



CITY OF FORT BRAGG

Incorporated August 5, 1889

416 N. Franklin Street

Fort Bragg, California 95437

tel. 707.961.2823

fax. 707.961.2802

www.fortbragg.com

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Habitat for Humanity Dubois Lane Project

APPLICATION NO.: Coastal Development Permit 8-18 (CDP 8-18) and Lot Line Adjustment 1-18 (LLA 1-18)

LEAD AGENCY: City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA 95437

CONTACT: Sarah McCormick, Assistant Planner
Community Development Department
(707) 961-2827 x113

PROJECT LOCATION: 630 Dubois Lane, Fort Bragg

APN / LOT SIZE: 008-080-13 (0.462 acres) and 008-080-31 (0.584 acres)

PROPERTY OWNER: Habitat for Humanity of the Mendocino Coast

PROJECT APPLICANT: Habitat for Humanity of the Mendocino Coast

PROJECT AGENT: Chuck Greenberg, President,
Habitat for Humanity of the Mendocino Coast

COASTAL LAND USE AND DEVELOPMENT CODE DESIGNATION: Medium Density Residential (RM)

COASTAL GENERAL PLAN DESIGNATION: Medium Density Residential (RM)

CEQA REQUIREMENT

The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA). The Lead Agency is the City of Fort Bragg. The City prepared an Initial Study to provide a basis for determining whether to prepare a Negative Declaration, Mitigated Negative Declaration or an Environmental Impact Report.

Following the Initial Study, the City drafted mitigation measures and prepared this draft Mitigated Negative Declaration to be circulated to responsible and trustee agencies and made available to the public for a 30-day review period, prior to the Fort Bragg Planning Commission conducting a public hearing. At the close of the public hearing, the Mitigated Negative Declaration will be considered for adoption.

PUBLIC AGENCIES CONSULTED

- California Department of Fish and Wildlife
- California Coastal Commission
- Sherwood Valley Band of Pomo
- Fort Bragg Fire Department
- Mendocino County Planning and Building
- Fort Bragg Public Works Department

PROJECT DESCRIPTION

Habitat for Humanity of the Mendocino Coast is seeking approval of a Coastal Development Permit and Lot Line Adjustment to reorient two parcels in order to accommodate the construction of two single-family dwellings and related infrastructure.

ENVIRONMENTAL SETTING

SOUTH: Private Road (Georgia Pacific Haul Road), Very High Density Residential
EAST: Private Road (Georgia Pacific Haul Road), High Density Residential
NORTH: Single Family Dwelling, Medium Density Residential
PG&E Yard, Public Facilities
WEST: Single Family Dwelling, Medium Density Residential

The subject parcels are located in the Coastal Zone in the Medium Density Residential zoning district. Medium Density Residential (RM) allows the residential use, single-family dwellings as a permitted use. The project site is situated at the terminus of Dubois Lane surrounded by single family dwellings to the north and west, a PG&E yard to the northeast, and to the south, a private road utilized by Lyme Redwood Timberlands logging trucks and passenger vehicles accessing a handful of residents.

The property was previously owned by Baxman Sand & Gravel Co., which used the property as a location to deposit fill materials; Baxman's unloading significant quantities of concrete/asphalt rubble and gravel into the ravine in violation of the Coastal Act and the City's Certified LCP. This

created a flat, disturbed area on the western side of the site before the grade steeply descends into a riparian ravine with two small streams that flow through a culvert, under the logging road, into a creek and out to the Noyo River.

California Department of Fish and Wildlife (CDFW) was consulted regarding an appropriate buffer to protect environmentally sensitive habitat areas (ESHA) from encroachment. CDFW staff's recommendation included: 1) a reduced buffer of 30 feet with a deed restriction to ensure that the buffer and riparian areas are protected and remain in place in perpetuity, as well as 2) a physical delineation (fencing) to protect the riparian and stream communities. These requirements have been folded into the project description.

The proposed project would be accessed via a 30-foot wide private access drive at the southern terminus of Dubois Lane. A "T" shaped turning access would allow Fire Department vehicles and equipment to safely access the site. This area is designated solely for Fire emergencies and, as conditioned, shall not be utilized for other purposes. A recorded easement for the shared drive shall run with the land to ensure: 1) access over the easement area; 2) shared responsibility for the maintenance of jointly used facilities; 3) use, operation and maintenance of all standard utilities, such as water, sewer, electrical; and 4) use, operation and maintenance of all drainage improvements.

Water and wastewater services would be provided by the City of Fort Bragg's Municipal Improvement District No. 1 via a utility easement. The proposed development would require the installation of two sewer lift stations situated on the site of service. Sewer laterals from the parcels would remain separate the entire length and enter the sewer manhole located at Dubois Lane (about 30-feet south of Walnut Street). Electricity would be provided by Pacific Gas and Electric Company (PG&E) by a 200 AMP overhead connection on the north-side of each dwelling.

