



CITY OF FORT BRAGG

Incorporated August 5, 1889
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Fort Bragg, California 95437
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PROJECT TITLE:	Wastewater Treatment Facility Bio-Solid Storage and Dryer Buildings & PV Project
APPLICATIONS:	Coastal Development Permit (CDP 9-24); Design Review Permit (DR 12-24)
LEAD AGENCY:	City of Fort Bragg 416 North Franklin Street Fort Bragg, CA 95437
CONTACT:	Marie Jones Marie Jones Consulting (707) 357-6480
LOCATION:	The ±6.1-acre parcel is located in the City of Fort Bragg, ±2,400 feet west of Maple Street's intersection with Highway 1 at 281 Jere Melo St./101 West Cypress St. (APN 008-020-07).
OWNER/APPLICANT:	Fort Bragg Municipal Services District #1.
GENERAL PLAN DESIGNATION:	Public Facilities and Services (PF), Coastal Zone (CZ)
ZONING:	Public Facilities Zoning District (PF), Coastal Zone (CZ)

Wastewater Treatment Facility Bio-Solid Storage & Dryer Buildings & PV 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 is located within the existing Wastewater Treatment Facility (WWTF) on a 5.8-acre City-owned parcel. The parcel address is 281 Jere Melo St (also known as 101 West Cypress St), the Assessor's Parcel Number (APN) is 008-020-07, and the site is located within the California Coastal Zone.

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

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.

The project parcel is surrounded by 104-acre Noyo Headland Park to the South North and West. Beyond the park the former GP Mill Site, an approximately 319-acre currently vacant industrial property, extends along the western portion of Fort Bragg. The property is surrounded by a six-foot view-obscuring cyclone security fence.



Figure 1: Wastewater Treatment Plant Aerial Image²

PROJECT HISTORY

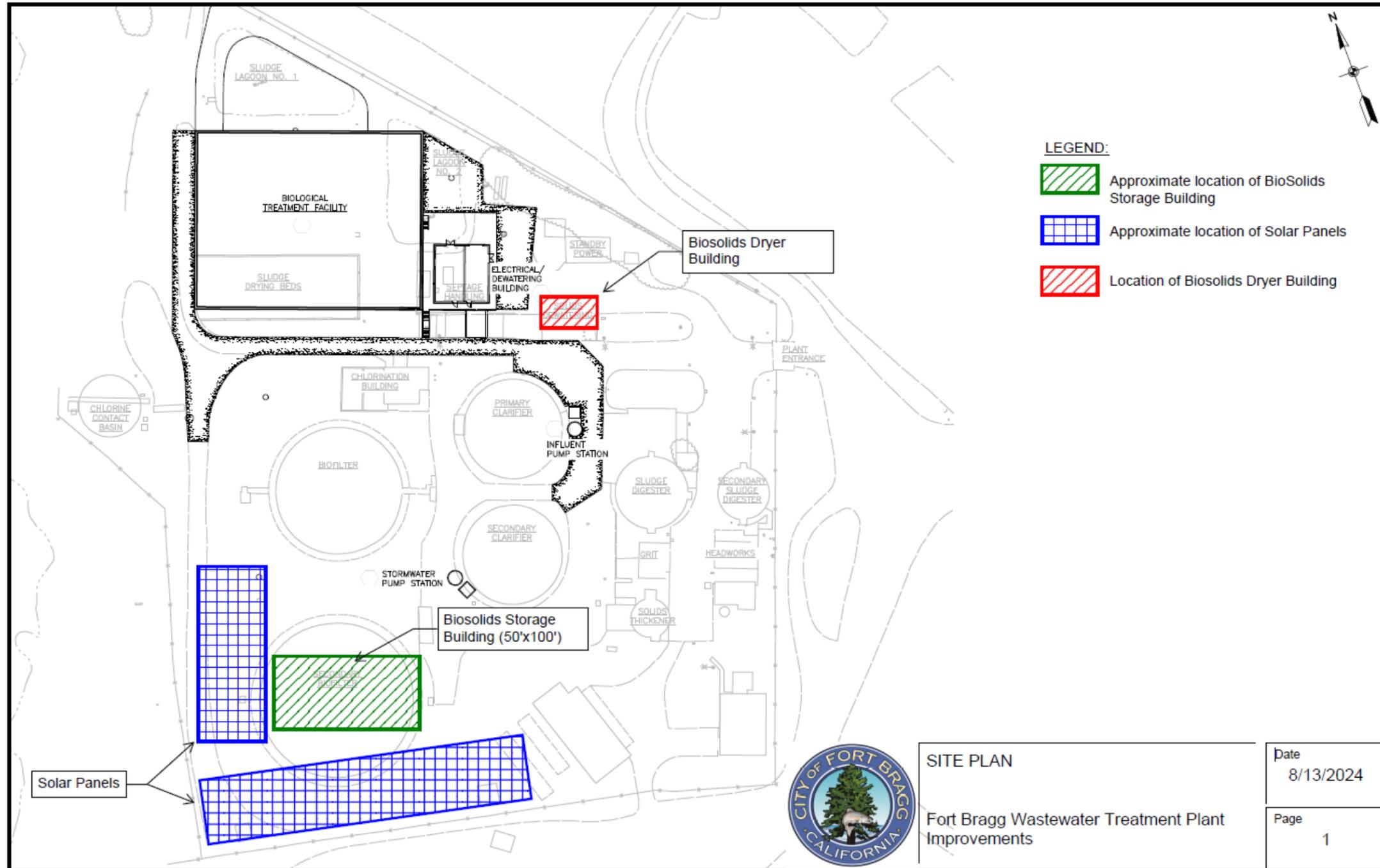
Constructed in 1970, the City of Fort Bragg's Wastewater Treatment Facility (WWTF) is an aging facility. Over the facility's 40-year life span, the operation has undergone various expansions and upgrades. In 2018 the City installed an activated sludge treatment system, a new dewatering building, new sludge holding area, splitter box and pump station, conversion of the existing primary and secondary clarifiers to emergency/surge storage basins, and new and renovated interior site access-ways and modified catchment basins.

