



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, April 22, 2026

6:00 PM

Town Hall, 363 N.Main Street
and Via Video Conference

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PLANNING COMMISSIONERS PLEASE TAKE NOTICE

Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.

ZOOM WEBINAR INVITATION

This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.

You are invited to a Zoom webinar!

When: Apr 22, 2026 05:00 PM Central Time (US and Canada)

Topic: Planning Commission

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/83174516926>

Phone one-tap:

+16694449171

Webinar ID: 831 7451 6926

To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR

ITEMS

MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.

TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.

BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to CDD@fortbraggca.gov.

2. STAFF COMMENTS

3. MATTERS FROM COMMISSIONERS

4. CONSENT CALENDAR

All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.

4A. [26-164](#) Approve Minutes of the March 11, 2026, Planning Commission Meeting

Attachments: [03112026](#)

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

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.

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: 26-164

Agenda Date: 4/22/2026

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 4A.

Approve Minutes of the March 11, 2026, Planning Commission Meeting



City of Fort Bragg

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Meeting Minutes - Draft Planning Commission

Wednesday, March 11, 2026

6:00 PM

Town Hall, 363 N.Main Street
and Via Video Conference

MEETING CALLED TO ORDER

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

ROLL CALL

Present 5 - Commissioner Jary Stavely, Chair David Jensen, Commissioner Katie Turner, Vice Chair Richard Neils, and Commissioner Ryan Bushnell

1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR

ITEMS

- (1) NONE.
- (2) NONE.

2. STAFF COMMENTS

Associate Planner Sarah Peters provided an update on the Community Development Department. Permit Technician Maria Flynn provided an update on the Limited Term Permits in March 2026. Associate Planner Sarah Peters provided an update on Accela for reroofs, electrical panels, and the Air Quality (AQMD) updates.

3. MATTERS FROM COMMISSIONERS

Vice Chair Neils informed the Commissioners about an event in May for Veterans and the Veterans Hall rental update. Chair Jensen asked for volunteers to assist the Mayor in the tree planting initiative. Chair Jensen reminded Commissioners about the Community Development Committee meeting on April 6, 2026.

4. CONSENT CALENDAR

A motion was made by Commissioner Stavely, seconded by Commissioner Turner, to approve the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Commissioner Stavely, Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

4A. [26-124](#)

Approve Minutes of the February 25, 2026, Planning Commission Meeting

The Minutes were approved on the Consent Calendar.

4B. [26-109](#)

Planning Commission Resolution 03-2026: Planning Commission Bylaws

This Planning Resolution was adopted on the Consent Calendar.

Enactment No: RES PC3-2026

5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

6. PUBLIC HEARINGS

7. CONDUCT OF BUSINESS

- 7A. [26-111](#) Receive Report and Provide a Recommendation to City Council to Accept the Annual 2025 General Plan Report and Annual 2025 Housing Element Progress Report.

Associate Planner Sarah Peters and Permit Technician Maria Flynn presented the report. Staff found some corrections that they will make before the report goes to Council. Commissioner Stavelly asked clarifying questions and updates on tree planting locations. Commissioner Stavelly commended staff on the report presented and asked clarifying questions regarding cameras.

A motion was made by Vice Chair Neils, seconded by Commissioner Bushnell, that the Planning Staff Report be recommended for approval. The motion carried by the following vote:

Aye: 5 - Commissioner Stavelly, Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

ADJOURNMENT

Chair Jensen adjourned the meeting at 6:31 PM.

David Jensen, Chair

Lisi Horstman
Administrative Assistant, Community Development



City of Fort Bragg

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Text File

File Number: 26-170

Agenda Date: 4/22/2026

Version: 1

Status: Business

In Control: Planning Commission

File Type: Minutes

Agenda Number: 13A.

Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving Coastal Development Permit 26-0009 (ENT 26-0009), establishing a community event area on the south Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. Statutorily exempt from CEQA pursuant to §15304 Minor Alterations to Land.

RESOLUTION NO. PC -2026

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING DEVELOPMENT PERMIT 26-0009 (ENT 26-0009) ESTABLISHING A COMMUNITY EVENT AREA ON THE SOUTH COASTAL TRAIL, ADJACENT TO THE PARKING LOT, WHICH MAY INCLUDE LARGE GATHERINGS OF PEOPLE, AN EVENT TENT, AND/OR AMPLIFIED SOUND.

WHEREAS, The City of Fort Bragg (“Applicant”) submitted an applicant for: Coastal Development Permit 26-0009 (ENT 26-0009) to establish a community event area on the south coastal trail.

WHEREAS, 955 Main Street and 654 W Cypress Street, Fort Bragg, California is in the Parks and Open Space (PR) Zone, Coastal Zone and no changes to the site’s current zoning designation are proposed under the Project; and

WHEREAS, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

WHEREAS, the Planning Commission held a public meeting on April 22, 2026 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section §15304, Minor Alterations to Land, the project is exempt from CEQA; and

NOW, THEREFORE, BE IT RESOLVED that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission meeting of April 22, 2026 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg, *per the analysis incorporated herein by reference to the project staff report, dated April 22, 2026*, does hereby approve Coastal Development Permit 26-0009 (ENT 26-0009), subject to the findings, standard conditions and special conditions below:

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (CLUDC), and the Fort Bragg Municipal Code in general.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg Planning

