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27 April 2017

## Memorandum

To: Marie Jones, Community Development Director, City of Fort Bragg

From: Mike Hassett

cc: Michael Davis (Georgia-Pacific)  
Dave Massengill (Georgia-Pacific)  
Jeremie Maehr (Kennedy/Jenks)

Subject: Coastal Development Permit Application  
Former Georgia-Pacific Wood Products Facility  
90 West Redwood Avenue, Fort Bragg, Mendocino County, California

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Please find attached our Coastal Development Permit Application for the removal of Dry Shed #4.

The attached project summary document provides a project description and details regarding transportation, dust control, and construction debris management.

Thanks for your help with this project and please let us know if you have questions.

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Attachments:  
Project Summary Document  
CDP Application

## **Kennedy/Jenks Consultants**

303 Second Street, Suite 300 South  
San Francisco, California 94107  
415-243-2150  
FAX: 415-896-0999

### Coastal Development Permit Application

25 April 2017

Prepared for

Georgia-Pacific LLC  
133 Peachtree Street Northeast  
Atlanta, Georgia 30303

K/J Project No. 1665018\*16

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## Section 1: Project Description

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Georgia-Pacific LLC (Georgia-Pacific), located at 90 West Redwood Avenue, Fort Bragg, Mendocino County, California, intends to demolish and remove a warehouse, referred herein as Dry Shed #4, at the Fort Bragg Mill Site (Site). Demolition to existing grade of the Dry Shed #4 will consist of removal of all roof structures, wall systems, interior furnishings, exposed utilities, appurtenances, and remaining equipment associated with the structure. Demolition is expected to occur during summer 2017.

Dry Shed #4 has suffered continuous damage over several rainy seasons. In spite of several repairs made over the years, the roofing continues to deteriorate and portions of siding have also become dislodged. The continuous declining state of repair poses a risk to the health and safety of individuals in and around the buildings, including Georgia-Pacific contract employees and tenants. Georgia-Pacific no longer needs to utilize this building for storage, and the current tenant (Holmes Lumber) is vacating the building as of April 30, 2017 and relocating all inventory to the north yard.

The current post and beam structure is approximately 450 feet long by 150 feet wide with walls approximately 30 feet tall. Construction is primarily wood, with composite roofing materials and a 3-foot tall, concrete block (CMU) perimeter wall.

Regulated building materials, including lead-containing paint and universal waste, will be removed and properly managed for subsequent off-site recycling or disposal. Based on previous asbestos inspection and assessment findings, Dry Shed #4 does not contain asbestos; however, contractor personnel will have competent individuals observing conditions during demolition work to identify any unforeseen or concealed asbestos-containing materials. Subsurface disturbance or excavation activities are not proposed as part of this application, as all associated concrete slabs, building foundations, and underground utilities will remain in place.

All activities will be conducted by appropriately licensed and certified personnel. In addition to the Coastal Development Permit, additional permits and notifications [e.g., City of Fort Bragg Demolition Permit, Mendocino County Asbestos Demolition and Renovation Notification and Release Form (ADRN 2791)] will be obtained and/or filed, as required, by the contractor. The contractor will be operating under specifications that require adherence to specific practices, including, but not limited to, Hazardous and Regulated Material Abatement, Natural Resources Protection, Health and Safety, Dust Control, Transportation and Disposal, and Demolition.

The removal of Dry Shed #4 is being completed as part of a larger cleanup project at Georgia-Pacific, scheduled to be completed over the summer and fall 2017. Details of that project have been included in the Final OU-C, OU-D, and OU-E Implementation Plan (April 2017), previously submitted as part of the larger permitting effort. That project, including a soil excavation and wetland restoration, has a Coastal Development Permit (CDP) issued and other plans and permits in place. The contractor selected for the larger project will also complete the demolition and removal of Dry Shed #4 using the same work plans and specifications, already on file with the existing CDP.

