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Staff:	Jim Baskin
Staff Report:	February 23, 2007
Hearing Date:	March 16, 2007
Commission Action:	

STAFF REPORT:
PERMIT AMENDMENT

APPLICATION NO.: **A-1-FTB-05-053-A2**

APPLICANT: **Georgia-Pacific Corporation**

AGENT: **Arcadis BBL**

PROJECT LOCATION: At the former Georgia-Pacific California Wood Products Manufacturing Facility, 90 West Redwood Avenue, Fort Bragg; APNs 008-010-26, 008-020-09, 008-151-22, 008-053-34, 008-161-08, 018-010-67, 018-020-01, 018-030-42, 018-040-52, 018-120-43, 018-120-44, 018-430-01, 018-430-02, 018-430-07, 018-430-08.

DESCRIPTION OF PROJECT
PREVIOUSLY APPROVED:

Georgia-Pacific Mill Site Foundation Removal, Additional Investigation and Interim Remedial Measures Project – Entailing: (1) removal of building foundations, additional investigation, and if necessary, interim remedial measures (IRMs) at the following areas: (a) Compressor House, (b) Former Sawmill #1, (c) Powerhouse and associated buildings, (d) Fuel Barn, (e) Chipper Building, (f) Water Treatment Plant, (g) Powerhouse Fuel Storage Building, (h) Sewage Pumping Station, (i)

Dewatering Slabs, (j) Water Supply Switch Building, (k) Former Mobile Equipment Shop, and (l) associated subsurface structures; (2) removal of debris from Glass Beaches #1 through #3; and (3) removal of geophysical anomalies on Parcels 3 and 10 of the former Georgia-Pacific Sawmill site.

DESCRIPTION OF
AMENDMENT REQUEST:

Modify previously-granted permit to: 1) substitute different operational hours and constraints to further minimize harassment impacts to marine mammals; and 2) include provisions for monitoring ground-disturbing activities at Glass Beaches 1, 2 and 3 to prevent impacts to cultural resources.

SUBSTANTIVE FILE DOCUMENTS:

- (1) Staff Report and Environmental Review Documentation for City of Fort Bragg *Coastal Development Permit CDP 3-05* and Local Appeal;
- (2) *Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*; including appendices (Acton-Mickelson Environmental, Inc., March 21, 2005 with subsequent revisions and addenda);
- (3) *Excavation and Stockpile Quantification Estimation and Site Plan Map* (Acton-Mickelson Environmental, Inc., February 2006);
- (4) *Hazardous Materials Assessment Logistics Analysis* (Acton-Mickelson Environmental, Inc., March 2006);
- (5) *Stormwater Pollution Prevention Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures* (Acton-Mickelson Environmental, Inc., September 28, 2005);
- (6) *Jurisdiction Determination and Habitat Assessment* (TRC Companies, Inc., August 2003);
- (7) *Botanical Field Study of Some of the Bluff Areas at the GP Mills Site* (Teresa Scholars, Biological Consultant, undated);
- (8) *Late Season Botanical Survey for the GP Mill Site Bluffs* (Teresa Scholars, Biological Consultant, August 16, 2005);
- (9) *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006);

- (10) *Rocky Intertidal Environmentally Sensitive Habitat Area Engineering and Biological Assessment* (Acton-Mickelson Environmental, Inc. and WRA Environmental Consultants, February 2006);
- (11) *Conceptual Glass Beach 3 Mitigation and Monitoring Plan* (Teresa Scholars, Biological Consultant, September 22, 2005);
- (12) *Conceptual Revegetation Plan Former Georgia-Pacific California Wood Products Manufacturing Facility* (Circuit Rider Productions, Inc., September 22, 2005);
- (13) *Engineering Geologic Reconnaissance Report – Planned Blufftop Access Trail Georgia-Pacific Property Fort Bragg, California* (Brunsing Associates, Inc., September 29, 2004);
- (14) *Geotechnical Evaluation – Bearing Support for Heavy Equipment Loads*, Blackburn Consulting, Inc., February 2006);
- (15) *Assessment Alternatives Analysis – Removal vs. Retention of Industrial Building Foundations*, Acton-Mickelson Environmental, Inc., (February 2006);
- (16) *Clarification and Modification to the Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc. (March 28 2006);
- (17) *Draft, Site Specific Treatment Plan for Cultural Resources Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., undated);
- (18) *Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., March 2003); and
- (19) *City of Fort Bragg Local Coastal Program*.

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission approve with conditions, the requested amendment to the coastal development permit originally granted for the sediment dredging maintenance project.

The proposed amendment involves modifying the original permit granted for interim remedial measures being undertaken at Georgia-Pacific Corporation's California Wood Products Manufacturing Facility in Fort Bragg to: 1) substitute different operational hours and constraints to further minimize harassment impacts to marine mammals; and 2) include provisions for monitoring ground-disturbing activities at Glass Beaches 1, 2 and 3 to prevent impacts to cultural resources.