Commission makes the following findings and determinations for Coastal Development Permit 26-0009 (ENT 26-0009) *per analysis incorporated herein by reference to the project staff report, dated April 22, 2026.*

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. If the project is located between the first public road and the sea, that 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. Supplemental findings for projects located within Environmentally Sensitive Habitat Areas:
 - I. The resource as identified will not be significantly degraded by the proposed development; and
 - II. There is no feasible less environmentally damaging alternative; and
 - III. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Fort Bragg Planning Commission does hereby approve Coastal Development Permit 26-0009 (ENT 26-0009) is subject to the following standard and special conditions:

SPECIAL CONDITIONS

1. A breeding bird survey is required if the special event is held after February 15th and prior to September 1st to ensure compliance with Fish and Game Code sections 3503 and 3503.5. The Bird survey will be conducted by a qualified biologist. The survey must occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Event Area. If occupied nests are observed during the survey, the biologist would establish a "no disturbance buffer" surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance shall be established by the biologist based on factors such as the species observed, the type of adjacent disturbance, and the sensitivity of the nesting bird to disturbance.

2. If the special event is held after February 15th and prior to September 1st following components should be included in any live music event conducted in the Event Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest, as illustrated in the image below, to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.



Key: Approved Event Area- Blue Outline, Approved Event Structure Location – Red Outline

- **Alternative to Special Conditions 1 & 2:** Events on the Coastal Trail which include amplified music and/or tents of more than 250 SF may occur only between September 1 and February 15th to avoid the bird breeding season.
3. If an event requires additional vegetation to be mowed or grubbed between February 15th and prior to September 1st (beyond that which is currently mowed by the City), a breeding bird survey shall be conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the vegetation removal or mowing related and should include areas within 300 feet of the activity. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be

established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance.

4. Event tents on the coastal trail shall not be erected for longer than a 14-day period.
5. Events on the coastal trail will direct event attendees to park on the runway, to reserve parking for Coastal Trail visitors. Events shall not block or charge for public access to the coastal trail, coastal trail parking lot, bathrooms, picnic tables, open fields etc. with signage or any other markings or materials. Applicants can only charge for access to the event itself.

STANDARD CONDITIONS

1. This action shall become final on the 11th day following the Planning Commission decision.
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 CLUDC.
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 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
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 Coastal 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 CLUDC Subsection 17.76.070(B).

NOW, THEREFORE, BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its passage and adoption.

The above and foregoing Resolution was introduced by _____, seconded by _____, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 22nd day of April 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

David Jensen, Chair

ATTEST:

Lisi Horstman
Administrative Assistant



CITY OF FORT BRAGG

Incorporated August 5, 1889
416 N. Franklin Street
Fort Bragg, California 95437
tel. 707.961.2827
fax. 707.961.2802
www.fortbragg.com

LIMITED TERM PERMIT ACTION NOTIFICATION

This document provides notification of the decision as indicated below. If you have any questions, please contact the Community Development Department at City Hall.

APPLICATION NO.: Limited Term Permit 05-26 (LTP 05-26)

PROPERTY OWNER: City of Fort Bragg

APPLICANT: Pam Bell / City of Fort Bragg

REQUEST: Limited Term Permit to authorize the first annual Fort Bragg Blues Fest in multiple locations around the City, as detailed below:

LOCATIONS:

- Noyo Headlands Park-** from Wednesday, April 29, 2026 at 10:00 AM - Monday, May 4, 2026 at 2:00 PM, showtimes:
 - Saturday, May 2, 2026 from 12:00 PM- 6:30 PM
 - Sunday, May 3, 2026 from 11:00 AM – 5:30 PM
- Town Hall, 363 N. Main St.-** from Wednesday, April 29, 2026 at 12:00 PM - Monday, May 4, 2026 at 2:00 PM, showtimes:
 - Friday, May 1, 2026 from 2:00 PM – 9:00 PM
 - Saturday, May 2, 2026 from 8:30 PM – 10:00 PM
- Bainbridge Park, 400 E. Laurel St.-** from Saturday, May 2, 2026 at 8:00 AM- Monday, May 4, 2026 at 2:00 PM, showtimes:
 - Saturday, May 2, 2026 from 10:00 AM - 12:30 PM

ASSESSOR'S PARCEL NOs: 018-430-10-11, 018-430-11-00, 018-430-18-00, 018-430-22-00, 008-183-01-00, 008-183-03-00, 008-151-01-00, 008-151-01-00

DATE OF ACTION: April 19, 2026

ACTION BY: XX Community Development Director

ACTION TAKEN: XX Approved (See attached Findings and Conditions)

EFFECTIVE DATE OF ACTION: April 29, 2026

LOCAL APPEAL PROCESS AND FEE: Decisions of the Community Development Director shall be final unless appealed to the Planning Commission in writing within 10 days of the decision date with a filing fee of \$1,000 to be filed with the Community Development Department.

NOTIFICATION

MAILED TO: Pam Bell
Pam Bell Events
315 E. Alder St.
Fort Bragg, CA 95437

DATE OF MAILING: April 19, 2026

CONDITIONS OF APPROVAL: See attached findings and conditions

Community Development Department Statement: I hereby certify that conditions which must be met prior to issuance of this permit have been met and that this permit is deemed by the City of Fort Bragg Community Development Department to be a valid permit subject to all conditions of approval.

