

MEETING DATE: December 11, 2024

PREPARED BY: MJC

PRESENTED BY: Marie Jones, MJC

AGENDA ITEM SUMMARY REPORT

PROJECT TYPE: Coastal Development Permit (CDP 9-24); Design Review Permit (DR 12-24)

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

REQUEST: Coastal Development Permit and Design Review Permit for the construction of: 1) a new 960 SF Bio-Solids Dryer Building which would be constructed in the same footprint as the existing Bio-Solids Dryer Building; 2) a new 5,000 SF Bio-Solids Storage Building, which would be constructed on the concrete pad of the now decommissioned secondary biofilters; and 3) and installation of a solar PV system which would consist of two modules of 6,250 and 10,850 SF each.

LOCATION: 281 Jere Melo (101 West Cypress) Street, Fort Bragg

APN: 008-020-07; 6.1 acres

ZONING: Public Facilities (PF)

**ENVIRONMENTAL
DETERMINATION:**

A Mitigated Negative Declaration has been prepared for the project. See **Attachment 3**.

**SURROUNDING LAND
USES:**

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

**APPEALABLE
PROJECT:**

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

PROJECT HISTORY

Constructed in 1970, the City of Fort Bragg's Wastewater Treatment Facility (WWTF) is an aging facility. The City obtained Planning Commission approval of a Coastal Development Permit (CDP 2-16) and Design Review Permit (DR 2-16) for the WWTF renovation and upgrade in October, 2016. The CDP and DR permitted the installation of an activated sludge treatment system, a new dewatering building, new sludge holding area, splitter box and pump station, conversion of the existing primary and secondary clarifiers to emergency/surge storage basins, and new and renovated interior site accessways and modified catchment basins. The City obtained approval of CDP 5-18 to place approximately 12,000 cubic yards of clean soil associated with construction of the Wastewater Treatment Facility on the Noyo Center Site.

REGULATORY FRAMEWORK

Due to the project's proximity to the bluff and its location (west of the first road parallel to the ocean), the Planning Commission's action is appealable to the California Coastal Commission. The project is also subject to Design Review by the Planning Commission, as the proposed development is nonresidential in nature and is viewable from public areas, per CLUDC Section 17.71.050(B)(1)(a). The findings listed in CLUDC Section 17.71.050(F) are required for the approval of any Design Review Permit.

COASTAL DEVELOPMENT PERMIT ANALYSIS

Coastal General Plan Compliance

The project does not conflict with any Coastal General Plan policies, and it implements the policies below, as the proposed project would upgrade a portion of the existing WWTF to meet the City's ongoing needs and the project includes a significant PV array helping to implement Policies S-2.2 and S-2.5.

Policy PF-2.5 Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility near capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses.

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

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

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

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

Site Development Requirements

This section analyzes the project's compliance with the regulations of the Coastal Land Use and Development Code (CLUDC).

Zoning & Development Standards. The project site is located within the Public Facility (PF) zoning district. The CLUDC defines a Utility Facility as “a fixed base structure or facility...[and] include[s]...wastewater treatment plants.” The proposed project is consistent with this definition, and Utility Facilities are principally permitted uses in the PF zoning district. Additionally, the Public Facilities zoning district does not establish minimum setback, height limits or a lot coverage ratio, so conformance with these typical standards is not required.

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

Parking. The project would not result in additional employees and so no additional parking is required.

Signage. No changes are proposed to the existing signage.

Landscaping. The project site is an industrial facility without public access. No landscaping is proposed or required for the proposed project.

Public Access

CLUDC Chapter 17.56 provides requirements for the dedication and improvement of public access to and along the coast, as guaranteed by the California Constitution. These policies require the creation of public access easements for new development along the coastline; however, these requirements do not apply to improvements that do not change the intensity of use or repair and maintenance activities; therefore, new access is not required for this facility. Additionally, the City provides 104 acres and six miles of public trails immediately adjacent to the facility at Noyo Headlands Park and Coastal Trail.

Public Access across the trail in front of the Wastewater Treatment facility would be interrupted occasionally as contractors and delivery trucks bring construction materials into the site. Additionally, some contractors may need to park to the east of the Coastal Trail on the gravel drive of Jere Melo Drive. This would not conflict with Coastal Access. Special Condition 1 is included to ensure pedestrian and bicycle safety.

Special Condition 1. During construction, the applicant shall install signage to the north and south on the Coastal Trail which includes the following language “Caution, Slow Down, Truck Traffic ahead.”

Cultural Resources

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

On January 21, 2016, the archaeologist surveyed the project area for cultural resources. Following the records search and the field survey, the archaeologist determined that no cultural, historic, or archaeological resources are present within the project area, and no mitigation measures are recommended. Consistent with CLUDC Section 17.50.030(E), work shall be halted if previously unidentified cultural materials are unearthed during construction until a qualified archaeologist can assess the significance of the find. These requirements are included as Mitigation Measures in the MND for this project. The City consulted with the SVBP Tribal Historic Resources officer to craft the mitigation measures.

