



CITY OF FORT BRAGG

Incorporated August 5, 1889

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MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Fort Bragg Coastal Trail Phase I – Glass Beach Stairs Replacement

APPLICATIONS: Coastal Development Permit to replace previously removed cable stair access to the Glass Beach of Noyo Headlands Park with a concrete stair set elevated on four sets of pilings. The project will also include construction of a concrete stair with seven sets of pilings at the western terminus of the stairs on the beach.

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

CONTACT: **Marie Jones**
Community Development Department
(707) 961-2827

LOCATION: 300 West Elm Street. Property is in the Coastal Zone.

ASSESSOR'S PARCEL NO.: 008-010-35

APPLICANTS/OWNERS: City of Fort Bragg (Applicant/Owner),

GENERAL PLAN DESIGNATION: Timber Resources Industrial (IT)

ZONING: Timber Resources Industrial (IT)

Fort Bragg Coastal Trail Phase I- Glass Beach Stairs Replacement

PROJECT LOCATION

The project is located on the Mendocino Coast, within the city of Fort Bragg (refer to Figure 1). The project site includes 1 parcel. The project parcel is located along the coastline immediately west of the approximately 320-acre (ac) former Georgia-Pacific lumber mill (Mill Site) and south of the State Parks Glass Beach Headland.



Figure 1. Project Location.

PROJECT PARAMETERS, PURPOSE AND CHARACTERISTICS

Replace previously removed cable stair access to the Glass Beach of Noyo Headlands Park with a concrete stair set elevated on four sets of pilings. The project will also include construction of a concrete stair with seven sets of pilings at the western terminus of the stairs on the beach. The bulwark will be tied into bedrock and is intended to protect the public access stairs from pounding by logs in high seas.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The following environmental factors listed below would be affected by this project, as discussed in the checklist on the following pages:

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

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Marie Jones
Community Development Director
City of Fort Bragg

ENVIRONMENTAL ISSUES

I. Aesthetics

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>a. Have a substantial adverse effect on a scenic vista?</i>			X	
<i>b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>				X
<i>c. Substantially degrade the existing visual character or quality of the site and its surroundings?</i>			X	
<i>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>				X

DISCUSSION OF IMPACTS

a) Would the project have a substantial adverse effect on a scenic vista?

A scenic vista can be defined as the view of an area that is visually or aesthetically pleasing. Aesthetic components of a scenic vista include: 1) scenic quality, 2) sensitivity level, and 3) view access. A scenic vista often includes natural visual elements that can be seen from a distance. A development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. The proposed development is located in a mapped scenic view area, as shown on Map CD-1, “Potential Scenic Views toward the Ocean or the Noyo River”. The construction of the Glass Beach Stairs could have an impact on visual resources. As the project site is located on the western edge of a coastal bluff it would be visible only from within the cove that the stairs access. Without the stairs there would be no safe access to this site and so no experience of the view back to the bluff top from the beach. The project will have a less than significant impact on scenic resources, as the stairs are proposed to be a neutral color and will blend into the background of the site.

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

The project is not visible from any State Scenic Highway. The project will have a less than significant impact on scenic resources that include the coastal bluff, as these views are only possible from the beach, and beach access would not be possible without the stairs.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The project will not substantially degrade the existing visual character, as the proposed stairs will be a neutral color so that they blend into the background colors of the bluff face as much as possible.

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

The project does not include indoor or outdoor lighting or other sources of light or glare that would be visible. No visual impact is expected as a result of new light or glare sources.

II. Agricultural Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>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?</i>				X
b. <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i>				X
c. <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</i>				X

DISCUSSION OF IMPACTS

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The proposed project is located within a parcel designated as Timber Resources Industrial in the Fort Bragg General Plan. While crop production, horticulture, orchards, and vineyards are permitted uses within the zoning district, the parcel has not been used for and is not considered prime farmland, unique farmland, or farmland of statewide importance per the Farmland Mapping and Monitoring Program. As implementation of the project will not result in the conversion of any farmland to non-agricultural uses, the project is considered to have **no impact** to farmland.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The proposed project is located predominately within a parcel zoned as Timber Resources Industrial. No agricultural uses currently exist or are planned on the site. The project would not infringe upon any lands with Williamson Act contracts. Therefore, the project is considered to have no impact with agricultural zoning or Williamson Act contracts.