The site slopes towards the south: the drainage for the proposed project is designed to be directed into bio-retention facilities, located on the southwest of each. Each bio-retention facility is sized to accommodate runoff from all development on the parcel.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

X	Aesthetics		Agriculture and Forestry Resources	X	Air Quality
X	Biological Resources		Cultural Resources		Energy
X	Geology/Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
X	Hydrology/Water Quality		Land Use/Planning		Mineral Resources
X	Noise		Population/Housing		Public Services
	Recreation		Transportation	X	Tribal Cultural Resources
X	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance

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

An explanation for all checklist responses is included, and all answers take into account the whole action involved and the following types of impacts: off-site and on-site; cumulative and project-level; indirect and direct; and construction and operational. The explanation of each issue

identifies (a) the threshold of significance, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. All mitigation measures are provided in the Mitigation Monitoring and Reporting Program (MMRP) (see Appendix A).

In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the proposed project.

DETERMINATION:

On the basis of this evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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

Date

Sarah Million McCormick, Assistant Planner

City of Fort Bragg

Printed Name

Agency

ENVIRONMENTAL ISSUES

I. AESTHETICS.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF AESTHETICS

The proposed project is not visible from any State or Scenic Highway, nor is it located in the mapped scenic view area as shown in Map CD-1 of the Coastal General Plan, "Scenic Views in the Coastal Zone". The project will not include the removal of trees; several mature acacia trees border the property on the northeast and a small patch of Tanoak are on the adjacent parcel to the southwest. The site is located at the dead-end Dubois Lane, which would visually extend the Dubois Lane onto the private driveway that will serve the two proposed dwellings.

The proposed project will not substantially degrade the visual character of the surrounding neighborhood however the addition of two single family dwellings will create a new source of light. However, CLUDC Section 17.30.070 requires lighting to be downcast and shielded to ensure compatibility with neighboring properties, thereby producing a less than significant impact on neighboring properties. Environmental issues with regard to lighting and wildlife, will be discussed below in Biological Resources.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by PRC section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF AGRICULTURE AND FORESTRY RESOURCES

The proposed project area is residential in nature and does not currently contain agricultural or forestry uses. The land use designation under both the City of Fort Bragg Coastal Land Use and Development Code and Coastal General Plan is Medium Density Residential (RM). No agricultural uses exist or are planned for the site, however, all zoning districts in the City of Fort Bragg, with the exception of the Harbor District, permit crop production.

The western portion of the site consists of non-engineered fill and primarily non-native vegetation; the eastern portion of the site is a protected riparian resource. The site is not under the Williamson Act contract (Mendocino County Information Services, 2014). No Prime Farmland, Farmland of Statewide Importance, or Unique Farmland is located on-site or in the immediate vicinity of the site (Mendocino County Important Farmland 2016). Grazing Land is identified along the Noyo River, however, this site is not appropriate for grazing activities. Additionally, although the site is adjacent to the Georgia Pacific Haul Road on which logging trucks travel, the land is not designated timberland. Therefore, the proposed project, would not conflict with existing zoning for, or cause rezoning or forest land, timberland, or timberland zoned Timberland Production. No impact would occur.

FINDINGS

The proposed project would have **No Impact** on Agricultural and Forestry Resources.

III. AIR QUALITY.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF AIR QUALITY

The City of Fort Bragg is located in the North Coast Air Basin (NCAB) and is within the jurisdiction of the Mendocino Air Quality Management Basin (MCAQMD). The MCAQMD is responsible for monitoring and enforcing local, state, and federal air quality standards in the County of Mendocino and is one of 35 local Air Districts in California. Air Districts in California must develop regulations based on the measures identified in the Clean Air Act and its Clean Air Plan, as well as state regulations to ensure reduced emissions in compliance with these federal and state regulations.

Coastal Land Use and Development Code (CLUDC) 17.30.080.D. outlines the City’s dust management plan and CLUDC 17.62.020.B. requires that a Dust Prevention and Control Plan be submitted in conjunction with the final grading plan. Mitigation Measures **Air-1** has been included to ensure compliance with these regulations and to mitigate any potential impacts to air quality from dust. Mitigation Measure **Air-2** has been included to ensure construction equipment is in good working order to reduce gas emissions and prevent potential air pollution. There are no sensitive receptors in the vicinity. According to the United States Environmental Protection Agency, sensitive receptors are children, elderly, asthmatics and others who are at a heightened risk of negative health outcomes due to exposure to air pollution, and located in the vicinity of hospitals, schools, daycare facilities and convalescent facilities.

Mitigation Measure AIR-1: In order to minimize dust, a Dust Prevention and Control Plan shall be submitted with final grading plan for approval of the Public Works Director. This plan shall include information and provisions:

- The plan shall address site conditions during construction operations, after normal working hours, and during various phases of construction.
- The plan shall include the name and 24-hour contact of responsible person in case of an emergency.
- Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of dust-generating activity will occur in shortest feasible timeframe.
- Sediment shall be prevented from flowing into waterways on site.
- All visibly dry disturbed areas shall be controlled by watering, covering, and/or other dust preventive measures.
- The plan shall include the procedures necessary to keep the adjacent public streets and private properties free of dirt, dust and other debris when importing or exporting of material as demonstrated by cut and fill quantities on the grading plan.
- Graded areas shall be revegetated as soon as possible, but within no longer than 30-days. Disturbed areas that are to remain inactive longer than 30-days shall be seeded (with combination of terminal barley and native seed) and watered until vegetative cover is established.
- All earthmoving activities shall cease when sustained winds exceed over 15 miles per hour. Wind speed shall be measured on-site by project manager with a handheld anemometer.