Acting Community Development Director

Date

Statement of Responsible Party: I AM responsible for assuring the temporary event is carried out in compliance with all applicable regulatory requirements, and I hereby certify that I have reviewed the conditions of approval and the project will be carried out in conformance with the specified conditions as attached.

Responsible Party

Date

Notice: This permit must be signed and returned to the Community Development Department.

Attachment: Findings and Conditions

FINDINGS AND CONDITIONS:

LTP 05-26 has been approved based on the findings and conditions cited below:

FINDINGS

1. The proposed short term activity as described in the application and supplemental materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's Coastal Land Use and Development Code (CLUDC) and Inland Land Use and Development Code (ILUDC), including but not limited to all applicable standards of Section 71.71.030 of the Coastal Land Use and Development Code, Section 18.71.030 of the Inland Land Use and Development Code, and the proposed short term activity will not adversely affect the environment;
2. The proposed project is a temporary use for a limited term and is compatible with existing uses on the property;
3. For the purposes of the environmental determination, this project has been determined to be exempt from further environmental review pursuant to the CEQA Guidelines, Section 15304(e), minor temporary use of land; and
4. 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.

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 Chapters 17.92.030 and 18.92.030;
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; and
5. The sites occupied by the short-term activity shall be cleaned of debris, litter, or other evidence of the temporary activity upon completion of the activity, and shall thereafter be used in compliance with the provisions of the Coastal and Inland Land Use and Development Codes.

ENCROACHMENT PERMIT GENERAL PROVISIONS

1. A permit is issued under the provisions of Chapter 5.5 of Division 2 of the Streets and Highways Code and Chapter 9.72 of the Fort Bragg Municipal Code. Except as

- otherwise provided for public agencies and franchise holders, the permit is revocable on five (5) days' notice.
2. It is understood and agreed by the applicant that the doing of any work under the permit shall constitute an acceptance of the provisions, terms, conditions and/or restrictions.
 3. The permit shall be kept at the site of the work and must be shown to any representative of the grantor or any law enforcement officer upon demand.
 4. PUBLIC CONVENIENCE - Applicant shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. Unless otherwise provided on the permit, all public traffic shall be permitted to pass through the work with as little inconvenience and delay as possible. Spillage resulting from hauling operations along or across any public traveled way shall be removed immediately by the permittee at his/her expense. If the spillage is hazardous, the Mendocino County Office of Environmental Health must be notified at 964-2714, as well as the Fort Bragg Police Department at 964-0200.
 5. PUBLIC SAFETY - Should the Applicant's operations create a condition hazardous to the public, he/she shall furnish, erect, and maintain, at his/her expense, such fences, barricades, lights, signs, and other devices as are necessary. Applicant shall furnish at his/her expense, such flagmen and guards as are necessary to prevent accidents or damage or injury to the public. No material or equipment shall be stored where it will interfere with the free and safe passage of public traffic. Should the Applicant's operations create a condition hazardous to traffic, please see Special Conditions attached.
 6. An encroachment permit does not relieve permittee from the responsibility of obtaining all applicable permits and/or licenses as may, in connection with the work or activity therein described, be required from other public agencies and/or commissions. Failure by applicant to secure all necessary and applicable permits and/or licenses shall nullify the permit.
 7. LIABILITY FOR DAMAGES - Applicant is responsible for all liability for personal injury or property damage which may arise out of work herein permitted, or which may arise out of failure on the permittee's part to perform his/her obligations under the permit in respect to maintenance. In the event any claim of such liability is made against the City of Fort Bragg, or any department, officer, or employee, thereof, applicant shall defend, indemnify and hold them and each of them harmless from such claim.
 8. DUE CARE shall be exercised to avoid injury to existing Highway improvements or facilities. City road surfacing shall be replaced by equal or better than the surfacing disturbed. The cost of all materials, labor, etc. necessary for installation of the encroachment shall be borne by the permittee. The cost of any labor and materials for repairs to the road by city forces, made necessary by the work done under the permit, shall be charged to the permittee at actual cost.

I. SPECIAL CONDITIONS- General

- a. This permit is granted for a limited term and is valid Wednesday, April 29, 2026, at 10:00 AM to Monday, May 4, 2026 at 2:00 PM.
- b. The applicant shall submit proof of liability insurance for the event with the City of Fort Bragg specifically named as "additional insured" by policy endorsement to the City Clerk prior to issuance of the encroachment permit for the event. A copy of the "Policy Endorsement" naming the City of Fort Bragg as an additional insured must also be submitted with the Certificate of Insurance. The amount of insurance

required is \$2/\$4 million dollars Occurrence/Aggregate with Host Liquor Liability. For clarification, contact Diana Paoli, City Clerk at (707) 961-2823.

- c. At least one week prior to event, applicant shall provide the Fort Bragg Police Department with the name and phone number of an on-site contact during all hours the event is open to the public. Please contact the Police Dept. at (707) 961-2800.