- c) *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The proposed project would not involve the conversion of farmland to nonagricultural use.

III. Air Quality

<i>Where available, the significance criteria by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>a. Conflict with or obstruct implementation of the applicable air quality plan?</i>				X
<i>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</i>				X
<i>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</i>				X
<i>d. Expose sensitive receptors to substantial pollutant concentrations?</i>				X
<i>e. Create objectionable odors affecting a substantial number of people?</i>				X

DISCUSSION OF IMPACTS

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

The City of Fort Bragg is located in the North Coast Air Basin and is within the jurisdiction of the Mendocino County Air Quality Management District. Mendocino County is designated attainment or unclassified for all air quality standards except the state standards for Particulate Matter less than 10 microns in size (PM-10). Development within Mendocino County is required to comply with all applicable provisions of the Particulate Matter Attainment Plan adopted by the Mendocino County Air Quality Management District on March 15, 2005.

Temporary construction impacts are subject to Air Quality Management District Regulation 1 Rule 430 which requires dust control during construction activities.

IV. Biological Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?</i>				X
b. <i>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?</i>		X		
c. <i>Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i>		X		
d. <i>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?</i>		X		
e. <i>Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</i>				X
f. <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i>				X

DISCUSSION OF IMPACTS

- a) *Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*
- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

The proposed stairs would be located immediately adjacent to a patch of North Coast Riparian Scrub (NCRS) and within an area of disturbed North Coast Beach Strand vegetation (NCBS) (see Figure 5a below from the SEIR). The project as designed will pass through a buffer area for North Coast Riparian Scrub. As such impacts to the ESHA should be minimized to the degree practical. Consequently, the Mitigation Measure proposed below would reduce this potential impact to a level that is less than significant.

Mitigation Measure 1: During construction, permanent and temporary impacts to ESHA natural communities shall be avoided/minimized to the extent feasible. The ESHA natural communities which have the potential to be disturbed by the project shall be shown on site plans. Areas in which grading or other disturbance is to occur shall be defined on-site by readily identifiable barriers that will protect the surrounding native habitat areas. Construction equipment and other vehicles shall be prevented from entering ESHA natural communities to be avoided through the use of exclusion zones or other barriers.

Mitigation Measure 2: The City shall restore disturbed areas of NCBS located within 100 feet of the project site through the removal of invasive Himalayan Blackberry, Ivy and Ice Plant. Further the applicant shall extend the NCRS strand by planting willow stakes underneath the Glass Beach stairs as feasible.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The proposed project does not include any new impacts to Army Corp jurisdictional wetlands. In order to minimize potential impacts to Coastal Act wetlands (a seep) and the beach itself, the following additional mitigation measures are required.

Mitigation Measure 3: During and following construction, drainage control methods shall be incorporated into the project in a manner that minimizes erosion, sedimentation, and the discharge of harmful substances into aquatic habitats during and after construction.

Mitigation Measure 4: During construction, any disturbance within jurisdictional wetlands or other waters will take place between June 15 and October 31 in any given year, when the surface water is likely to be dry or at seasonal minimum. Deviations from this work window are not permitted by the City's Certified LCP.

Mitigation Measure 5: Timing of construction: All ground-disturbing activities and concrete paving operations shall occur during dry weather only. Construction of the stairs on the beach shall be limited to periods of low tide and low wave action to minimize the potential for discharge of materials into the ocean.

Mitigation Measure 6. To minimize wildlife entanglement and plastic debris pollution, temporary rolled erosion and sediment control products (such as fiber rolls and silt fencing) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers) shall not be used. Acceptable alternatives include

erosion and sediment control products without netting, products made with loose-weave natural fiber netting, and unreinforced silt fences.

Mitigation Measure 7. Staging and storage of construction equipment and materials (including debris) shall not take place on the beach. Staging and storage of construction equipment and materials shall occur at least 50 feet from coastal waters, drainage courses, and storm drain inlets.

Mitigation Measure 8. All on-site stockpiles of soil and construction debris shall be contained at all times and shall be covered during storm events to minimize discharge of sediment and other pollutants.

Mitigation Measure 9. Any construction debris resulting from construction activities shall be removed immediately upon completion of component construction, and shall be disposed of at a disposal site outside the coastal zone or within the coastal zone pursuant to a valid coastal development permit.