Mitigation Measure AIR-2: At all times, construction vehicle and equipment utilized on-site shall be maintained in good condition and engine idling on the project site shall be limited to less than five minutes.

FINDINGS

The proposed project would have a Less Than Significant Impact with Mitigation Incorporated on Air Quality.

IV. BIOLOGICAL RESOURCES.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Have a substantial adverse effect, either directly or through habitat modifications, 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF BIOLOGICAL RESOURCES

Coastal Act Biological Scoping Survey, March 30, 2018 was prepared by Wynn Coastal Planning and Biology to locate potentially environmentally sensitive habitat areas (ESHA), special status plants and animals and/or their habitats (Attachment – Biological Report). The report biologists, Asa Spade, Senior Biologist and Wyatt Dooley, Biology Technician, identified two types of potential ESHA: 1) Stream ESHA- two stream drainages enter a gully located on the eastern half of the site; and 2) Riparian ESHA – a riparian area occurs on the eastern half of site.

The report also identified a *potential* ESHA plant community of Tanoak on the adjacent parcel to the south. Through consultation and site visit with California Department of Fish and Wildlife (CDFW) staff, the determination was made that the .2 acre stand of tanoak merits an ESHA. This relatively small and isolated patch tanoak trees, these isolated “islands” of habitat can have important genetic and ecological roles. The project has incorporated a 30-foot buffer from ESHA.

The City’s Coastal General Plan, define ESHA as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments”. Protection of these areas is an essential part of the California Coastal Act and numerous policies in the City’s Local Coastal Program (LCP). These policies, as well as the Coastal Land Use and Development Code have been analyzed against the proposed project to ensure project compliance and draft mitigation measures:

Mitigation Measure BIO-1: ESHA Resources shall be protected from disturbance by construction activities. Temporary wire mesh fencing shall be placed around habitat prior to construction activities. These protected areas shall not be used by workers or for the storage of machinery or materials. City staff shall will conduct inspections for compliance during construction.

Mitigation Measure BIO-2: No development shall occur within the 30-foot buffer to the identified ESHA of tanoak, as a result of the proposed project or any future development, except for those uses permitted in CLUDC Section 17.50.050(1)(2). This protection shall be recorded in a deed restriction and clearly shown on the recorded Parcel Map, prior to issuance of a building permit.

Mitigation Measure BIO-3: No development shall occur within the 30-foot buffer to the identified Riparian and Stream ESHA, as a result of the proposed project or any future development. This protection shall have a physical delineation in the form of a fence. This protection shall also be recorded in a deed restriction and clearly shown on the recorded Parcel Map, prior to issuance of a building permit

Mitigation Measure BIO-4: Although the existing acacia trees are nonnative, they function as valuable riparian habitat and protect the watershed. For this reason, the applicant will avoid removing the mature acacia trees and vegetation. In the event the trees need to be removed due to disease or danger to structures, Coastal Development permit approval is required.

No species of special status wildlife was observed during the field biology surveys. However, suitable habitat for potential special status wildlife was observed. The following Mitigation Measures have been incorporated to ensure the project has a less than significant impact on potential special status wildlife:

Mitigation Measure BIO-5: During the breeding season (February – August), a pre-construction survey by qualified biologist shall be conducted within ten days prior to ground disturbing activities to ensure no nesting birds will be disturbed during development. If active special status bird nests are observed, no ground disturbing activities shall occur within a 100-foot exclusion zone. The exclusion zone shall remain in place around the active nest and monitored by a biologist on a weekly basis until all young are no longer dependent on nest.

Mitigation Measure BIO-6: Within two weeks prior to construction activities, on-site contractors shall be trained by qualified biologist in the identification of frogs and salamanders in order to: 1) differentiate between special status and common species; 2) how to do a visual search on a daily basis prior to ground disturbing activities; and 3) instructed on required actions/communications in the event a special status amphibian is observed during construction. No construction shall occur during a rain event and will cease until 48-hours after rain stops, at which time a visual search shall be conducted.

Mitigation Measure BIO-7: Appropriate best management practices (BMPs) shall be submitted as part of the building permit application. Measures should include the use of a silt fence or other erosion control measures to prevent sediment from entering the stream. Erosion control devices should not contain monofilament as this may pose a potential entanglement hazard to sensitive amphibian species that may occur in the area.

Mitigation Measure BIO-8: Construction activities should occur only during daylight hours to minimize disturbance caused by artificial light and noise.

Considering the proposed developments close proximity to EHSA, it is imperative that all landscaping on the site prohibit the planting of any invasive and/or problematic plants species, as

identified by the California Native Plant Society. In order to mitigate potential impacts from invasive species caused by the project, Mitigation Measure BIO-9 is included.

Mitigation Measure BIO-9: No exotic or invasive plants shall be planted during or following site development. Plant species listed as invasive (High, Moderate, or Limited) on the California Invasive Plant Inventory (Cal-IPC Inventory) shall not be installed anywhere in the project area as they would pose a risk to the surrounding plant communities.

FINDINGS

The proposed project would have a Less Than Significant Impact with Mitigation Incorporated on Biological Resources.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF CULTURAL RESOURCES

The site is not listed in, or determined to be eligible by the State Historical Resources Commission, for the listing in the California Register of Historical Resources, nor listed in a local register or survey as historically significant. The preliminary geotechnical report indicated un-engineered fill to the maximum depth explored of 9-feet; therefore, it is highly unlikely archeological resources will be encountered during development.