II. **SPECIAL CONDITIONS- Food and Alcohol**

- a. Should there be any food, the applicant shall complete and file a Community Event Permit Application (including site plan and food vendor list) as required by the Mendocino County Department of Environmental Health. Please contact the Mendocino County Environmental Health Consumer Protection Program at (707) 234-6625 for coordination of permits.
- b. An alcohol license must be obtained to serve alcohol. Please contact the California Department of Alcoholic Beverage Control for details. The Santa Rosa office can be reached at (707) 576-2165.
- c. The area where alcohol is being sold and/or consumed must be secured and controlled by the applicant and not accessible to the general public.
- d. Any staff, volunteers, persons serving or consuming alcohol are required be aged 21 or over.
- e. Applicant shall have volunteers posted at each entrance/exit at all times to ensure alcohol remains inside the designated event areas
- f. Alcoholic beverages, as defined in California Business and Professions Code § 23004 (as the same may be amended from time to time), or controlled substances, as defined in California Health and Safety Code § 11007 (as the same may be amended from time to time), are not allowed within City parks except that the consumption of alcoholic beverages may be allowed when a limited term permit is secured by an applicant for a special event to be held within a City park and all other necessary permits are obtained. (FBMC 9.68.030 D).
- g. No glass containers are allowed at any events in City Parks

III. **SPECIAL CONDITIONS- Site Conditions**

- a. Events are limited to only those locations shown in the attached Site Map.
- b. If an event tent is required, the applicant shall obtain a tent permit from the Fort Bragg Fire Department. Please contact Fire Marshall Steve Wells at (707) 961-2831 at least two (2) weeks prior to the event.
- c. Applicant shall supply toilet facilities at a ratio of 1 toilet per 100 people in attendance, in addition to a hand washing station.
- d. Effective recycling and waste management are important. Event organizer shall provide recycling and trash containers on site and dispose of them at an approved disposal facility.
- e. All electrical that will be needed for outdoor use must be GFCI protected, even if the power is supplied from an interior outlet. This is a safety measure which will trip the receptacle breaker before it shocks somebody, if the cord or equipment accidentally gets wet.
- f. All electric cords and other equipment used to support must be placed in such a way and secured (preferable with Duct Tape) so as not be a trip hazard, and to be ADA compliant, where they cross a sidewalk or other public path of travel.

- g. Applicant shall ensure that all temporary event signage placed within the public right-of-way maintains safe and accessible pedestrian access at all times. A minimum four-foot (4') clear and unobstructed path of travel must be preserved on all sidewalks. Signage shall not block or interfere with driveway curb cuts, pedestrian ramps, or ADA access points, and shall not impede or restrict access to any adjacent business or residential entrances or exits. All signage must be positioned so as not to create tripping hazards, visibility obstructions, or other safety issues. Please contact Ian Sanderson at (707) 357-0231.
- h. The use of a sound amplifying system shall not have an undue adverse effect upon schools, hospitals, churches, businesses, or residents in the vicinity of the activity.
- i. No animals are allowed at the events on public property, with the exception of service animals.
- j. No smoking is allowed at the events in City parks.
- k. Applicant shall comply with Chapter 9.44.020 of the Fort Bragg Municipal Code, *"Between the hours of 10:00 p.m. of one (1) day and 7:00 a.m. of the following day, it is unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to create, cause to be created or maintain sources of noise which cause annoyance or discomfort to a reasonable person of normal sensitiveness in the neighborhood."*
- l. The sites occupied by the permitted activities shall be cleaned of debris, litter, including any food waste or materials left in the landscaping or City tree wells, or any other evidence of the temporary activity upon completion of the activity to the satisfaction of the Public Works Director.

IV. SPECIAL CONDITIONS specific to the use of Town Hall

- a. City of Fort Bragg Public Works Department shall place "No Parking" signs along the south side of W. Laurel St. to allow for musician loading/unloading. Signs shall be placed at 8:00 AM Wednesday, April 29, 2026 and shall read "No Parking 5/1 at 8:00 AM through 5/4 at 2:00 PM."

V. SPECIAL CONDITIONS specific to the use of Bainbridge Park

- a. City of Fort Bragg Public Works Department shall place "No Parking" signs along the northern border of Wiggly Giggly Playground (the 400 block of E. Laurel St. between the alley behind the Veteran's Building and N. Whipple St.). Signs shall be placed at 8:00 AM on Friday, May 1, 2026 and shall read, "No Parking 5/2 from 8:00 AM -2:00 PM."
- b. Vehicles are not allowed to drive on basketball courts or grass.

VI. SPECIAL CONDITIONS specific to the use of Noyo Headlands Park

- a. Per the Biological Assessment completed by WRA in March 2026 and to comply with existing California Fish and Game Code, the following conditions must be adhered to:
 - i. A breeding bird survey is be required, conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Study Area. If occupied nests are observed during the survey, the biologist would

establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance. To ensure compliance with existing standards and Fish and Game Code, we recommend that the survey protocols described above be incorporated into the project description or be included as a Condition of Approval for the project.

An active cormorant rookery is visible from the Study Area. The rookery site is located approximately 300 feet southwest of the Study Area (Figure 1); however, visual or auditory activities from the proposed project may cause a disturbance to cormorant nesting.