Mitigation Measure 10. BMPs for concrete paving protection shall be employed to prevent concrete slurry and paving rinseate from sheet-flowing into coastal waters. No concrete shall be poured below mean high water.

Mitigation Measure 11. Fuels, lubricants, and solvents shall not be allowed to enter coastal waters or wetlands. All equipment used during construction shall be free of oil and fuel leaks at all times. Any fueling, equipment maintenance, concrete washout, and washing of construction equipment shall occur at least 100 feet away from coastal waters. Hazardous materials management equipment including oil containment booms and absorbent pads shall be available immediately on-hand at the project site. Any accidental spill shall be rapidly contained and cleaned up.

Mitigation Measure 12. Beach areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The impact will have no impacts on native resident or migratory fish or wildlife species not already analyzed in the SEIR. As noted in the SEIR, there is a small potential to impact shoulderband snails during the project, and thus a mitigation measure has been included to address this potential impact:

Mitigation Measure 13: If any native shoulderband snails are observed during ground disturbance activities in suitable habitat, such snails shall be relocated to suitable habitat outside of the area of disturbance to avoid/minimize injury or mortality.

Additionally as noted in the SEIR, there is a potential to impact nesting birds and a mitigation measure has been included to reduce this potential impact to a level that is less than significant.

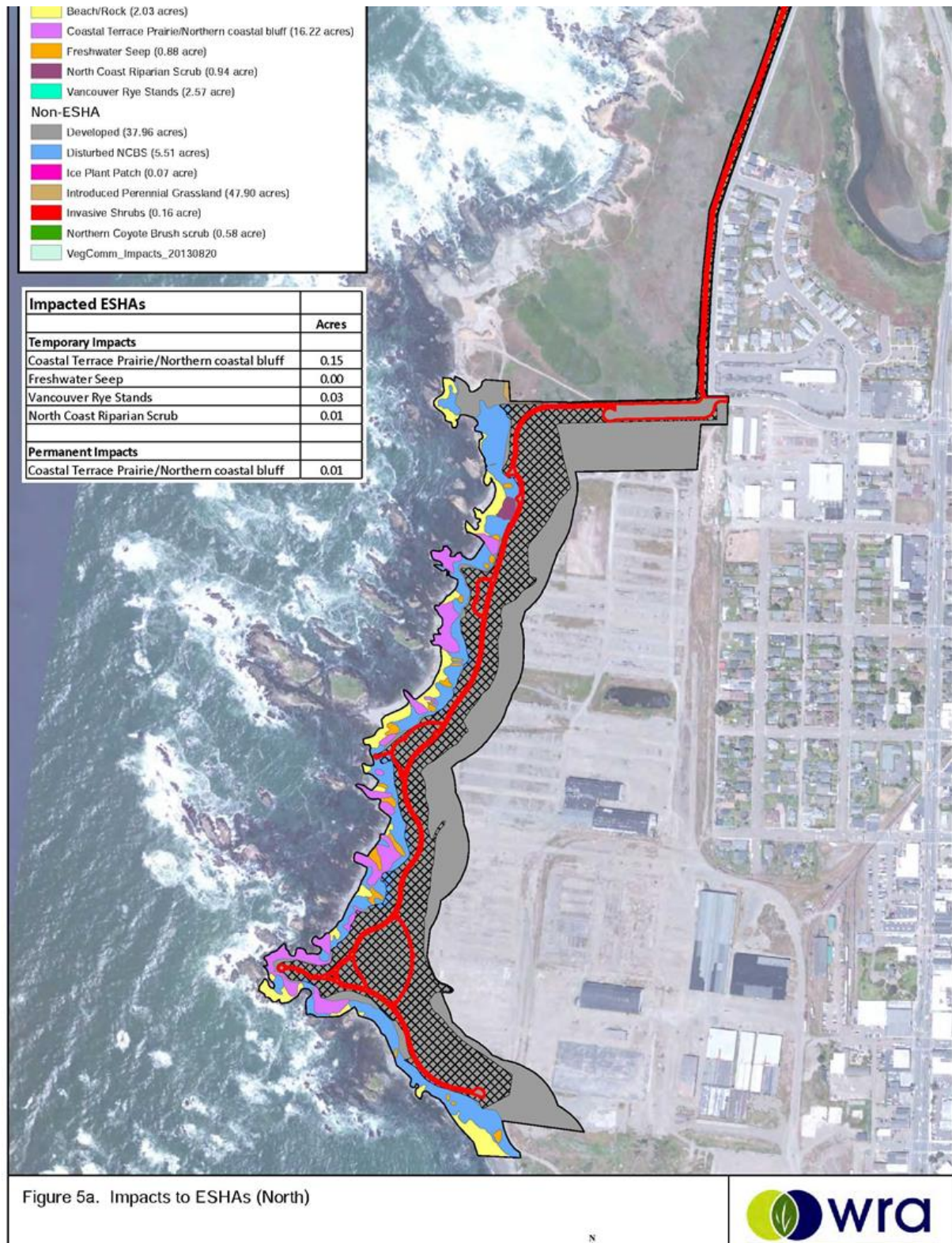
Mitigation Measure 14: Prior to construction, nest surveys for double-crested cormorant