FINDINGS

The proposed project would have No Impact on Cultural Resources.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF ENERGY

The proposed development at the site would be subject to Part 5 (California Energy Code) of Title 24 of the California Code of Regulations (CCR), which contains performance and prescriptive compliance approaches for achieving energy efficiency for residential and non-residential buildings throughout California. A less than significant impact would occur.

FINDINGS

The proposed project would have a Less Than Significant Impact on Energy.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF GEOLOGY AND SOILS

The City of Fort Bragg is located in an area that is known for seismic activity, however, the site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards and there are no known active fault traces in the immediate project vicinity. The nearest Alquist-Priolo Earthquake Fault Zone to the project site is associated with the North San Andreas Fault system and located approximately 6.5 miles west of the site, which is the most likely source of earth shaking. The Maacama Fault zone is approximately 21 miles to the east of the City; the Mendocino Fault zone is approximately 60 miles to the northwest; and the Pacific Star Fault is located between the towns of Fort Bragg and Westport, all of which could potentially cause earth shaking activity.

SHN Consulting Engineers & Geologists, Inc. provided a *Limited Geotechnical Investigation, Proposed Residential Structures, Affordable Housing Project, DuBois Lane, Fort Bragg, California*, in July of 2018. This letter indicates that the main geotechnical engineering

consideration identified affecting the design and construction of the project, is the potential for total and differential settlement of the non-engineered fill of undetermined depth.

Due to the extreme depth of fill that composes the site of proposed development, structures would require special design and construction considerations. According to SHN, these design considerations include: 1) the footprint of the proposed structures be excavated to a uniform elevation of two feet; 2) the resulting surface inspected and approved by the Geotechnical Engineer to determine whether further excavation is required.; 3) the approved surface would then be brought up to sub-grade elevation with the select engineered fill compacted to at least 90 percent relative compaction.

Mitigation Measure GEO-1: Development of the proposed project at the site shall comply with the design standards included in the latest version of the California Building Code (CBC), as well as the recommendations and expertise provided by licensed engineer.

The proposed development would require ground breaking activities to excavate the site in order to construct a foundation, and trench utilities. Water and sanitary sewer systems provided by the City of Fort Bragg, would be installed along the western portion of the development. During grading and construction, BMPs, such as straw bales, fiber rolls, and/or silt fencing structures to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, limit ground disturbance to the minimum necessary, and to stabilize disturbed soil areas as soon as feasible after construction is completed would be required, pursuant to Mitigation Measure BIO-1 and BIO-7. There are no known landslides located at the site, nor is the site located in the path of any known or potential landslides. With mitigation incorporated, the proposed project would result in a less than significant impact to Soils and Geology.

Refer to Mitigation Measure BIO-1 and BIO-7, under Section IV. Biological Resources, above.

FINDINGS

The proposed project would have a Less Than Significant Impact with Mitigation Incorporated on Geology and Soils.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF GREENHOUSE GAS EMISSIONS

Since the site is currently vacant and the proposed project involves the development of two single family dwelling and related infrastructure, greenhouse gas emissions (GHG) at and in the vicinity of the project site are anticipated to increase slightly. The aspect of the project likely to contribute

most toward greenhouse gas emissions are those associated with vehicle transportation of construction materials and the use of heavy equipment on site during construction.

The project site is located within the North Coast Air Basin (NCAB) and is subject to the Mendocino County Air Quality Management District (MCAQMD) requirements. The MCAQMD is responsible for monitoring and enforcing federal, State, and local air quality standards in the County of Mendocino. MCAQMD has issued a recommendation that agencies use adopted Bay Area Air Quality Management District (BAAQMD) CEQA thresholds for projects in Mendocino County. BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions. Therefore, the Lead Agency is encouraged to incorporate best management practices to reduce GHG emissions during construction, as feasible and applicable, in accordance with Assembly Bill (AB) 32, also known as The Global Warming Solutions Act of 2006. Mitigation Measure AIR-2 addresses this potential impacts.

Refer to Mitigation Measure AIR-2, under Section III. Air Quality, above.

The City of Fort Bragg adopted a Climate Action Plan in 2012. The plan sets greenhouse gas reduction goals including a 30% reduction in greenhouse gasses for the municipality by 2020, and a 7% reduction goal for the community by 2020. Because no trees will be removed as part of the project, which helps municipal carbon sequestration, the project is anticipated to not conflict with the 2012 City of Fort Bragg Climate Action Plan.

FINDINGS

The proposed project would have a Less Than Significant Impact with Mitigation Incorporated on Greenhouse Gas Emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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DISCUSSION OF HAZARDS AND HAZARDOUS MATERIALS

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, State, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A “hazardous waste” includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117).

The project site is currently undeveloped and does not include any known hazardous waste sites, as mapped by the State Water Resources Quality Control Board (SWRQCB) GeoTracker database. The two proposed single family dwellings would involve the routine transport, use, and disposal of hazardous materials common to household use, as well as the grading and construction processes, including gasoline, diesel fuel, hydraulic fluids, oils, and lubricants. The potential hazard is not significant if these materials are properly stored on site and disposed at an approved collection facility.