- ii. To avoid impacts to nesting cormorants the following components should be included in any live music event conducted in the Study Area:
 - Structures associated with the events should be placed at least 300 feet from the cormorant nest to avoid visual and auditory disturbance.
 - The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
 - Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
 - Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
 - The stage and associated event structures should be placed as far as feasible from the coastal cliffs.
- b. No Parking is allowed in the following places, the applicant shall coordinate with the Public Works Department to place signs at 12:00 PM on Friday, May 1, 2026, which shall read, “No Parking 5/2 from 12:00 PM - 6:30 PM and No Parking 5/3 from 11:00 AM – 5:30 PM.”
 - i. On West Cypress Street along the fence line.
 - ii. Along the east side of airstrip.
- c. Parking reserved for event attendees and/or event activities under this permit is allowed in the following places, the applicant shall coordinate with the Public Works Department to place signs at 12:00 PM on Friday, May 1, 2026, which shall read, “No Parking 5/2 from 12:00 PM - 6:30 PM and No Parking 5/3 from 11:00 AM – 5:30 PM.”
 - i. In the southern section of the parking lot (reserved for food trucks)
 - ii. Along the west side of the airstrip
- d. The northeastern part of the parking lot will remain open for public use.
- e. Vehicles are not allowed to drive on grass on the Event Lawn
- f. Mobile Vending Vehicles must abide by all conditions of their permits
- g. Throwing or releasing confetti, grain, rice, seeds, petals, or similar effects is prohibited.
- h. Applicant shall respect all fencing or signage that protects rare plants and sensitive habitats.
- i. The Fire/Emergency lane shall not be blocked off.

- j. Applicant shall provide traffic plan, including personnel/volunteers to direct traffic to assigned parking areas.

VII. SPECIAL CONDITIONS specific to event at Tall Guy

- a. City of Fort Bragg Public Works Department shall place “No Parking” signs along the east side of N. Franklin St. directly fronting Tall Guy to allow for musician loading/unloading. Signs shall be placed at 1:00 PM on Thursday, May 1, 2025 and shall read, “No Parking 5/2 from 1:00 PM -8:00 PM.”

DRAFT



March 24, 2026

Attn: Marie Jones
City of Fort Bragg
416 North Franklin
Fort Bragg, CA 95437

RE: Biological Assessment for Live Music Events at Noyo Headlands Coastal Park, Fort Bragg

Dear Marie

The purpose of this letter is to provide a biological evaluation of live music events (Project) on the City of Fort Bragg coastal trail at the Noyo Headlands trailhead. The purpose of this assessment is to provide technical biological resources information to support the environmental review of the project. This report evaluates the potential for the Study Area to support Environmentally Sensitive Habitat Areas (ESHA), including special-status species, sensitive vegetation communities, and aquatic features and the potential for impacts to these biological resources as a result of the project. A desktop review and site assessment was used for this analysis.

Events would be located at the southern end of the City coastal trail, immediately adjacent to the parking lot, restrooms, and dog park at the Noyo Headlands trailhead. For the purpose of this assessment, the Study Area was restricted to the proposed location for live music, including the stage, vendors, porta-potties, and food trucks; however, potential for nesting birds and rookeries were also assessed due to potential project impacts. The Study Area includes an annually mowed grassland and adjacent developed areas of concrete. The surrounding landscape is highly visited open space for recreation.

1.0 METHODS

On March 17, 2026, a WRA biologist visited the Study Area to evaluate on-site habitat for the potential to support ESHA. Prior to the site visit, the WRA biologist reviewed literature resources and performed database searches to assess the potential for sensitive biological communities (e.g., wetlands) and special-status species (e.g., endangered plants), including:

- Contemporary aerial photographs (Google Earth 2026)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (CDFW 2026)
- South Fort Bragg Coastal Trail and Noyo Center Botanical Survey and California Coastal Act Wetland Delineation (WRA 2010)
- Cormorant Nesting Areas Map (City of Fort Bragg)

- Cornell Lab eBird (2026)

Following the remote assessment, a WRA biologist completed a field review to document existing conditions and to determine if such provided suitable habitat for any ESHA, including rookeries or nesting on coastal cliffs.

2.0 EXISTING CONDITIONS

2.1 Land Use

The Study Area is located at the highly visited trailhead of the Noyo Headlands portion of the City of Fort Bragg coastal trail and is subject to regular human disturbance. The trailhead parking lot and restrooms are immediately adjacent to the meadow proposed for the location of the stage, tent, and other music-related temporary structures. The meadow is also immediately adjacent to a small dog park that is regularly visited. The Study Area is used for other public activities such as local trail running events. Additionally, the Study Area is in the vicinity of the permitted City Fourth of July fireworks staging area used for the annual fireworks display. The grasslands in the Study Area and nearby are annually mowed by June by the City (Google Earth 2026).

2.2 Land Covers

Based on the 2010 biological assessment, the land cover of the Study Area is introduced perennial grassland, characterized by non-native grasses (WRA 2010). Similar conditions were observed during the March 2026 site assessment. Developed areas are also included in the Study Area.

3.0 RESULTS

3.1 ESHA Land Cover

The Study Area is characterized by non-native grassland and developed areas. No ESHA land cover types are present.

3.2 Potential Special-Status Species and other Wildlife ESHA

3.2.1 Special-Status Plants

Results in the 2010 biological assessment found no special-status plants located in the Study Area (WRA 2010). Due to the regular land disturbance activities that occur in the Study Area, establishment and proliferation of special-status plants are unlikely.

3.2.2 Special-Status Wildlife Species

Based on the Fort Bragg Coastal Trail Environmental Impacts Report (SWCA 2009), several special-status wildlife species were identified to have potential to occur along the coastal trail project, which included the Study Area. The Study Area is unlikely to support any special status wildlife due to low-quality habitat, regular land disturbance activities, and proximity to routine high levels of human activities associated with the parking lot and trail.