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

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

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

Geologic, Flood and Fire Hazard

Geological and Geotechnical Hazards

CLUDC Section 17.54.020 applies to all development proposed on blufftop and shoreline properties, and requires a geological analysis of the project site. Brunsing Associates, Inc. prepared an *Engineering Geologic and Geotechnical Reconnaissance* report, dated September 12, 2016. The report concluded that “the site is geologically and geotechnically suitable for the proposed biological treatment facility.” The proposed new improvements would be further from the bluff edge and would weigh considerably less than the biologic treatment facility which was analyzed in the report and built in 2018.

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

The western limits of the proposed solar panels are 28 feet from the bluff edge in one location. Solar panels have only a 30-year lifespan and panels can easily be relocated in the future, so if this area of the bluff erodes in the future Special Condition 2 is recommended.

Special Condition 2: If bluff erosion reduces the setback from the solar panels to the bluff edge to less than 20 feet, the solar panels shall be relocated at least 30 feet from the bluff edge.

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

The consulting engineer writes, “The results of our stability analyses indicate that the bluff has a factor of safety of greater than 1.5 for static conditions, a factor of safety greater

than 1.1 for seismic conditions with a seismic coefficient of 0.15 and a factor of safety greater than 1.0 for pseudo-static conditions with a seismic coefficient of 0.31. Therefore, no additional setback is necessary from a slope stability standpoint.”

Flood and Tsunami Hazards

The CLUDC greatly limits and restricts development within identified floodplains. The proposed WWTF upgrades are not located within a FEMA 100-year flood hazard area. Additionally, the project would not alter the course of a stream, river or erosional forces on site. The WWTF is not located within a mapped tsunami hazard area and will have no impacts due to inundation by seiche, tsunami or mudflow. The proposed project is located on a blufftop at an elevation of approximately 60 feet. In a severe earthquake (magnitude 8.0 or higher), a wave of this scale could be formed from the San Andreas Fault. However, the proposed facility improvements are at no more risk from tsunami inundation than the existing WWTF. The project is consistent with CLUDC and Coastal Act flood hazard standards as proposed.

Fire Hazards. Coastal General Plan Program SF-5.1.1 requires the City to consult the Fort Bragg Fire Protection Authority in the review of development proposals to identify the projected demand for fire protection services. The Fort Bragg Fire Protection Authority received a copy of the project application on September 12, 2024 and did not provide comment.

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

Environmentally Sensitive Habitat Areas

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

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

Table 1. Vegetation Communities and Other Land Cover Types

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



WRA reports that Mendocino Paintbrush, a special-status species, could be present on the parcel on the western side of the site fence on the bluff top. Additionally, WRA reports the presence of coastal Bluff Scrub in this same location although it is heavily impacted by invasive ice plant. Both of these populations are located within the 100-foot buffer but not within the area of the project. WRA completed

a reduced buffer analysis and recommends **Mitigation Measures BR1** and **BR2** to reduce project impacts to a less than significant level. These mitigation measures are included in the MND for this project.

Mitigation Measure BR1: Areas of Ice Plant Mat, outside the fence line and within the 100-foot buffer of the proposed Project, shall have ice plant removed, and the area shall be regularly maintained in perpetuity to prevent ice plant from re-establishing in that area. Removal shall be conducted using hand tools and any removed plant material shall be taken off-site and disposed of at proper facility. Removal activities shall be conducted between September 1 and January 31, which is outside nesting bird season, to prevent potential impacts to nesting birds. Additionally, a five-year invasive plant removal effort shall be undertaken inside the WWTF. All invasive plants shall be removed and disposed of offsite, invasive plants to be removed include Himalayan blackberry, ice plant, and pampas grass.

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

Visual Analysis

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

17.50.070(D)

1. The proposed project minimizes the alteration of natural land forms;

The WWTF upgrade includes minor grading within the footprint of existing development and will not affect natural land forms. The project is consistent with this finding.

2. The proposed project is visually compatible with the character of the surrounding area;

The site is presently developed with an existing wastewater treatment facility. The existing dewatering building is the tallest structure on the site at 17.6 feet above grade.

- The Biosolids Storage Building will be 20'6" feet above grade, however the grade here is at 46', which is 11 feet lower in elevation than the ground at

the southeast corner of the facility. Therefore, most of the building will not be visible from the public right of way because the change in grade (11') coupled with the 6-foot-high security fence (18' total), would result in only the topmost 4' of the building being visible from the Public Right of Way.

