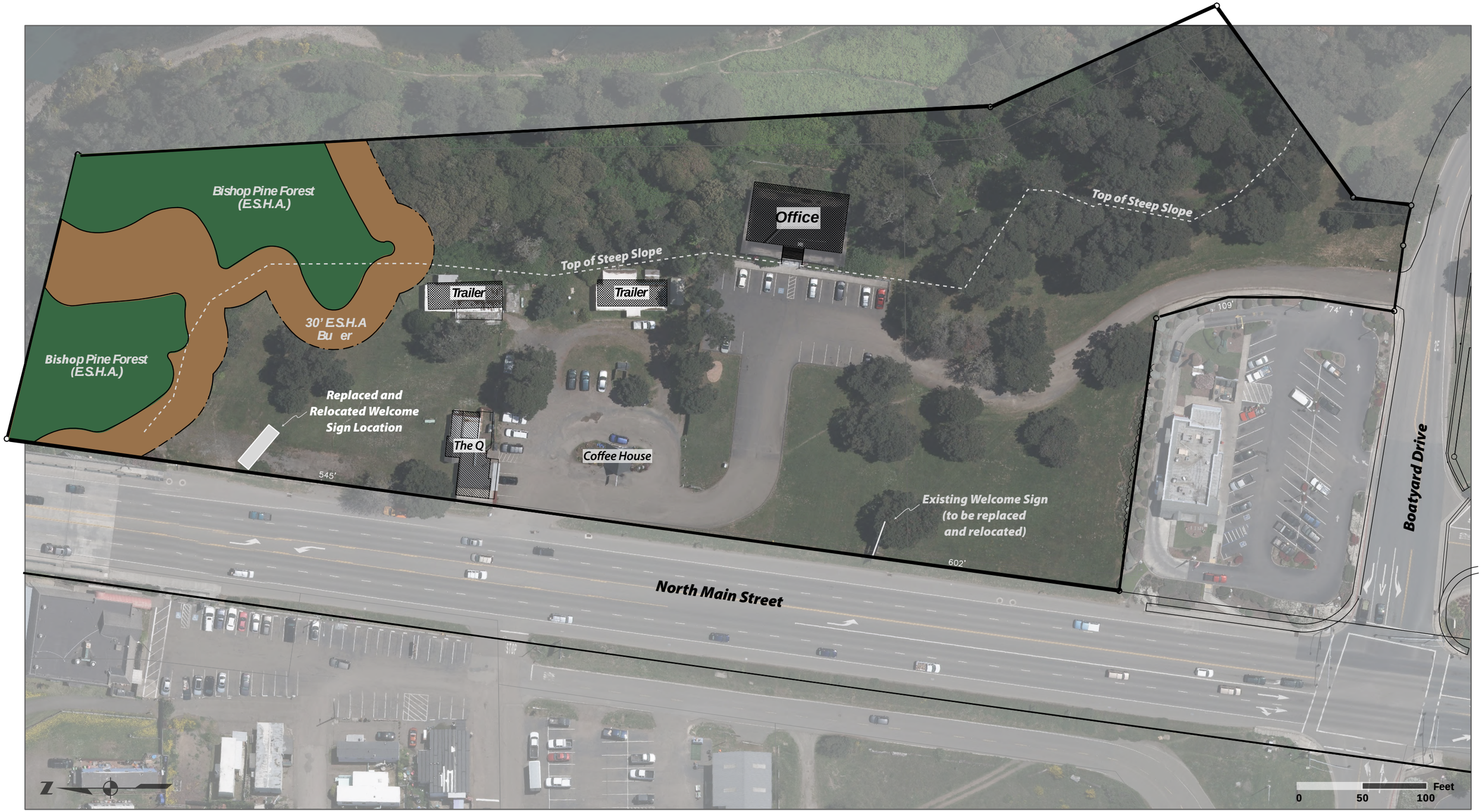
9. There is no feasible less environmentally damaging alternative;
10. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted; and

STANDARD CONDITIONS

1. This action shall become final on the 11th working day following the decision unless an appeal to the City Council is filed pursuant to Chapter 17.92.030. This action is appealable to the California Coastal Commission pursuant to Chapter 17.92.040.
2. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State and Federal agencies having jurisdiction. All plans submitted with required permit applications shall be consistent with this approval.
4. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
   (a) That such permit was obtained or extended by fraud.
   (b) That one or more of the conditions upon which such permit was granted have been violated.
   (c) That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety or as to be a nuisance.
   (d) A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
5. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
6. This Coastal Development Permit approval shall lapse and become null and void 24 months from the date of approval unless before the passing of 24 months, a Final Map examined and approved by the City Engineer is approved by the City Council and recorded or an extension is requested and obtained.

ATTACHMENTS

1. Plot Plan
2. Aerial View of Parcel
3. Existing Sign – Visual Representation
4. Proposed Sign – Visual Representation
5. Site Photos
6. Easement Access Agreement Email



Fort Bragg Welcome Sign
1064 South Main Street

Site Plan
April 25, 2016

CDP 04-16
City of Fort Bragg

Fort Bragg Welcome Sign
1064 South Main Street

Aerial

CDP 04-16
City of Fort Bragg

Fort Bragg Welcome Sign
1064 South Main Street

Existing Sign

September 22, 2016

CDP 04-16
City of Fort Bragg

Fort Bragg Welcome Sign
1064 South Main Street

Proposed Sign

September 22, 2016

CDP 04-16
City of Fort Bragg

Attachment 5: Site Photos

Existing Welcome Sign

Proposed location for Welcome Sign – looking North

Proposed Location for Welcome Sign – looking East

Proposed location of Welcome Sign – view to the South

Proposed location of Welcome Sign – view to the West

Comparable signage to the South

Jones, Marie

From: Sean Hogan <sjh@mcn.org>
Sent: Wednesday, October 05, 2016 6:43 PM
To: Jones, Marie
Subject: RE: Riverview Subdivision - Welcome Sign Relocation Project

Fishing until 15th.

You can use this email as permission.

Sean Hogan

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Jones, Marie" <mjones@fortbragg.com>
Date: 10/5/16 4:52 PM (GMT-08:00)
To: "'sjh@mcn.org'" <sjh@mcn.org>
Cc: "Varga, Tom" <TVarga@fortbragg.com>, "Smith, John" <jsmith@fortbragg.com>
Subject: Riverview Subdivision - Welcome Sign Relocation Project

Hello Sean Hogan,

I hope you are well and enjoying your retirement!

The City will shortly (at long last) relocate the Fort Bragg welcome sign to the proposed easement at the Riverview Subdivision. As the subdivision has not yet been finalized, the City would like to obtain written permission from you, as the property owner, to remove the existing sign and construct a replacement sign in the future easement location.

We would like to start dismantling the existing sign in October and raise the new sign in early November.

I've attached a visual simulation/photo of the completed sign. The sign is quite beautiful and will add to the entrance of our community. It will be placed such that the lower edge of the sign is 10 feet above the ground. The sign will be 16 feet in height.

Please let me know if you have any questions. If you would like us to prepare a draft letter for your signature we would be happy to do so.

Thanks,

Marie Jones

Community Development Director

City of Fort Bragg

707-961-1807 or

707-961-2827 ext 112