PROPOSED PROJECT

The proposed project includes construction of: 1) a new 800 SF Bio-Solids Dryer Building which would be constructed in the same footprint as the existing Bio-Solids Dryer Building; 2) a new 5,000 SF Bio-Solids Storage Building, which would be constructed on the concrete pad of the now decommissioned secondary biofilters; and 3) and installation of a solar PV system which would consist of two modules of 6,250 and 10,850 SF each.

² "Aerial Photographs of the California Coastline." California Coastal Records Project. Accessed February 02, 2016. <http://www.californiacoastline.org/>.

Figure 1: Proposed Improvements



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:

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Tribal Cultural Resources |
| | | <input type="checkbox"/> Wildfires |

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.

Signature

John Smith
Printed Name

Date

City of Fort Bragg
Agency

I. Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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.³ Map CD-1, included as **Figure 2**, 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 WWTF is not part of the Mill Site.

The Fort Bragg Coastal Trail traverses the eastern edge of the WWTF. Public views from the Coastal Trail through the WWTF property to the ocean are extremely limited due to view obscuring trees, an earthen berm, fence and existing buildings. The proposed Project 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 WWTF and the proposed project. The proposed project will not 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 WWTF Project will have a less than significant impact on scenic vistas to and along the coast.

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

³ “Scenic Views in the Coastal Zone.” *Coastal General Plan*. City of Fort Bragg, 2008. 6-4.

The project is not visible from any State Scenic Highway, as Highway 1 is not a designated State Scenic Highway.⁴ The existing WWTF is sparsely visible from few locations along Highway 1, and the proposed Project 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 WWTF. The existing site contains myriad structures and features associated with the treatment of wastewater. The proposed project would not substantially degrade the existing visual character and quality of the site.