- The proposed Bio-Solids Dryer Building would replace the existing building in the same footprint at the same height of 14' 5" above grade. This building is visible from the public right of way, but the overall visual impact is small and will not change from existing conditions.

The image below shows the WWTF from the nearest public right of way. The new Biosolids Storage Building will be tucked below and behind the fence on the left as illustrated with the solid brown rectangle. The existing Biosolids Dryer Building is noted with an arrow and would be replaced like for like.



Due to the project's location within the footprint of an existing wastewater treatment facility and its similarity to the existing development, the proposed project would be visually compatible with the character of the surrounding area.

3. The proposed project is sited to protect views to and along the ocean and scenic coastal areas;

The Fort Bragg Coastal Trail follows the coastline to the north, south, and east of the WWTF.

View from the North



The impacts to the view from north, via the Coastal Trail, are shielded by the security fence and a row of Monterey cypress trees. The trees vary from 25 feet to 40 feet in height and will screen the replacement Bio-Solids Dryer Building which is indicated with an arrow. No other proposed development would be visible from this viewpoint.

View from the East



No components of the proposed project are visible from the Coastal Trail on the southeast corner of the project site due to the earthen berm, existing privacy fence and existing structures.



The existing dewatering building will be replaced and continue to have the same impact on visual resources from the viewing area at the entrance gate to the WWTF. This building does not, of itself, block views to the ocean because the larger Electrical Building is located between the dewatering building and the ocean.

View from the South



The proposed dewatering replacement building would have the same impact as the existing structure (blue arrow). It would continue to be visible from the Coastal Trail as part of the existing WWTF development. Although the replacement structure would be completely visible, views would be from a distance of 1,000+ feet and it is grouped among existing similar structures. Additionally, the building is back-dropped by cypress trees, which lessens visual impact as the building would not be a silhouette against the sky or bay. Furthermore, the new Biosolids Storage Building would peek above the existing fence by 4 feet as illustrated by the tan line (below the green arrow). The visual impacts are minimized by the building's location at a lower elevation, roof color, and location behind the security fence and earthen berm.

In order to provide additional screening and offset impacts to views from the south, The Planning Commission can require optional **Special Condition 3**, requiring additional vegetation along the southern property border. Screening along this boundary would provide additional protection to views from the southern segment of the Coastal Trail. However, this area is heavily compacted and it is difficult to establish vegetation in berms as they dry out in the summer, so vegetation may be difficult to establish.

Optional Special Condition 3: Prior to final of the building permits, the applicant shall install native screening vegetation along the property's southern border and along the soil berm on the outside of the property-line fence. The screening vegetation shall include a mix of drought tolerant trees and bushes, such as shore pine or coyote bush.

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

Special Condition 3, discussed above, would enhance the visual quality of the WWTF, particularly improving views from the south.

17.50.070(E)

1. **Development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas to the maximum feasible extent.**

See discussion of finding 17.50.070(D)(3) above.

2. **Fences, walls, and landscaping shall minimize blockage of views of scenic areas from roads, parks, beaches and other public viewing areas.**

No fences or walls are proposed with this application. Minimal landscaping is required by Optional **Special Condition 3** to improve the visual quality of the site. The screening vegetation will not block views of the ocean. It will block views of the WWTF.

3. **Development shall minimize the removal of natural vegetation. Existing native trees and plants shall be preserved on the site to the maximum extent feasible.**

The proposed WWTF upgrade does not propose to remove any trees, and all project components will take place over existing development or ruderal vegetation.

4. **Exterior lighting (except traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low-intensity fixtures and shielded so that no light shines beyond the boundaries of the property.**

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

Special Condition 4: Prior to issuance of a building permit the applicant shall submit a lighting plan consistent with the outdoor lighting policies of CLUDC 17.30.070, subject to review by the Community Development Department.

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

DESIGN REVIEW

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

Section 17.71.050(E)

1. **The project complies with the purpose and requirements of this Section.**

The following discussion, in concert with the discussion above relating to the visual resource findings required for the CDP, addresses this policy.

2. **The project provides architectural design, building massing, and scale**

appropriate to and compatible with the site surroundings and the community.

See discussion of Section 17.70.070(D)(2) and (3) above.

- 3. The project provides an attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and wells, grading, landscaping, lighting, signs, etc.**

See discussion of Section 17.70.070(D)(3), (E)(2) and (E)(4) above.

- 4. The project provides efficient and safe public access, circulation, and parking.**

The WWTF is not open to the public. The site is only accessed by City staff for facility operations. The existing access, circulation and parking are sufficient to meet needs and, as the project will not result in increased workers on the site, no charges are proposed to the existing access, circulation, or parking.