## Section 2: Transportation Plan

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The total volume of recyclable building materials and waste will be calculated as part of the waste diversion requirement associated with the Building Permit. For planning purposes, it is estimated approximately 1,000 tons of demolition debris will be removed over the course of the project. Some of this material, such as wooden timbers, can be recycled and will be segregated during the demolition.

Actual methods of material collection, segregation, and transportation will be determined by the contractor. A transportation plan has been prepared as part of the Final OU-C, OU-D, and OU-E Implementation Plan. Transportation routes for waste have been selected to minimize the amount of time spent in route and within populated areas. A map of the applicable route will be given to each truck driver along with the manifest for the load.

This project is estimated to be completed over a duration of 8 weeks (1 August through 30 September 2017). Assuming 15 tons of material per truck or roll-off box for transportation, approximately 65 truck shipments are estimated. The number of trucks leaving the Site will increase on certain days, while there will be no truck traffic on other days. Salvaged materials destined for recycling will be staged and transported offsite separately. The final transportation schedule will be determined by the contractor selected for the project.

Loading of offsite transport vehicles will occur only in approved areas. Transport vehicles will be equipped and permitted to carry the specific material (demolition debris, recyclables, etc.), secured, covered, and placarded upon leaving the Site, as appropriate. The demolition contractor will originate, maintain, and provide Georgia-Pacific with the original generator's sheet from all waste manifests along with a photocopy of the completed manifest (showing generator and transporter signatures), weight tickets, shipping papers, and asbestos disposal verification forms (ADVF's), if needed, by the end of business the day of the shipment for all wastes, as well as verify waste types and quantities of each load shipped. The manifest forms and records will be consistent with applicable federal, state, and local requirements. The demolition contractor will be responsible for completing and signing all waste profiles, manifests, and other related shipping documentation. Personnel responsible for waste transportation and disposal activities will possess current Department of Transportation (DOT) hazardous material training. Contractor will submit manifests and weight tickets documenting all waste removed from the Site and disposed at the approved disposal facilities on a daily basis.

## Section 3: Dust Control Plan

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During demolition activities, there is potential to generate airborne dust. However, given the composition of building materials, the fact that no slab or subsurface disturbance is required, and the mechanical deconstruction of wooden components to maximize recycling of lumber building materials, fugitive dust generation is not anticipated.

Nonetheless, during the work, the contractor will be required to maintain a high standard of housekeeping and implement measures necessary to minimize the impact of the work on public roads and rights-of-way, adjacent properties, and coast line. Housekeeping and dust control will maintain the work area in a clean and orderly condition. Dust control will include the use of controlled wet methods in work areas, as appropriate. Additionally, the contractor will comply with the following requirements:

- Vehicles entering or exiting construction areas will travel at a speed that minimizes dust, but not to exceed 15 miles per hour (mph). Site workers will park in designated parking area(s) to reduce dust.
- Water will be applied to disturbed areas, as needed, to keep working surfaces moist enough to minimize dust.
- Onsite paved roads will be washed down, as needed. Parking areas, staging areas, and traffic pathways on the Site shall be cleaned, as necessary, to control dust. Adjacent public streets shall also be cleaned, if necessary, if soil materials from the Site are visible.
- Water will be applied to visibly dry unpaved roads to keep road surfaces moist enough to minimize dust emissions
- Covered containers will be required for collection, storage, and removal of trash, rubbish, and non-construction related debris resulting from the work.
- Trash, rubbish, and debris will be removed from the work area at least once each week and disposed of offsite at a permitted facility.
- Debris, including roofing materials and siding, that has deteriorated and fallen from buildings will be removed and properly disposed.
- Work areas will be cleaned to address health and safety or public relation concerns.
- Construction exits will be maintained to prevent tracking of materials offsite.

## Section 4: Construction Debris Management Plan

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Georgia-Pacific performed a lead and asbestos survey in 2003 and a supplemental asbestos survey of buildings to be demolished in 2012. Asbestos is not expected based on existing survey data. The majority of materials to be removed will include non-hazardous construction and demolition debris, scrap metal, and recyclable timber. Prior to demolition, lead containing paint and universal household waste will be abated in accordance with Section 02221, Hazardous Materials Abatement of the Request for Proposals.