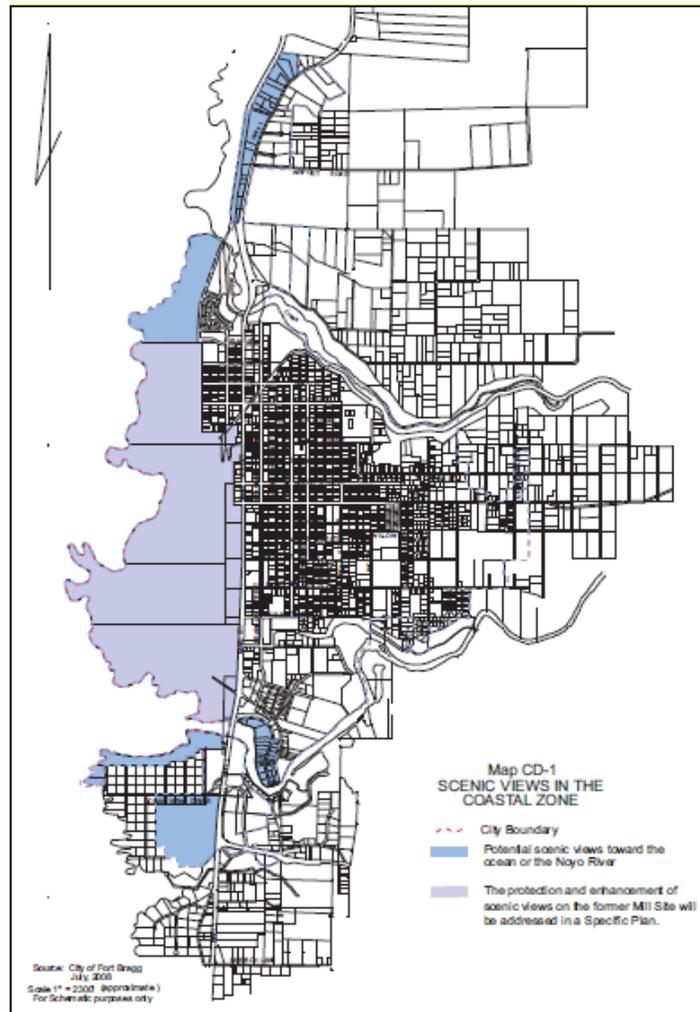


Figure 2: Fort Bragg Coastal General Plan Map CD-1

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

⁴ "List of Officially Designated State Scenic Highways." California Department of Transportation. 16 Mar. 2016.

The limited lighting associated with the proposed project is necessary for safety and operation of the WWTF. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 WWTF. 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.⁵ 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?*

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

<i>Would the project:</i>	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?			✓	

⁵ California Department of Conservation. *California Important Farmland Finder*. Accessed March 28, 2016. <http://maps.conservation.ca.gov/ciff/ciff.html>.

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 (NO₂), ozone (O₃), particulate matter (PM), lead (Pb), and sulfur dioxide (SO₂).

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).⁶ 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

⁶ Mendocino Coast Air Quality Management District of the California North Coast Air Basin. *Particulate Matter Attainment Plan*. 2005.

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 WWTF Project 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 WWTF Project 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 some odors. The proposed Project will not increase the intensity or range of the existing odors.

IV. Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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?*

WRA prepared a Biological Resources Report and biological survey of the project property for special status species, wetlands and special status species. For the survey a botanist with 40-hour Corps wetland delineation training traversed the entire Study Area on foot to document: (1) land cover types (e.g., terrestrial communities, aquatic resources), (2) if and what type of aquatic natural communities (e.g., wetlands) are present, (3) existing conditions and to determine if such provide suitable habitat for any special-status plant or wildlife species, and (4) if special-status species are present .

Eight land cover types were identified in the report as present in the Study Area: developed, non-native grassland, Himalayan blackberry scrub, ice plant mat, ruderal, Monterey cypress grove, coastal bluff, coastal strand. WRA mapped all land cover types within the Study Area (Figure below) and are summarized in Table 1 (below).

Table 1. Vegetation Communities and Other Land Cover Types

COMMUNITY / LAND COVERS	SENSITIVE STATUS	RARITY RANKING	ACRES WITHIN STUDY AREA
TERRESTRIAL / COMMUNITY LAND COVER			
Developed	Non-ESHA	n/a	2.06
Monterey Cypress Grove	Non-ESHA	GNA SNA	0.14
Non-native Grassland	Non-ESHA	GNA SNA	0.04
Ice plant Mat	Non-ESHA	GNA SNA	0.36
Himalayan Blackberry Scrub	Non-ESHA	GNA SNA	0.14
Ruderal	Non-ESHA	n/a	0.74
Coastal Bluff	ESHA	n/a	0.17
AQUATIC RESOURCES			
Coastal strand (Pacific Ocean)	ESHA	n/a	0.05



WRA reports that Mendocino Paintbrush, a special-status species, that could be present on the parcel on the western side of the site fence on the bluff top. Additionally, WRA reports the presence of coastal Bluff Scrub in this same location although it is heavily impacted by invasive ice plant. Both of these populations are located within the 100-foot buffer but not within the area of the project. WRA completed a reduced buffer analysis and recommends **Mitigation Measures BR1** and **BR2** to reduce project impacts to a less than significant level.

Mitigation Measure BR1: Areas of Ice Plant Mat, outside the fence line and within the 100-foot buffer of the proposed Project, should have ice plant removed, and the area should be regularly maintained in perpetuity to prevent ice plant from re-establishing in that area. Removal should be conducted using hand tools and any removed plant material should be taken off-site and disposed of at proper facility. Removal activities should be conducted between September 1 and January 31, which is outside nesting bird season, to prevent potential impacts to nesting birds.