and oyster catchers shall be conducted by a qualified biologist prior to construction. Prior to and during construction, if active double-crested cormorant nests are observed, a minimum 200-ft (61-m) buffer/exclusion zone delineated by highly visible flagging/stakes shall be established by a qualified biologist around each active nest until all young have fledged; a 100-ft (30.5-m) exclusion zone is required for active black oystercatcher nests.

Mitigation Measure 15: Prior to and during construction, if project activities cannot feasibly avoid the typical nesting bird season (from March 15 to July 31 for most bird species), weekly bird surveys of the project areas that will be under construction shall be conducted by a qualified biologist with experience in conducting breeding bird surveys, beginning 30 days prior to the disturbance of suitable nesting habitat. If a protected native bird nest is found, clearance/construction will not occur within an appropriate buffer/exclusion zone (determined by a qualified biologist) delineated by highly visible flagging/stakes until August 1, or until any active nests are vacated.

As discussed in the SEIR the project has the potential to impact Marine Mammals and the following mitigation measure would reduce that impact to a less than significant level:

Mitigation Measure 16: Prior to construction, a qualified biologist shall conduct surveys to identify potential marine mammal haul-out sites in the vicinity of the BSA. Binoculars or a spotting scope shall be used for surveying potential haul-out locations, with implementation of exclusion zones as appropriate by a qualified biologist. If project activities will occur within designated exclusion zones, the qualified biologist shall survey potentially affected beach areas for presence of marine mammals. The surveys shall occur the day before work activities are scheduled to commence, with both a morning and afternoon count. If a marine mammal is found to be hauled out within a defined exclusion zone, project construction shall not occur within that exclusion zone until the marine mammal has departed. The condition of any marine mammal observed shall be noted. Marine Mammal Center personnel shall be contacted if the animal appears to be injured or in distress.



V. Cultural Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</i>				X
<i>b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</i>			X	
<i>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>				X
<i>d. Disturb any human remains, including those interred outside of formal cemeteries?</i>				X

DISCUSSION OF IMPACTS

For a full discussion of the site's cultural and historic character please refer to the SEIR. The proposed replacement stairs will occur in an area with no known cultural resource deposits. Unknown cultural resource sites have the potential to occur on the site. Relevant mitigation measures from the SEIR will be protective of potential resource impacts and would reduce impacts to a level that is less than significant. Relevant SEIR Mitigation Measures include:

Mitigation Measure 17: If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to Public Resources Code Section 5097.98, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission (NAHC) who will then notify the Most Likely Descendent (MLD). At this time, the person who discovered the remains will contact the project archaeologist so that they may work with the MLD on the respectful treatment and disposition of the remains. Further provisions of PRC 5097.98 are to be followed as applicable.

Mitigation Measure 18: The City shall require Native American monitoring of all construction activities that will result in grading or movement of native soils.

VI. Geology and Soils

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p><i>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</i></p> <p><i>i. Rupture of known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</i></p> <p><i>ii. Strong seismic ground shaking?</i></p> <p><i>iii. Seismic-related ground failure, including liquefaction?</i></p> <p><i>iv. Landslides?</i></p>			<p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p>
<i>b. Result in substantial soil erosion or the loss of topsoil?</i>				X
<i>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?</i>				X
<i>d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</i>				X
<i>e. Have soils incapable of adequately supporting the use of septic tanks or alternative water disposal systems where sewers are not available for the disposal of waste water?</i>				X

DISCUSSION OF IMPACTS

a-e) The SEIR fully analyzed these issue. The proposed project does not include construction of new facilities that would expose people to adverse effects associated with landslides. Nor does it include a risk of erosion or loss of topsoil. The project site is located in a geological unit that is exposed to seismic risks, however seismic risks afforded by the proposed stairs are limited to exposing people to tsunami risks at the beach. A mitigation measure is recommended to inform visitors of the tsunami risk of the beach.