3.2.3 Other Wildlife ESHA

One cormorant rookery site is present on rocky coastal cliffs approximately 300 feet from the Study Area and is visible from the southwest corner of the Study Area. Additionally, native and migratory birds may nest outside the Study Area but in its vicinity, including in grasslands/shrublands or on coastal cliffs.

4.0 FINDINGS AND RECOMMENDATIONS

Based on our site visit and review of the proposed project, the project does not have the potential to result in significant impacts to biological resources. The sections below contain a summary and recommendations (if appropriate) for best management practices to employ as part of the project to comply with existing laws and regulations relevant to biological resources for the project.

4.1 ESHA Land Cover

No ESHA communities are present in the Study Area. Additionally, the proposed project would prevent impacts to surrounding vegetation by using temporary fencing to contain attendees. The existing trail also reduces the potential for impacts to ESHA communities, acting as a natural pathway for pedestrians.

4.2 Special-Status Species

4.2.1 Plants

Based on existing conditions, species distributions, and land disturbance activities, no special-status plants have high or moderate potential to occur within the Study Area.

4.2.2 Wildlife

Due to the high use of the Study Area and vicinity by human and pet activities and the annual mowing management, the potential for special-status wildlife to use the Study Area or grasslands/shrublands in the vicinity as nesting or breeding locations is unlikely.

4.2.3 Native and Migratory Nesting Birds

Native and migratory birds may nest in the un-mowed portions outside of the Study Area. While direct impacts (i.e., destruction) to active nests are not anticipated from the proposed project, increased human activity and sounds from live music have the potential to cause nest abandonment. California Fish and Game Code prohibits disturbance to active nest sites for native nesting birds.

Recommendation 1: To comply with these existing standards, a breeding bird survey would be required, conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Study Area. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance. To ensure compliance with



existing standards and Fish and Game Code, we recommend that the survey protocols described above be incorporated into the project description or be included as a Condition of Approval for the project

An active cormorant rookery is visible from the Study Area. The rookery site is located approximately 300 feet southwest of the Study Area (Figure 1); however, visual or auditory activities from the proposed project may cause a disturbance to cormorant nesting.

Recommendation 2: To avoid impacts to nesting cormorants the following components should be included in any live music event conducted in the Study Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.

Sincerely,

Rhiannon Korhummel
Associate Biologist

FIGURES AND ATTACHMENTS

Figure 1. Rookery Buffer



5.0 REFERENCES

- CDFW 2026** California Department of Fish and Wildlife. 2026. California Natural Diversity Database. Biogeographic Data Branch. Available online at: <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>; most recently accessed: March 2026.
- eBird 2026** eBird. 2026. eBird: An online database of bird distribution and abundance. Ithaca, NY. Available online at: <http://www.ebird.org>. Accessed: March 2026.
- Google Earth 2026** Google Earth. 2026. Aerial Imagery 1985-2025. Most recently accessed: March 2026.
- WRA 2010** WRA. 2010. South Fort Bragg Coastal Trail and Noyo Center Botanical Survey and California Coastal Act Wetland Delineation.

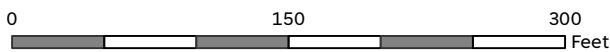




Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: Arthur, 3/19/2026

Figure 1. 300-foot Cormorant Rookery Buffer

Fort Bragg
Mendocino, CA





PLANNING COMMISSION STAFF REPORT

TO: Planning Commission **DATE:** April 22, 2026

DEPARTMENT: Community Development

PREPARED BY: Marie Jones Consulting

PRESENTER: Marie Jones

AGENDA TITLE: Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving Coastal Development Permit 26-0009 (ENT 26-0009) establishing a community event area on the south Coastal Trail, adjacent to the parking lot, which may include large gatherings of people, an event tent, and/or amplified sound. Statutorily exempt from CEQA pursuant to §15304 Minor Alterations to Land.

APPLICATION NO.: Coastal Development Permit 26-0009 (ENT 26-0009)
Application submittal March 15, 2026.

APPLICANT: City of Fort Bragg

PROPERTY OWNER: City of Fort Bragg

REQUEST: Coastal Development Permit to establish an area on the south Coastal Trail, adjacent to the parking lot, for community events that may include a large gathering of people, an event tent, and/or amplified sound.

LOCATION: 955 Main Street, 654 W Cypress Street

APN: 018-430-11-00 (33.8 acres), 018-430-10-00 (28 acres)

ZONING: Parks & Recreation/ Coastal Zone

ENVIRONMENTAL

DETERMINATION: Categorically exempt from CEQA pursuant to §15304 Minor Alterations to Land.

SURROUNDING

LAND USES: NORTH: Coastal Trail
EAST: Mendocino Railroad Mill Site
SOUTH: Noyo River and Pacific Ocean
WEST: Coastal Trail and Pacific Ocean

APPEALABLE PROJECT: Appealable to the California Coastal Commission.

RECOMMENDED ACTION

Adopt a Resolution Approving a Coastal Development Permit 26-0009 (ENT 26-0009) a Proposed Event Location adjacent to the parking lot of the south Coastal Trail, located at 955 Main Street (APN 018-430-110) and 654 W Cypress Street (APN 018-430-10), subject to Special and Standard Conditions.

PROJECT BACKGROUND

Over the years, various events have been hosted on the Fort Bragg Coastal Trail. The most common events are run/walk fundraisers such as the Whale Run and the Turkey Trot. These events do not include any amplified sound, but they do include small tent structures for sign-in and tables for rehydration, and a significant increase in the number of people utilizing the trail that day. However, the City has also held events with amplified music, a stage, and many attendees, such as the Coastal Trail Grand Opening Event in 2017.