Furthermore, in order to facilitate emergency vehicles access to the site, the driveway is designed to allow fire/emergency vehicles enough space to adequately turn around. In addition, the proposed structures would be equipped with automatic fire sprinkler systems, which would reduce the risk of loss, injury or death involving an on-site or wildland fire.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Hazards or Hazardous Materials.

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF HYDROLOGY AND WATER QUALITY

The project site is vacant and undeveloped. The western half of the property is relatively flat with an elevation of about 100-feet, and is primarily comprised compacted, un-engineered fill to an undetermined depth (maximum depth explored of 9 feet) and non-native vegetation. A drainage begins on the northern side of the property, which runs into a gully on the eastern half of the parcel. A second drainage is located on the southern side of the parcel, which also flows in to the gully on the eastern portion. The water flowing into the gully from these two drainages enters an existing culvert that goes under the Georgia-Pacific Haul Road and into a larger creek that flows into the Noyo River and out to the Pacific Ocean.

Excavation for foundations, trenching and grading associated with installing utilities and driveway are proposed as part of the project. Compliance with the City's Coastal Land Use and Development Code will require necessary grading permits and assure the project will not violate water quality standards or waste discharge requirements. Mitigation measure HYDRO-1 is included to this effect.

Mitigation Measure HYDRO-1: All work involving or associated with soil movement and/or digging shall occur during the dry season (April 1 to October 30). A grading permit will be obtained and construction best management practices (BMP's) will be implemented, including, but not limited to silt fencing and straw wattles to control sediment transport that may flow into the watershed, particularly along the buffer to the eastern fill slope.

City regulations also require the City to review and condition new development to ensure that adequate on-site and off-site drainage is included in the development. New development is required to pay a drainage impact fee and thereby fund improvements necessary to ensure adequate capacity within the storm drain system. Storm water management calculations for low impact design (LID) features employing on-site bio-retention facilities was submitted by the applicant. A Bio-retention Area Monitoring and Management Plan was also included to assure proper operation of these drainage management areas, which would be subject to review after the first year and modified as necessary (Attached – *Bioretention Area Monitoring and Maintenance Plan*, SHN Consulting Engineers & Geologists, Inc., 2018).

Proper storm water management is essential to minimize pollutant loading and erosive runoff flows, which are intended to protect and enhance the quality of watercourses, water bodies and the ocean in compliance with the Federal Clean Water Act. Mitigation Measure HYDRO-2 requires a Construction Pollution Prevention Plan be submitted to address potential impacts during the construction phase of development and HYDRO-3 requires a Storm Water Runoff and Mitigation Plan be submitted for approval by the City Engineer to address potential impacts post-construction.

Mitigation Measure HYDRO-2: A Construction Pollution Prevention Plan shall be submitted prior to issuance of building permit, which shall evaluate potential construction phase impacts to water quality and coastal waters, and shall specify temporary Best Management Practices (BMPs) to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials.

Mitigation Measure HYDRO-3: A final Storm Water Runoff Mitigation Plan will be submitted for approval by the Public Works Department, prior to issuance of building permit. This plan shall describe post-construction Best Management Practices (BMPs) that will be used in the project to reduce increases to erosive storm water flow and to prevent polluted runoff from the built project

With the mitigation measures discussed above, in addition to the following Mitigation Measures, the project will have less than significant impacts to Hydrology and Water Quality: 1) Mitigation Measures AIR-1 requiring a Dust Prevention Plan; 2) BIO-1, BIO-2, and BIO-3 to ensuring ESHA resources within the buffer are protected utilizing BMP's, deed restrictions and fencing; BIO-4 protection of existing trees on site; and BIO-7 which further describes BMP's.

Refer to Mitigation Measure AIR-1, under Section III. Air Quality; and BIO-1, BIO-2, BIO-3, BIO-4 and BIO-7, under Section IV. Biological Resources, above

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Hydrology and Water Quality.

XI. LAND USE AND PLANNING.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF LAND USE AND PLANNING

The land use designation of the subject site is Medium Density Residential (RM) under the City of Fort Bragg's Coastal General Plan and the City's Coastal Land Use and Development Code (CLUDC). The project site is vacant and undeveloped. No changes to the site's current land use or zoning designations are proposed under the project. The proposed physical project would be built in accordance to all policies, regulations, and development standards. Therefore, no impact would occur.

The proposed project involves a lot line adjustment between two parcels to reorient the direction of two subject parcels east/west. This lot line adjustment would facilitate development on both parcels; as the eastern half of the property consists of two small drainages, which flow into a gully and riparian vegetation, and would not accommodate development as it currently exists. Lot 1 would be the northern parcel and approximately 0.49 acres in size; Lot 2 would be the southern parcel and approximately 0.39 acres in size.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Land Use and Planning.

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF MINERAL RESOURCES

The proposed project is not located in an area of known rock, aggregate, sand, or other mineral resource deposits of local, regional, or State residents, and does not contain mineral resources that are of value locally, to the region, or to residents. The project area is not identified as a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Furthermore, the parcel is not utilized for Surface Mining and Reclamation Act (SMARA) activities. Therefore, the proposed project would not interfere with materials extraction or otherwise cause a short-term or long-term decrease in the availability of mineral resources. No impact would occur.

FINDINGS

The proposed project would have **No Impact** on Mineral Resources.