Mitigation Measure 19: The City shall install Tsunami warning signage at the top of the beach stairs, which instructs people where to go in the event of an earthquake.

VII. Greenhouse Gas Emissions

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>				X
b. <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>				X

DISCUSSION OF IMPACTS

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The Global Warming Solutions Act (AB 32), which passed on August 31, 2006, requires that the state's greenhouse gas (GHG) emissions be reduced by 10% below the 1990 GHG level by 2020. The California Environmental Quality Act (CEQA) guidelines were amended in December of 2009 to require GHG impacts to be considered. The proposed development would not contribute toward greenhouse gas emissions.

b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The City of Fort Bragg adopted a Climate Action Plan in 2012. The plan sets greenhouse gas reduction goals including a 30% reduction in greenhouse gasses for the municipality by 2020, and a 7% reduction goal for the community by 2020. The proposed project implements policies of the Climate Action Plan relevant to supporting and constructing alternative transportation facilities. The project will not result in greenhouse gas impacts that would conflict with the 2012 City of Fort Bragg Climate Action Plan.

VIII. Hazards and Hazardous Materials

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>				X
b. <i>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?</i>				X
c. <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i>				X

d. <i>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?</i>				X
e. <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, would the project result in a safety hazard for people residing or working in the project area.</i>				X
f. <i>For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</i>				X
g. <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i>				X
h. <i>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i>				X

DISCUSSION OF IMPACTS

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project does not require routine transport, use or disposal of hazardous materials for operations or maintenance.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

There are no reasonably foreseeable upset or accident conditions involving release of hazardous materials into the environment in association with this project.

- c) *Would the project omit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project will not omit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

As noted in the SEIR, the project is located on a site which was under a cleanup order from the DTSC. As such it has been remediated to a level to accommodate passive recreational uses.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, would the project result in a safety hazard for*

people residing or working in the project area?

The project is not located within an airport land use plan or within two miles of a public airport. The old airstrip on the site has been decommissioned.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project would not block any evacuation paths.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

There is no risk of wildland fires on this site.

IX. Hydrology and Water Quality

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>a. Violate any water quality standards or waste discharge requirements?</i>			X	
<i>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</i>				X
<i>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</i>				X
<i>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</i>				X
<i>e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</i>				X

<i>f. Otherwise substantially degrade water quality?</i>				X
<i>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i>				X
<i>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i>				X
<i>i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</i>				X
<i>j. Inundation by seiche, tsunami, or mudflow?</i>				X

DISCUSSION OF IMPACTS

a-j) These issues was analyzed in the SEIR and the proposed project additions will not result in new impervious surfaces that would contribute to stormwater runoff. The proposed project is designed to infiltrate stormwater on site. As designed, the project will not violate water quality standards, alter site drainage patterns, or have an impact on the City's drainage system. Improvements are located within the high surf flood zone and improvements would expose people to high wave action. Therefore a mitigation measure is proposed to reduce this impact to a less than significant level.

Mitigation Measure 20: The City shall install safety signage that warns trail users to stay of the beach and the stairs during times of high surf action.

X. Land Use and Planning

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>a. Physically divide an established community?</i>				X
<i>b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i>				X
<i>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</i>				X

DISCUSSION OF IMPACTS

a) *Would the project physically divide an established community?*

The proposed project would not divide a community

b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific*

plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

This issue was fully analyzed in the SEIR. The proposed project complies with the City's Local Coastal Program.

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

There are no habitat conservation plans or natural community conservation plans associated with this property or habitats or communities located upon this property. The project would not conflict with any habitat conservation plans or natural community conservation plans.

XI. Mineral Resources

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

DISCUSSION OF IMPACTS

The site does not contain any known mineral resources and construction of the project would not result in the loss of any locally important mineral resources delineated in the Fort Bragg General Plan or any other land use document.