Regarding waste management and transportation, the demolition contractor will be required to implement the work in accordance with federal, state, and local regulations, as well as with the project's site-specific requirements regarding waste segregation and diversion, characterization, containerization, labeling, storage, and transportation and disposal. Materials will be properly secured prior to shipment. Additional requirements for proper waste management and transportation are detailed below.

The demolition contractor will characterize all waste materials for transportation and disposal. All transportation and disposal activities will be performed in strict accordance with contractor's site-specific Health and Safety Plan, applicable regulations and project requirements as outlined in the CDP. The contractor will be responsible for properly addressing all spills of transported materials, whether the spill occurs onsite or offsite. In the event of an accidental spill or release, appropriate emergency personnel will be notified as described in the Remedial Design and Implementation Plan (RDIP).

Figure: Site Plan

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Path: \\SFO\ISGDATA\Z Drive\Projects\FBragg\Events\20170316 figs\Dry Shed Demo Figure1.mxd Printed by: BennyRocha



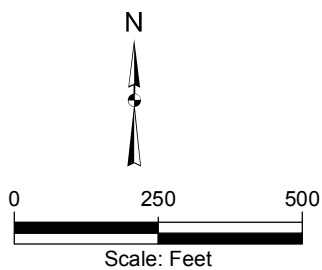
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Legend:

 Dry Shed 4

### Notes:

1. Building is approximately 450'-0" long by 150'-0" wide and has approximately 75,000 square feet of floor area.
2. Demolish Dry Shed #4 to Slab on Grade.



### Kennedy/Jenks Consultants

Georgia-Pacific Wood Products Facility  
Demolition Plan  
Fort Bragg, California

### Dry Shed #4

1665018\*16  
March 2017

Figure 1

## Appendix A: Planning Application Form

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**CITY OF FORT BRAGG**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
 416 North Franklin Street  
 Fort Bragg, CA 95437  
 Tel: (707) 961-2827  
 Fax: (707) 961-2802  
 http://city.fortbragg.com



Case No(s) \_\_\_\_\_  
 Date Filed \_\_\_\_\_  
 Fee \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Received by \_\_\_\_\_

Office Use Only – December 2011

## PLANNING APPLICATION FORM

Please complete this application thoroughly and accurately, and attach the required exhibits as indicated in the applicable brochure available from the Community Development Department. An incomplete application will not be accepted for processing. Please note that administrative permits may require additional fees if an interested party requests a public hearing. Public hearing expenses are borne by the applicant, owner, or agent.

### APPLICANT

Name: Georgia-Pacific LLC (attn: Mike Hassett)  
 Mailing Address: 133 Peachtree Street Phone: 404-652-6874  
 City: Atlanta State: GA Zip Code: 30303 Email: mike.hassett@gapac.com

### PROPERTY OWNER

Name: Georgia-Pacific LLC (attn: Mike Hassett)  
 Mailing Address: 133 Peachtree Street Phone: 404-652-6874  
 City: Atlanta State: GA Zip Code: 30303 Email: mike.hassett@gapac.com

### AGENT

Name: N/A  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Email: \_\_\_\_\_

**STREET ADDRESS OF PROJECT** 90 West Redwood Avenue, Fort Bragg, CA 95437

**ASSESSOR'S PARCEL NUMBER(S)** 008-020-15

**PROPERTY SIZE** 75,000 Square Feet or \_\_\_\_\_ Acres

### TYPE OF APPLICATION (Check all applicable boxes)

- |  |  |
|--|--|
| <input type="checkbox"/> Design Review/Site & Architectural Review | <input type="checkbox"/> Certificate of Compliance             |
| <input type="checkbox"/> Use Permit/Minor Use Permit               | <input type="checkbox"/> General Plan Amendment                |
| <input checked="" type="checkbox"/> Coastal Development Permit     | <input type="checkbox"/> Local Coastal Program Amendment       |
| <input type="checkbox"/> Variance/Administrative Variance          | <input type="checkbox"/> Rezoning                              |
| <input type="checkbox"/> Lot Line Adjustment                       | <input type="checkbox"/> Annexation                            |
| <input type="checkbox"/> Subdivision (no. of parcels) _____        | <input type="checkbox"/> Preapplication Conference             |
| <input type="checkbox"/> Certificate of Appropriateness (COA)      | <input type="checkbox"/> Limited Term Permit                   |
| <input type="checkbox"/> Planned Development Permit                | <input type="checkbox"/> Permit Amendment (list permits) _____ |