XIII. NOISE.

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standard established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF NOISE

The proposed development would require the use of heavy equipment, which would cause temporary ground borne vibration and ground borne noise exceeding normally allowable limits. However, these impacts are associated with construction and would be temporary in nature. Construction associated with the proposed project will generally occur between the hours of 8:00am to 5:00pm Monday through Friday. Construction outside of these hours may occur but in no case shall operation of equipment or performance of any outside construction or repair work on buildings, structures, or projects or operation of construction type devices occur between dawn/7:00am and dusk per Mitigation Measure BIO-8.

Refer to Mitigation Measure BIO-8, under Section IV. Biological Resources, above.

With the exception of short-term construction related noise, the proposed single family dwellings are not anticipated to create significant noise. Within the City, noise restrictions are set between 11:00 p.m. and 7:00 a.m., per Section 9.44.020 of the Municipal Code, where 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 sensitivities in the neighborhood. The City's Noise Ordinance and implementation of mitigation measure BIO-8, a less than significant impact would occur.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Noise.

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF POPULATION AND HOUSING

The proposed site is currently vacant and undeveloped, and the proposed project would provide two much needed affordable housing opportunities in a zoning district intended for residential development. No new public roads would need to be constructed and necessary utilities would be installed to serve only the proposed dwellings, which would not indirectly trigger population growth. No impact would occur.

FINDINGS

The proposed project would have **No Impact** on Population and Housing.

XV. PUBLIC SERVICES.

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

DISCUSSION OF PUBLIC SERVICES

The City is served by the Fort Bragg Fire Protection Authority (FBFPA), referred to as, Fort Bragg Fire Department. It is a volunteer fire department with approximately 36 firefighters and four auxiliary members who actively dedicate themselves to protect life and property. The fire department operates out of three facilities: Main Street Fire Station (141 N. Main Street), Highway 20 Substation (32270 Highway 20), and Little Valley Fire Company (33680 Little Valley Road). Annually, the fire department responds to 500 to 600 calls, which vary from structure fires to public assists. Although the project would create two new residential dwellings, the structures would have automatic fire sprinkler systems installed, and as a result, a less than significant impact on fire protection services would occur.

Police protection services within the City of Fort Bragg are provided by the City of Fort Bragg Police Department (FBPD), located at 250 Cypress Street. The site of proposed development is problematic for police because it is vacant, provides access to the adjoining private road and is difficult to patrol. The property is regularly trespassed to access the private (and isolated) Georgia –Pacific Haul Road, which provides access to numerous illegal campsites. These illegal campsites are an on-going and serious problem for the natural environment, property owners, neighboring residents, police and City staff. In addition, this site has been “tagged” by a local gang, requiring graffiti removal. Developing this site would create a barrier to this illegal activity, thereby alleviating the current burden on police.

Thirteen schools are located within the City of Fort Bragg. Although the proposed project would create two residential units, it is not anticipated to significantly increase the student population within the area. As a result, no new schools or alternations to existing schools would be required. A less than significant impact would occur.

While the existing local parks may experience a slight increase in the number of users, due to the proposed and anticipated future development at the site, no new parks or alterations to existing parks would be required. A less than significant impact would occur.

There are no elements of the proposed project that would significantly impact other public facilities, such as regional hospitals or libraries, since a significant population is not anticipated as a result of the proposed project. Additionally, there are no components of the proposed project site that would increase population to the extent that new or physically-altered public facilities would be required. A less than significant impact would occur.

FINDINGS

The proposed project would have **Less Than Significant Impact** on Public Services.

XVI. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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DISCUSSION OF RECREATION

The proposed development is not anticipated to significantly increase the population in the area or significantly increase the usage of or demand for neighborhood and regional parks or other recreational facilities. As the proposed project may only slightly increase the use of City parks, substantial physical deterioration of parks or facilities would not be expected, nor would the anticipated development require the construction of new park or recreational facilities. A less than significant impact would occur.

The site is currently utilized as an informal path to the Haul Road. However this activity is considered trespassing and there is no evidence of a proscriptive right for access across this property. Additionally the Haul Road is also private property, so users of the Haul Road are also trespassing. No mitigation is required to preserve this access in the absence of any clear proscriptive easement.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Recreation.

XVII. TRANSPORTATION.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF TRANSPORTATION

The project would be served by a private drive at the terminus of the City street, Dubois Lane. The residential dwellings would be considered a low-trip generating use, which would not significantly degrade performance of the existing street. The proposed private drive would be designed and developed in accordance to all development standards, and maintenance would be the responsibility of the property owners. Additionally, the private drive has been designed to accommodate emergency vehicle access and turnaround.

The proposed project is within a quarter mile of an existing transit stop and is not anticipated to impact transit, bicycle lanes, and pedestrian paths (see Section XV. Public Services – for discussion of Police and illegal trespassing along unofficial pedestrian path). Improvements, such as sidewalk, curb, gutter, and drainage features are proposed.