Mitigation Measure BR2: Ground disturbance should be initiated and/or completed from August 31 to January 31, outside of the general bird nesting season. If land disturbance activities cannot be completed or initiated during this time, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of ground disturbance. The survey should cover the Project Area and surrounding areas within 500 feet. If active bird nests are found during the survey, a qualified biologist should monitor nesting birds during construction to ensure they are not disturbed by the project activities. If the monitor notices behavioral changes in the birds, an appropriate no-disturbance buffer should be established by the qualified biologist. The no-disturbance buffer will remain in place until it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation). If more than 14 days of no work occurs during the nesting season, birds may begin nesting; therefore, if more than 14 days of no work occurs during the nesting season and will need to resume to complete the proposed Project, an additional nesting survey is recommended.

- 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?*

The project biologist also surveyed the property for wetlands and riparian areas. There are no wetlands on site. 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** 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 Project; therefore, the project would not conflict with a tree preservation policy or ordinance.

- 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

<i>Would the project:</i>	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. 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 disturb any human remains, including those interred outside of formal cemeteries?*

ALTA Archaeological Consulting performed an archaeological survey report for the project dated February 2016.⁷ The survey included a records check by the Northwest Information Center on January 13, 2016, which indicated that numerous cultural resource studies have

⁷ DeGeorgey, Alex, M.A., RPA. *Archaeological Survey Report: Fort Bragg Municipal Wastewater Treatment Plant Upgrade Project*. 2016.

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. 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.

Through the consultation process the Sherwood Valley Band of Pomo requested the following mitigation measures:

Mitigation Measure CR 1: Tribal Monitoring is required during earth moving activities, which shall be paid for by the applicant. Please contact Sherwood Valley Band of Pomo Tribal Historic Preservation Office representative, Vallerie Stanley at (707) 459-9690 or svrthpo@sherwoodband.com at least ten days prior to construction for scheduling.

Mitigation Measure CR2: If cultural resources are encountered during construction, work on-site shall be temporarily halted within 50 feet and marked off of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist and tribal monitor has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect or move cultural resources. No social media posting.

Mitigation Measure CR3: If human remains or burial materials are discovered during project construction, work within 50 feet of the discovery location, and within any nearby area reasonably suspected to overlie human remains, will cease (Public Resources Code, Section 7050.5). The Mendocino County Coroner will be contacted. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American remains (Public Resources Code, Section 5097).

VI. Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	
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- a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The project is a green energy project (PV) which would reduce energy use on the site and implements a local plan for renewable energy. The project will not have a significant impact on energy.

VI. Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
c. 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?			✓	
d. Result in substantial soil erosion or the loss of topsoil?				✓
e. 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?			✓	
f. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?				✓
g. 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.⁸ 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. The proposed project would include construction of smaller structures which would have to conform with seismic standards in the UBC.

- 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 topsoil will be removed as a result of the project.

- 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 proposed buildings and solar panels are relatively light weight and the structural engineer for the project will require an specific engineering relative to soil conditions as part of the building permit process.

⁸ 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.

- 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,⁹ 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 Facility. It does not include the use of septic tanks or alternative water disposal systems.

VII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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.

In 2012 water and wastewater operations provide the largest contribution of GHG emissions to the City's carbon footprint, accounting for about 515 MTCO₂E 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 MTCO₂E) of those GHG emissions originate from operations at the WWTF. However, the 1997 WWTF upgrade project eliminated two key sources of GHG emissions: namely the propane combustion to heat the digesters and the methane emitted by the digesters and sludge.

⁹ "Geologic Hazards." *Coastal General Plan*. City of Fort Bragg, 2008. 7-3.

The proposed project would eliminate the last major source of GHG emissions, namely purchased electricity. The PV panels will offset the WWTF's purchase of electricity further reducing and potentially eliminating GHG from this source.

The only remaining source of significant GHG emissions is hauling dried sludge to Novato. 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. <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>		✓		
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. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g. 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 Project 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 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.

The WWTF would continue to use sodium hypochlorite, sodium bisulfite and alum (aluminum sulfate) as part of the treatment process, which are classified hazardous substances.¹⁰ 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 HM1** is recommended, requiring preparation and implementation of a Hazardous Materials Management Plan.

Mitigation Measure HM1: 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.

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 WWTF 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 Project

¹⁰ 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.

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.¹¹ 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 WWTF 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 WWTF. 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 WWTF would remain in effect, and the proposed Project would have no impact on the existing plans.

¹¹ 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 Project 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
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 WWTF, post project, will result in improvements to stormwater water quality. Post construction, all stormwater runoff within the WWTF will either be infiltrated on site, or captured and conveyed to the headworks of the WWTF 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 Project 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.¹²

- 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?*

¹² Federal Emergency Management Association. *Flood Insurance Rate Map*. No. 06045C1010F. 2011.

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.