### PROJECT DESCRIPTION (Briefly describe project as shown on proposed plans.)

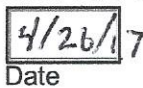
Demolition of above-grade structure (Dry Shed #4), approximately 75,000 square feet. Please see attached for complete project description and details.



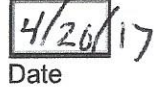
## CERTIFICATION

I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attachments is complete and accurate. I understand that failure to provide requested information or misstatements submitted in support of the application shall be grounds for either refusing to accept the application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the City.

  
Signature of Applicant/Agent

  
Date

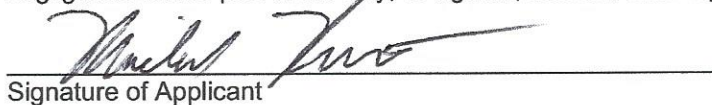
  
Signature of Property Owner

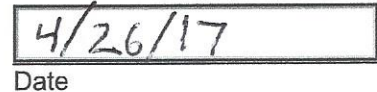
  
Date

## INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

ORDINANCE No. 771, adopted by the Fort Bragg City Council on September 26, 1994, requires applicants for discretionary land use approvals to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

As part of this application, the applicant agrees to defend, indemnify, release and hold harmless the City of Fort Bragg, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Fort Bragg Municipal Code Chapter 18.77, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attach, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, attorneys, employees, boards and commissions.

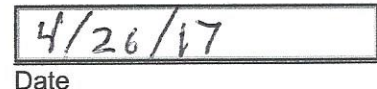
  
Signature of Applicant

  
Date

## SITE VIEW AUTHORIZATION

I hereby grant permission for City staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

  
Property Owner/Authorized Agent


  
Date

NOTE: If signed by agent, **owner** must sign "Authorization of Agent" below.


## DECLARATION OF POSTING

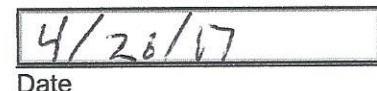
At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application.

I hereby certify that I or my authorized representative posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for:




(Describe location where notice is posted)


  
Property Owner/Authorized Agent

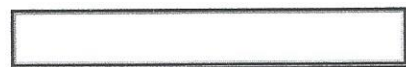
  
Date

NOTE: If signed by agent, **owner** must sign "Authorization of Agent" below.

## AUTHORIZATION OF AGENT

I hereby authorize  to act as my representative and to bind me in all matters concerning this application.

  
Property Owner

  
Date



# NOTICE OF PENDING PERMIT

THE CITY OF FORT BRAGG IS PROCESSING AN APPLICATION  
FOR DEVELOPMENT ON THIS SITE

## PROPOSED DEVELOPMENT:

Demolition of Dry Shed #4

**STREET ADDRESS:** 90 West Redwood Avenue, Fort Bragg, CA 95437

**ASSESSOR PARCEL NUMBER(S):** 008-020-15

**APPLICANT'S NAME:** Georgia-Pacific LLC

**DATE NOTICE POSTED:**

**For further information, please contact:**

City of Fort Bragg  
Community Development Department  
416 North Franklin Street  
Fort Bragg, CA 95437  
Tel: 707-961-2827

NOTE: At the time an application is submitted for filing, the applicant must complete and post this notice in a conspicuous place, easily read by the public and as close as possible to the project site. A notice of the public hearing will be mailed 10 days prior to the public hearing to property owners within 300 feet of the project site and all other parties requesting notification.