FINDINGS

The proposed project would have a **Less Than Significant Impact** on Transportation.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project:	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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 §5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF TRIBAL CULTURAL RESOURCES

As discussed under Section V, Cultural Resources, above, Tribal Cultural Resources on-site are also unlikely. Development would occur in location where concrete and asphalt rubble was disposed of and is presumed to be 30+ feet deep in some areas (geotechnical survey observed un-engineered fill to the maximum depth explored of 9 feet). To ensure tribal cultural resources are not affected by the proposed project, Mitigation Measure TRIBAL-1, TRIBAL-2 and TRIBAL-3 ensures that any unanticipated discovery of tribal cultural resources that are encountered during project implementation, avoid altering the materials and request a professional archaeologist and tribal monitor to evaluate the situation.

Mitigation Measure TRIBAL-1: Sherwood Valley Band of Pomo have requested Tribal Monitoring during ground disturbing activities. Please contact Tina Sutherland at (707) 459-9690 or tsutherland@sherwoodband.com for scheduling.

Mitigation Measure TRIBAL-2: If archaeological resources are encountered during construction, work on-site shall be temporarily halted in the vicinity 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 cultural resources.

Mitigation Measure TRIBAL-3: If human remains are discovered during project construction, work within 20 meters (66 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 to

determine if the cause of death must be investigated. 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 burials, which fall within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097). In this case, the coroner will contact NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or person responsible for excavation work with direction regarding appropriate means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

In accordance with Assembly Bill 52, the City of Fort Bragg initiated tribal consultation to request input regarding any specific areas within the Area of Potential Effect (APE) which may be likely to harbor culturally valuable resources and may therefore merit additional protection or require a cultural monitor to be on-site during future development. At this time, no specific requirements have been requested, however, Sherwood Valley Band of Pomo (SVBP) will review this environmental document and meet with City staff to discuss. If document is substantially revised as a result of further consultation with SVBP, notice of recirculation shall be provided pursuant to CEQA Section 15073.5.

FINDINGS

The proposed project would have **Less than Significant Impact** on Tribal Cultural Resources with the required Mitigation Measures. .

XVIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF UTILITIES AND SERVICE SYSTEMS

The City of Fort Bragg Public Works Department Water Enterprise Division is responsible for raw water collection, treatment, and distribution of treated water to customers within and outside of the city limits. Additionally, the City owns and operates a water treatment plant (WTP), located at 31301 Cedar Street in Fort Bragg.

The project site is currently undeveloped and does not receive water, wastewater, or solid waste services. An existing 2-inch water line runs to the end of Dubois Lane, which is considered inadequate for the project. Therefore, the project design engineer has proposed placing an additional 2-inch water line to serve the subject parcels. This line would be at the existing valve in Walnut Street and extend to the end of the public right-of-way in Dubois Lane (approximately 230-feet), and loop into the existing line. Alternatively, the existing line can be replaced with a 6-inch line. Currently, the developer and the City of Fort Bragg Public Works Department is weighing the benefits of each approach. During project construction, including connection to existing utility connections, the project contractor, would be required to implement standard Best Management Practices (BMPs) during build-out of the site, such as straw bales, fiber rolls, and/or silt fencing structures, to assure the minimization of erosion resulting from construction and to avoid runoff into sensitive habitat areas, and shall limit ground disturbance to the minimum necessary, stabilize disturbed soil areas as soon as feasible after construction is completed, as well as notify neighbors and employ appropriate work hours. With mitigation incorporated, a less than significant impact would occur.

Refer to Mitigation Measure AIR-1 and AIR-2, under Section III. Air Quality, Mitigation Measure BIO-7 and BIO-8, under Section IV. Biological Resources, Mitigation Measure NOISE-1, under Section VIII. Noise, above.

In addition, construction resulting from installation of sewer pipes and necessary infrastructure will also be subject to the above measures. Sewer lift stations are proposed to provide sewer to the proposed dwellings. Each lift station would be located on the lot which it will serve. Sewer laterals from the parcels would remain separate for their entire length and enter the sewer manhole located in Dubois Lane, about 30-feet south of Walnut Street.

Electrical would also be extended to the site and provided by Pacific Gas and Electric Company (PG&E) and propane would be brought to the site by a professional service and approved by the Fort Bragg Fire Marshal. Waste Management (WM) provides weekly garbage, recycling, and green waste collection within the City and would be contracted to serve the subject site. Stormwater runoff would be retained on-site a bio-retention area. Based on the project description and analysis by the City of Fort Bragg Public Works staff, sufficient capacity is available by the service providers to serve the proposed development.

FINDINGS

The proposed project would have a **Less Than Significant Impact with Mitigation Incorporated** on Utilities and Service Systems.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 challenges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF WILDFIRE

As discussed under Section XV. Public Services, above, fire protection services within the City of Fort Bragg is provided by the Fort Bragg Fire Protection Authority (FBFPA). An emergency vehicle turnaround is incorporated into the design, as well as automatic fire sprinklers. According to Cal Fire’s Mendocino County Fire Hazard Severity Zone Map, the site is located in Local Responsibility Area and categorized as moderate. No mitigation is required.

FINDINGS

The proposed project would have **No Impact** on Wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF MANDATORY FINDINGS OF SIGNIFICANCE

With the incorporation of the following Mitigation Measures, all potential impacts would be reduced to a level of less than significant:

AIR-1: In order to minimize dust, a Dust Prevention and Control Plan shall be submitted with final grading plan for approval of the Public Works Director. This plan shall include information and provisions:

- The plan shall address site conditions during construction operations, after normal working hours, and during various phases of construction.
- The plan shall include the name and 24-hour contact of responsible person in case of an emergency.

- Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of dust-generating activity will occur in shortest feasible timeframe.
- Sediment shall be prevented from flowing into waterways on site.
- All visibly dry disturbed areas shall be controlled by watering, covering, and/or other dust preventive measures.
- The plan shall include the procedures necessary to keep the adjacent public streets and private properties free of dirt, dust and other debris when importing or exporting of material as demonstrated by cut and fill quantities on the grading plan.
- Graded areas shall be revegetated as soon as possible, but within no longer than 30-days. Disturbed areas that are to remain inactive longer than 30-days shall be seeded (with combination of terminal barley and native seed) and watered until vegetative cover is established.
- All earthmoving activities shall cease when sustained winds exceed over 15 miles per hour. Wind speed shall be measured on-site by project manager with a handheld anemometer.

AIR-2: At all times, construction vehicle and equipment utilized on-site shall be maintained in good condition and engine idling on the project site shall be limited to less than five minutes.

BIO-1: ESHA Resources shall be protected from disturbance by construction activities. Temporary wire mesh fencing shall be placed around habitat prior to construction activities. These protected areas shall not be used by workers or for the storage of machinery or materials. Inspections for compliance shall occur during construction.

BIO-2: No development shall occur within the 30-foot buffer to the identified ESHA of tanoak, as a result of the proposed project or any future development, except for those uses permitted in CLUDC Section 17.50.050(l)(2). This protection shall be recorded in a deed restriction and clearly shown on the recorded Parcel Map, prior to issuance of building permit.

BIO-3: No development shall occur within the 30-foot buffer to the identified Riparian and Stream ESHA, as a result of the proposed project or any future development. This protection shall have a physical delineation in the form of a fence. This protection shall also be recorded in a deed restriction and clearly shown on the recorded Parcel Map, prior to issuance of building permit.

BIO-4: Although the existing acacia trees are nonnative, they function as valuable riparian habitat and protect the watershed. For this reason, the applicant will avoid removing the mature acacia trees and vegetation. In the event the trees need to be removed due to disease or danger to structures, Coastal Development permit approval is required.

BIO-5: During the breeding season (February – August), a pre-construction survey by qualified biologist shall be conducted within ten days prior to ground disturbing activities to ensure no nesting birds will be disturbed during development. If active special status bird nests are observed, no ground disturbing activities shall occur within a 100-foot exclusion zone. The exclusion zone shall remain in place around the active nest and monitored by a biologist on a weekly basis until all young are no longer dependent on nest.

BIO-6: Within two weeks prior to construction activities, on-site contractors shall be trained by qualified biologist in the identification of frogs and salamanders in order to: 1) differentiate between special status and common species; 2) how to do a visual search on a daily basis prior

to ground disturbing activities; and 3) instructed on required actions/communications in the event a special status amphibian is observed during construction. No construction shall occur during a rain event and will cease until 48-hours after rain stops, at which time a visual search shall be conducted.

BIO-7: Appropriate best management practices (BMPs) shall be submitted as part of the building permit application. Measures should include the use of a silt fence or other erosion control measures to prevent sediment from entering the stream. Erosion control devices should not contain monofilament as this may pose a potential entanglement hazard to sensitive amphibian species that may occur in the area.

BIO-8: Construction activities should occur only during daylight hours to minimize disturbance caused by artificial light and noise.

BIO-9: No exotic or invasive plants shall be planted during or following site development. Plant species listed as invasive (High, Moderate, or Limited) on the California Invasive Plant Inventory (Cal-IPC Inventory) shall not be installed anywhere in the project area as they would pose a risk to the surrounding plant communities.

GEO-1: Development of the proposed project at the site shall comply with the design standards included in the latest version of the California Building Code (CBC), as well as the recommendations and expertise provided by licensed engineer.

HYDRO-1: All work involving or associated with soil movement and/or digging shall occur during the dry season (April 1 to October 30). A grading permit will be obtained and construction best management practices (BMP's) will be implemented, including, but not limited to silt fencing and straw wattles to control sediment transport that may flow into the watershed, particularly along the buffer to the eastern fill slope.

HYDRO-2: A Construction Pollution Prevention Plan shall be submitted prior to issuance of building permit, which shall evaluate potential construction phase impacts to water quality and coastal waters, and shall specify temporary Best Management Practices (BMPs) to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials.

HYDRO-3: A final Storm Water Runoff Mitigation Plan will be submitted for approval by the Public Works Department, prior to issuance of building permit. This plan shall describe post-construction Best Management Practices (BMPs) that will be used in the project to reduce increases to erosive storm water flow and to prevent polluted runoff from the built project

TRIBAL-1: Sherwood Valley Band of Pomo have requested Tribal Monitoring during ground disturbing activities. Please contact Tina Sutherland at (707) 459-9690 or tsutherland@sherwoodband.com for scheduling.

TRIBAL-2: If archaeological resources are encountered during construction, work on-site shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources.

TRIBAL-3: If human remains are discovered during project construction, work within 20 meters (66 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 to determine if the cause of death must be investigated. 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 burials, which fall within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097). In this case, the coroner will contact NAHC. The descendants or most likely descendants of the deceased will be contacted, and work will not resume until they have made a recommendation to the landowner or person responsible for excavation work with direction regarding appropriate means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.