In March, the City received an event application to host a three-day blues festival immediately to the west of the South Coastal Trail. This event is proposed for early May during the bird breeding season, which raised the need to complete a biological survey to identify appropriate mitigation measures to protect breeding birds.

This application presents an opportunity to thoughtfully balance environmental stewardship with the City's broader goals of community activation and economic vitality. Consistent with the City of Fort Bragg's Strategic Plan—particularly its focus on invigorating economic opportunity, enhancing community vibrancy, and supporting arts and cultural experiences—the proposed event aligns with ongoing efforts to expand programming, attract visitors, and create meaningful gathering opportunities for residents.

Additionally, this proposal reflects the City's continued commitment to activating public spaces in a responsible and intentional manner. By leveraging assets such as the Coastal Trail for well-managed events, the City aims to foster a stronger sense of place, support local businesses, and contribute to a more dynamic year-round event calendar—particularly during shoulder seasons.

The City's Coastal Land Use and Development Code allows events with a Limited Term Permit and no Coastal Development Permit, where no Coastal Resources will be impacted, as follows:

8. Temporary Events Criteria for Exclusion from Permit Requirements.

A. Except as provided in Section B. below, the Director shall exclude from coastal development permit requirements all temporary events except those which meet all of the following criteria:

- a. Are held between Memorial Day weekend and Labor Day; and,
- b. Occupy all or a portion of a sandy beach area; and,
- c. Involve a charge for general public admission or seating where no fee is currently charged for use of the same area (not including booth or entry fees).

The proposed event location is not a sandy beach, so per the above section of the CLUDC, a CDP is not required for this event location.

C. Director Discretion to Require a Permit.

The Director may determine that a temporary event shall be subject to coastal development permit review, even if the criteria in Section A are not met, if the Director determines that unique or changing circumstances exist relative to a particular temporary event that have the potential for significant adverse impacts on coastal resources. Such circumstances may include the following:

- a. The event, either individually or together with other temporary events scheduled before or after the particular event, precludes the general public from use of a public recreational area for a significant period of time.
- b. *The event and its associated activities or access requirements will either directly or indirectly impact environmentally sensitive habitat areas, rare or endangered species, significant scenic resources, or other coastal resources as defined in Article 10 of this Development Code.***
- c. The event is scheduled between Memorial Day weekend and Labor Day and would restrict public use of roadways or parking areas or otherwise significantly impact public use or access to coastal waters.
- d. The event has historically required a coastal development permit to address and monitor associated impacts to coastal resources.

The proposed event area has the potential to impact breeding birds, which can be ESHA if they are rare or endangered species.

The recommended mitigation measures that the biologist (WRA) identified for this event area have been incorporated into the Blues Festival Limited Term Permit, and the City Manager has determined that with these protections in place, the event, as proposed, will not impact nesting cormorants or other migratory birds, therefore the Blues Festival is not required to obtain a Coastal Development Permit. See Attachment 2 to review the requirements of the Limited Term Permit.

Nevertheless, the City would like to obtain a Coastal Development Permit for future events at this location and has therefore submitted an application to allow the public and the Planning Commission an opportunity to weigh in on necessary Special Conditions for events in the identified area of the South Coastal Trail.

PROJECT DESCRIPTION

Coastal Development Permit to establish an area on the south Coastal Trail, adjacent to the parking lot, for community events that may include large gatherings of people, an event tent, and/or amplified sound.



CONSISTENCY WITH PLANNING POLICIES

Land Use & Zoning Standards.

Setbacks. The proposed project is exempt from setback requirements as a temporary structure.

Use. Temporary events are a permissible use in all zoning districts with Limited Term Permit approval.

Coastal General Plan.

The project, as conditioned, is consistent with the following Coastal General Plan Policies.

Policy OS-1.7 Development in areas adjacent to Environmentally Sensitive Habitat Areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.

As conditioned, the project will not have any significant habitat or environmental impacts on the only identified ESHA, namely the bird nesting habitat.

Policy OS-14.3: Minimize Disturbance of Natural Vegetation. Construction shall minimize the disturbance of natural vegetation (including significant trees, native vegetation, and root structures), which are important for preventing erosion and sedimentation.

The proposed event location is a heavily utilized and mowed area, and no natural vegetation disturbance will occur as a consequence of holding events in this location.

COASTAL RESOURCES

This section includes an analysis of cultural resources and ESHA for the Coastal Development Permit.

Cultural Resources

The proposed event area consists of a developed parking lot, roadway, welcome plaza, bathroom, and mowed lawn. This area has been surveyed for cultural resources, and there are no known cultural resources in the proposed event area or within 200 feet of the proposed event area. Additionally, ground disturbance will be limited to pounding stakes in the ground to raise tents, and so holding events in this area is unlikely to impact cultural resources.

Environmentally Sensitive Habitat Areas.

Per the biological assessment (Attachment 3), the Study Area includes the following land cover types:

- Introduced perennial grassland, characterized by non-native grasses.
- Developed areas.

According to the Biological Assessment prepared by WRA in March of 2026, no special-status plants or wildlife were observed during the site assessment. Based on existing conditions, no special-status plants are determined to have the potential to occur in the Study Area.