X. Land Use and Planning

<i>Would the project</i>	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 104-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 project would implement the following Coastal General Plan policies:

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.

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

Policy S-2.2 Alternative Energy: Encourage the development and use of alternative sources of energy such as wind, solar, and biomass to meet Fort Bragg's energy needs.

Policy S-2.5 Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.

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 WWTF.

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(1)(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

<i>Would the project</i>	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

<i>Would the project</i>	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 Project will not increase operational sound levels beyond existing conditions. The existing WWTF 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

<i>Would the project</i>	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. <i>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)?</i>				

The proposed project would not upgrade the existing capacity of the WWTF. The project 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 which does not offer any housing.

XIV. Public Services

<i>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:</i>	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 Project 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

<i>Would the project</i>	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 WWTF does not allow public access due to safety and security concerns. 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.

XVI. Transportation/Traffic

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				✓
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓

d. Result in inadequate emergency access?				✓
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- a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?*
- c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d. Result in inadequate emergency access?*

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 WWTF, which would continue unchanged following the proposed update. No impacts are anticipated.

- a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The WWTF is not and would not be open to the public. Staff drive to the site to operate the facility and the proposed project would not result in any increased staffing level.

- b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?*

The proposed project will not result in a change to the total Vehicle Miles Traveled (VMT) associated with the operation of the WWTF. A small insignificant increase in VMT will result from the construction project for the delivery of materials and VMT associated with worker transportation. The project will not have a significant impact on VMT.

- c. 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 WWTF 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.

- d. Would the project result in inadequate emergency access?*

The project will not alter the existing conditions for emergency access. Presently, access to the WWTF is via two secure gates. Access codes for the gates are provided to emergency responders for emergency access.

XVIII. Tribal Cultural Resources

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				✓
i.) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
ii.) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

The project is not listed on any register as a historic resource.

ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

The proposed project site does not qualify as a cultural resource under subdivision (c) of Public Resources Code § 5024.1

XIX. Utilities and Service Systems

<i>Would the project</i>	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 will 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 an increase of impervious surfaces and will not necessitate expansion or construction of new stormwater drainage facilities. All stormwater from the property has been 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 Project would not require an increase in water usage beyond existing conditions.

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 waste 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 Project.

XX. Wildfire

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				✓
<ul style="list-style-type: none"> a. Substantially impair an adopted emergency response plan or emergency evacuation plan? b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? 				✓

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- b. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The proposed project is not located in a state responsibility area and so there is no impact related to wildfire.

XXI. Mandatory Findings of Significance

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e. 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?			✓	
f. 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)?				✓
g. 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: Areas of Ice Plant Mat, outside the fence line and within the 100-foot buffer of the proposed Project, should have ice plant removed, and the area should be regularly maintained in perpetuity to prevent ice plant from re-establishing in that area. Removal should be conducted using hand tools and any removed plant material should be taken off-site and disposed of at proper facility. Removal activities should be conducted between September 1 and January 31, which is outside nesting bird season, to prevent potential impacts to nesting birds.

Mitigation Measure BR2: Ground disturbance should be initiated and/or completed from August 31 to January 31, outside of the general bird nesting season. If land disturbance activities cannot be completed or initiated during this time, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 7 days prior to the initiation of ground disturbance. The survey should cover the Project Area and surrounding areas within 500 feet. If active bird nests are found during the survey, a qualified biologist should monitor nesting birds during construction to ensure they are not disturbed by the project

activities. If the monitor notices behavioral changes in the birds, an appropriate no-disturbance buffer should be established by the qualified biologist. The no-disturbance buffer will remain in place until it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation). If more than 14 days of no work occurs during the nesting season, birds may begin nesting; therefore, if more than 14 days of no work occurs during the nesting season and will need to resume to complete the proposed Project, an additional nesting survey is recommended.

Mitigation Measure CR1: Tribal Monitoring is required during earth moving activities, which shall be paid for by the applicant. Please contact Sherwood Valley Band of Pomo Tribal Historic Preservation Office representative, Vallerie Stanley at (707) 459-9690 or svrthpo@sherwoodband.com at least ten days prior to construction for scheduling.

Mitigation Measure CR2: If cultural resources are encountered during construction, work on-site shall be temporarily halted within 50 feet and marked off of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist and tribal monitor has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect or move cultural resources. No social media posting.

Mitigation Measure CR3: If human remains or burial materials are discovered during project construction, work within 50 feet of the discovery location, and within any nearby area reasonably suspected to overlie human remains, will cease (Public Resources Code, Section 7050.5). The Mendocino County Coroner will be contacted. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American remains (Public Resources Code, Section 5097).

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.