- 5. The project provides appropriate open space and landscaping, including the use of water-efficient landscaping.**

The proposed improvements are located entirely within the footprint of the existing facility, in an area where open space and landscaping are not appropriate. Furthermore, **Special Condition 3** requires vegetative screening to block views of the WWTF from the south. The recommended condition requires native, drought-tolerant landscaping, which is consistent with this policy.

- 6. The project is consistent with the Coastal General Plan, any applicable specific plan, and the certified Local Coastal Program if located in the Coastal Zone.**

This report analyzes the project's consistency with the Coastal General Plan and the Local Coastal Program. As conditioned, the project is consistent with the LCP.

- 7. The project complies and is consistent with the City's Design Guidelines.**

The Citywide Design Guidelines have standards specific to residential, commercial and industrial zoning districts. The WWTF update is in the Public Facilities zoning district; and the standards applicable to the industrial district apply to this project.

The Citywide Design Guidelines require that industrial buildings avoid use of reflective surfaces and bright, contrasting colors, and utilize materials and colors compatible with the existing buildings on site. Both proposed buildings will utilize muted, earth-tone colors (grey, tan or brown). These materials and colors are consistent with existing onsite development. The project is consistent with the Citywide Design Guidelines.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) has been prepared for the project. See **Attachment 3**. The document has been circulated through the State Clearinghouse with the review period ending May 5, 2016. No state agencies submitted comments.

The MND includes the following mitigation measures, and are required by **Special Condition 5**:

Special Condition 5: The project shall comply with the following mitigation measures included in the circulated Mitigated Negative Declaration:

Mitigation Measure BR1: Areas of Ice Plant Mat, outside the fence line and within the 100-foot buffer of the proposed Project, should have ice plant removed, and the area should be regularly maintained in perpetuity to prevent ice plant from re-establishing in that area. Removal should be

conducted using hand tools and any removed plant material should be taken off-site and disposed of at the proper facility. Removal activities should be conducted between September 1 and January 31, which is outside nesting bird season, to prevent potential impacts to nesting birds.

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

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

Mitigation Measure HM1: The Stormwater Pollution and Prevention Plan (SWPPP) required as a standard condition of approval for the required Coastal Development Permit, shall prescribe hazardous-materials handling procedures for reducing the potential for a spill during construction and shall include an emergency response program to ensure

quick and safe cleanup of accidental spills. The plan shall identify areas where refueling and vehicle maintenance activities and storage of hazardous materials, if any, shall be permitted.

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

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

PLANNING COMMISSION ACTION

1. Hold a hearing on Coastal Development Permit 9-24 (CDP 9-24) and Design Review Permit 12-24 (DR 12-24), close the hearing, deliberate, and consider adopting:
 - Resolution of the Fort Bragg Planning Commission for the Adoption of the Mitigated Negative Declaration and the Adoption of the Mitigation and Monitoring and Reporting Plan for the Wastewater Treatment Facility Bio-Solid Storage and Dryer Buildings & PV Project
 - Resolution of the Fort Bragg Planning Commission Approving Design Review 12-24 (DR 12-24) and Coastal Development Permit 9-24 (CDP 9-24) to Construct: a New 960 SF Bio-Solids Dryer Building in the Same Footprint as the Existing Bio-Solids Dryer Building; a New 5,000 SF Bio-Solids Storage Building; and Solar PV System in Two Modules of 6,250 and 10,850 SF Each.

ALTERNATIVE ACTION

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

RECOMMENDATION

Staff recommends adoption of the Mitigated Negative Declaration and approval of Coastal Development Permit 9-24 (CDP 9-24) and Design Review Permit 12-24 (DR 12-24) for the project based on the analysis of this staff report and subject to Approval Findings, Approval Conditions and Mitigation Measures.

ATTACHMENTS

1. Resolution of the Fort Bragg Planning Commission for the Adoption of the Mitigated Negative Declaration and the Adoption of the Mitigation and Monitoring and Reporting Plan for the Wastewater Treatment Facility Bio-Solid Storage and Dryer Buildings & PV Project
2. Resolution of the Fort Bragg Planning Commission Approving Design Review 12-24 (DR 12-24) and Coastal Development Permit 9-24 (CDP 9-24) to Construct: a New 960 SF Bio-Solids Dryer Building in the Same Footprint as the Existing Bio-Solids Dryer Building; a New 5,000 SF Bio-Solids Storage Building; and Solar PV System in Two Modules of 6,250 and 10,850 SF Each.
3. Mitigated Negative Declaration: Wastewater Treatment Facility Bio-Solid Storage and Dryer Buildings & PV Project
4. Mitigation Monitoring and Reporting Plan: Wastewater Treatment Facility Bio-Solid Storage and Dryer Buildings & PV Project
5. Project Plans
6. Comments from Sherwood Valley Band of Pomo Indians
7. Notice of Availability of Initial Study and Mitigated Negative Declaration and Notice of Public Hearing