XII. Noise

<i>Would the project result in:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>				X
b. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i>				X
c. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				X
d. <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i>				X

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION OF IMPACTS

a-f) Temporary noise impacts normally associated with construction projects are expected during project construction. The project will not have any significant impacts relevant to noise.

XIII. Population and Housing

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION OF IMPACTS

a-c) The project area is undeveloped and does not contain people. The project does not include construction of any new residences. The project will have no impact on population or housing.

XIV. Public Services

<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Fire protection?</i>				X
<i>Police protection?</i>				X
<i>Schools?</i>				X
<i>Parks?</i>				X
<i>Other public facilities?</i>				X

DISCUSSION OF IMPACTS

The proposed modifications will not result in a change in need of fire or police protection services, and will not have impacts to schools, parks or other public facilities, beyond those already analyzed in and mitigated for in the SEIR for the project.

XV. Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</i>				X
b. <i>Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</i>				X

DISCUSSION OF IMPACTS

The project is a recreational facility. The proposed additions to the project will facilitate better coastal access. These improvements will not result in deterioration of the facility, rather they will allow for more effective coastal access

XVI. Transportation/Traffic

<i>Would the project result in:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?</i>			X	
b. <i>Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</i>				X
c. <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i>				X
d. <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i>				X

e. <i>Result in inadequate emergency access?</i>				X
f. <i>Result in inadequate parking capacity?</i>				X
g. <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</i>				X

DISCUSSION OF IMPACTS

- a) *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?*

No. This issue was thoroughly analyzed in the SEIR. No additional impacts are expected.

- b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

No. This issue was thoroughly analyzed in the SEIR. No additional impacts are expected.

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No.

- e) *Would the project result in inadequate emergency access?*

The project will have no impact on emergency access. Emergency access was analyzed in the SEIR and the project includes a variety of emergency access points. The proposed project would provide easier access to the ocean and so may improve emergency access.

- f) *Would the project result in inadequate parking capacity?*

The project will have no impact on parking.

- g) *Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

The project is part of an alternative transportation system.

XVII. Utilities and Service Systems

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i>				X
b. <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>				X
c. <i>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>				X
d. <i>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i>				X
e. <i>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?</i>				X
f. <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i>				X
g. <i>Comply with federal, state, and local statutes and regulations related to solid waste?</i>				X

DISCUSSION OF IMPACTS

a-g) These issues were thoroughly analyzed in the SEIR. The proposed project will not result in any new significant impacts to utilities or services.

XVIII. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>		X		
b. <i>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)?</i>				X
c. <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>				X

DISCUSSION OF IMPACTS

With incorporation of the following mitigation measure into the project, all potential impacts would be reduced to a level of less than significant.

Mitigation Measure 1: During construction, permanent and temporary impacts to ESHA natural communities shall be avoided/minimized to the extent feasible. The ESHA natural communities which have the potential to be disturbed by the project shall be shown on site plans. Areas in which grading or other disturbance is to occur shall be defined on-site by readily identifiable barriers that will protect the surrounding native habitat areas. Construction equipment and other vehicles shall be prevented from entering ESHA natural communities to be avoided through the use of exclusion zones or other barriers.

Mitigation Measure 2: The City shall restore disturbed areas of NCBS located within 100 feet of the project site through the removal of invasive Himalayan Blackberry, Ivy and Ice Plant. Further the applicant shall extend the NCRS strand by planting willow stakes underneath the Glass Beach stairs as feasible.

Mitigation Measure 3: During and following construction, drainage control methods shall be incorporated into the project in a manner that minimizes erosion, sedimentation, and the discharge of harmful substances into aquatic habitats during and after construction.

Mitigation Measure 3: During and following construction, drainage control methods shall be incorporated into the project in a manner that minimizes erosion, sedimentation, and the discharge of harmful substances into aquatic habitats during and after construction.

Mitigation Measure 4: During construction, any disturbance within jurisdictional wetlands or other waters will take **place between June 15 and October 31 in any given year, when the surface water is likely to be dry or at seasonal minimum. Deviations from this work window are not permitted by the City's Certified LCP.**

Mitigation Measure 5: Timing of construction: All ground-disturbing activities and concrete paving operations shall occur during dry weather only. Construction of the stairs on the beach shall be limited to periods of low tide and low wave action to minimize the potential for discharge of materials into the ocean.