Based on the Fort Bragg Coastal Trail Biological Report (WRA 2009), several special-status wildlife species were identified to have the potential to occur along the coastal trail project, which included the Study Area. However, per the 2026 Biological Assessment completed by WRA, the “Study Area is unlikely to support any special status wildlife due to low-quality habitat, regular land disturbance activities, and proximity to routine high levels of human activities associated with the parking lot and trail.”

The Biological Report identified one instance of “other wildlife ESHA”.

One cormorant rookery site is present on rocky coastal cliffs approximately 300 feet from the Study Area and is visible from the southwest corner of the Study Area. Additionally, native and migratory birds may nest outside the Study Area but in its vicinity, including in grasslands/shrublands or on coastal cliffs.

WRA recommended that the following Special Conditions be incorporated into any event that includes large numbers of people and/or amplified music for more than one day, to avoid and/or reduce potential impacts to sensitive biological resources.

Special Condition 1: A breeding bird survey is required if the special event is held after February 15th and prior to September 1st to ensure compliance with Fish and

Game Code sections 3503 and 3503.5. The Bird survey will be conducted by a qualified biologist. The survey must occur no more than 7 days prior to the start of music event-related activities and should include areas within 300 feet of the Event Area. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance shall be established by the biologist based on factors such as the species observed, the type of adjacent disturbance, and the sensitivity of the nesting bird to disturbance.

Special Condition 2: If the special event is held after February 15th and prior to September 1st following components should be included in any live music event conducted in the Event Area:

- Structures associated with the events should be placed at least 300 feet from the cormorant nest, as illustrated in the image below, to avoid visual and auditory disturbance.
- The stage and speakers should be located within a walled tent to reduce visual and auditory disturbance.
- Sound producing equipment should be pointed to the east/southeast which is away from the rookery site.
- Sound reduction/buffering structures should be placed along the south and west perimeter of the tent, or where appropriate, to reduce sound in the direction of the rookery.
- The stage and associated event structures should be placed as far as feasible from the coastal cliffs.



Key: Event Area- Blue Outline, Event Structure Location – Red Outline

Alternatively, the Planning Commission could limit the timing of events in this area so that they do not overlap with the bird breeding season. An alternative special condition that can be considered includes the following:

Alternative Special Condition 1: Events on the Coastal Trail, which include amplified music and/or tents of more than 250 SF, may occur only between September 1 and February 15th to avoid the bird breeding season.

Additionally, the California Department of Fish and Wildlife reviewed both the biological report and a copy of this staff report and recommended the following additional special condition in case mowing is required for a specific event:

Special Condition 3: If an event requires additional vegetation to be mowed or grubbed between February 15th and prior to September 1st (beyond that which is currently mowed by the City), a breeding bird survey shall be conducted by a qualified biologist. The survey would need to occur no more than 7 days prior to the vegetation removal or mowing related and should include areas within 300 feet of the activity. If occupied nests are observed during the survey, the biologist would establish a “no disturbance buffer” surrounding the active nest, and project-related activities in the buffer zone would be prohibited until any young present have fledged. The buffer distance would be established by the biologist based on factors such as the species observed, type of adjacent disturbance, and sensitivity of the nesting bird to disturbance.

Visual Analysis. Visual Analysis as a part of the Coastal Development Review process is required for all projects located in “Potential Scenic Views Toward the Ocean or the Noyo River,” as shown in Map CD-1 of the Coastal General Plan. As shown on the map, the subject parcel is located in this area. However, the visual impacts of an event tent can be limited by limiting the length of time that an event tent is permitted on the headlands. Therefore, the following special condition is recommended.

Special Condition 4: Event tents on the coastal trail shall not be erected for longer than a 14-day period.

Public Access. The project is in an area used by the public to access coastal resources and, therefore, could interfere with public access to coastal resources.

Special Condition 5: Events on the coastal trail will direct event attendees to park on the runway to reserve parking for Coastal Trail visitors. Events shall not block or charge for public access to the coastal trail, coastal trail parking lot, bathrooms, picnic tables, open fields, etc., with signage or any other markings or materials. Applicants can only charge for access to the event itself.

Stormwater Runoff Pollution Control. An event on the Coastal Trail is unlikely to impact stormwater runoff from the site if the event takes place during the summer and

fall months. However, an event could impact runoff in the spring or winter months, which would be addressed by Public Works through the Limited Term Permit review.

Environmental Determination. The project is Categorical Exempt from the California Environmental Quality Act (CEQA), meeting the Public Resources Code exemption §15304 Minor Alterations to Land.

PLANNING COMMISSION ACTION

1. Hold a hearing on the *Coastal Development Permit*, close the hearing, deliberate, and make a decision regarding the permits at this Planning Commission meeting.

ALTERNATIVE ACTION

2. Hold a hearing, close the hearing, deliberate without a decision, and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.
3. Hold the hearing and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. On the date certain, the Commission may then deliberate and make a decision.

ATTACHMENTS

1. Resolution Approving a Coastal Development Permit 26-0009 (ENT 26-0009) for a Proposed Event Location adjacent to the parking lot of the south Coastal Trail, located at 955 Main Street (APN 018-430-110) and 654 W Cypress Street (APN 018-430-10), subject to Special and Standard Conditions.
2. Draft Limited Term Permit for Fort Bragg Blues Fest.
3. Biological Assessment