Mitigation Measure 6. To minimize wildlife entanglement and plastic debris pollution, temporary rolled erosion and sediment control products (such as fiber rolls and silt fencing) that incorporate plastic netting (such as polypropylene, nylon, polyethylene, polyester, or other synthetic fibers) shall not be used. Acceptable alternatives include erosion and sediment control products without netting, products made with loose-weave natural fiber netting, and unreinforced silt fences

Mitigation Measure 7. Staging and storage of construction equipment and materials (including debris) shall not take place on the beach. Staging and storage of construction equipment and materials shall occur at least 50 feet from coastal waters, drainage courses, and storm drain inlets

Mitigation Measure 8. All on-site stockpiles of soil and construction debris shall be contained at all times and shall be covered during storm events to minimize discharge of sediment and other pollutants

Mitigation Measure 9. Any construction debris resulting from construction activities shall be removed immediately upon completion of component construction, and shall be disposed of at a disposal site outside the coastal zone or within the coastal zone pursuant to a valid coastal development permit

Mitigation Measure 10. BMPs for concrete paving protection shall be employed to prevent concrete slurry and paving rinseate from sheet-flowing into coastal waters. No concrete shall be poured below mean high water.

Mitigation Measure 11. Fuels, lubricants, and solvents shall not be allowed to enter coastal waters or wetlands. All equipment used during construction shall be free of oil and fuel leaks at all times. Any fueling, equipment maintenance, concrete washout, and washing of construction equipment shall occur at least 100 feet away from coastal waters. Hazardous materials management equipment including oil containment booms and absorbent pads shall be available immediately on-hand at the project site. Any accidental spill shall be rapidly contained and cleaned up.

Mitigation Measure 12. Beach areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.

Mitigation Measure 13: If any native shoulderband snails are observed during ground disturbance activities in suitable habitat, such snails shall be relocated to suitable habitat outside of the area of disturbance to avoid/minimize injury or mortality.

Mitigation Measure 14: Prior to construction, nest surveys for double-crested cormorant and oyster catchers shall be conducted by a qualified biologist prior to construction. Prior to and during construction, if active double-crested cormorant nests are observed, a minimum 200-ft (61-m) buffer/exclusion zone delineated by highly visible flagging/stakes shall be established by a qualified biologist around each active nest until all young have fledged; a 100-ft (30.5-m) exclusion zone is required for active black oystercatcher nests.

Mitigation Measure 15: Prior to and during construction, if project activities cannot feasibly avoid the typical nesting bird season (from March 15 to July 31 for most bird species), weekly bird surveys of the project areas that will be under construction shall be conducted by a qualified biologist with experience in conducting breeding bird surveys, beginning 30 days prior to the disturbance of suitable nesting habitat. If a protected native bird nest is found, clearance/construction will not occur within an appropriate buffer/exclusion zone (determined by a qualified biologist) delineated by highly visible flagging/stakes until August 1, or until any active nests are vacated.

Mitigation Measure 16: Prior to construction, a qualified biologist shall conduct surveys to identify potential marine mammal haul-out sites in the vicinity of the BSA. Binoculars or a spotting scope shall be used for surveying potential haul-out locations, with implementation of exclusion zones as appropriate by a qualified biologist. If project activities will occur within designated exclusion zones, the qualified biologist shall survey potentially affected beach areas for presence of marine mammals. The surveys shall occur the day before work activities are scheduled to commence, with both a morning and afternoon count. If a marine mammal is found to be hauled out within a defined exclusion zone, project construction shall not occur within that exclusion zone until the marine mammal has departed. The condition of any marine mammal observed shall be noted. Marine Mammal Center personnel shall be contacted if the animal appears to be injured or in distress.

Mitigation Measure 17: If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to Public Resources Code Section 5097.98, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission (NAHC) who will then notify the Most Likely Descendent (MLD). At this time, the person who discovered the remains will contact the project archaeologist so that they may work with the MLD on the respectful treatment and disposition of the remains. Further provisions of PRC 5097.98 are to be followed as applicable.

Mitigation Measure 18: The City shall require Native American monitoring of all construction activities that will result in grading or movement of native soils.

Mitigation Measure 19: The City shall install Tsunami warning signage at the top of the beach stairs, which instructs people where to go in the event of an earthquake.

Mitigation Measure 20: The City shall install safety signage that warns trail users to stay of the beach and the stairs during times of high surf action.