Staff recommends approval of the amended project with modification of two of the special conditions attached to the original permit approval. These revised conditions would require that the applicant conduct the debris clean up, associated contamination and debris characterization sampling, and other interim remedial measures on and in proximity to the blufftop edge and bluff faces consistent with: (1) the conditions of the incidental harassment authorization issued by the National Marine Fisheries Service's Office of Protected Species; and (2) the recommendations contained within the archaeological surveys performed by Garcia and Associates for these work areas.

As conditioned, the project as amended would be consistent with the policies contained in the City's certified LCP and the Coastal Act public access and recreation policies.

The motion to adopt the staff recommendation of approval with conditions is found on page 6.

STAFF NOTES:

1. Procedural Note.

Section 13166 of the California Code of Regulations states that the Executive Director shall reject an amendment request if: (a) it lessens or avoids the intent of the approved permit; unless (b) the applicant presents newly discovered material information, which he or she could not, with reasonable diligence, have discovered and produced before the permit was granted.

The Executive Director has determined that the proposed amendment would not lessen or avoid the intent of the conditionally approved permit. On May 12, 2006, Coastal Permit No. A-1-FTB-05-053 (Georgia-Pacific Corporation, Applicant) was approved by the Commission with nine special conditions intended to assure consistency with the provisions of the Fort Bragg LCP and the access and recreation policies of the Coastal Act for protecting, environmentally sensitive habitat areas and coastal water quality. The proposed amendments to the authorized development would entail substitution of mitigation measures to refine the performance standards for conducting the subject clean up and interim remedial actions along the blufftop edge and bluff face portions of the site

such that impacts to marine resources, specifically the harassment of marine mammals on rocky intertidal and offshore rock haul-out areas adjoining the site would be further minimized. In addition the requested amendment would expand the mitigation measures established under the original permit to include the monitoring of all ground-disturbances associated with the authorized clean up and interim remedial actions at Glass Beaches 1, 2, and 3 and the Parcel 3 and 10 geophysical anomaly sites. None of the other project limitations and performance standards established under the original permit and determined adequate for reducing the effects of the development in and on adjoining ESHA, coastal water quality, and archaeological resources would be reduced or otherwise altered. Moreover, the scope and extent of the authorized clean up and interim remedial actions would not be altered. Accordingly, the development as amended to substitute marine mammal harassment mitigation performance standards and expand cultural resource monitoring provisions would conform to the policies and standards of the LCP and Coastal Act with respect to designing and siting development so as to be compatible with environmentally sensitive habitat areas, assure water quality, and protect archaeological resources.

Therefore, for the reasons discussed above, the Executive Director has determined that the proposed amendment would not lessen or avoid the intent of the conditionally approved permit and has accepted the amendment request for processing.

2. Commission Jurisdiction and Standard of Review.

The project subject to this coastal development permit amendment is located within an area covered by a certified LCP. The Coastal Commission certified the City of Fort Bragg's LCP in July of 1983. The project site is located between the first through public road and the sea. The City's approval of the original project was appealed to the Commission. The Commission found the appeal raised a substantial issue and approved the project with conditions *de novo*. After approving a coastal development permit, the Commission retains jurisdiction over all amendments. Pursuant to Section 30604(b) of the Coastal Act, after effective certification of a certified LCP, the standard of review for all coastal permits and permit amendments within the certified area is the certified LCP and the public access and recreation policies of the Coastal Act.

3. Scope.

This staff report addresses only the coastal resource issues affected by the proposed permit amendment, provides recommended special conditions to reduce and mitigate significant impacts to coastal resources and achieve consistency with the certified LCP and the public access and recreation policies of the Coastal Act, and provides findings for conditional approval of the amended project. All other analysis, findings, and conditions related to the originally permitted project, except as specifically affected by this proposed permit amendment and addressed herein, remain as stated within the findings for the

original development adopted by the Commission on May 12, 2006, and included as Exhibit No. 4 of this report.

I. MOTION, STAFF RECOMMENDATION, AND RESOLUTION:

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve Coastal Development Permit Amendment No. A-1-FTB-05-053-A2 pursuant to the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve with Conditions:

The Commission hereby approves the proposed permit amendment and adopts the findings set forth below, subject to the conditions below, on the grounds that the development with the proposed amendment, as conditioned, will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because all feasible mitigation measures and alternatives have been incorporated to substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS: See attached.

III. SPECIAL CONDITIONS:

Note: Special Condition Nos. 1, 2, 4, and 6 through 9 of the original permit are reimposed as conditions of this permit amendment without any changes and remain in full force and effect. Special Condition Nos. 3 and 5 of the original permit are modified and reimposed as conditions of Permit Amendment No. A-1-FTB-05-053-A2. Deleted wording within the modified special conditions is shown in ~~striketrough~~ text, new condition language appears as **bold double-underlined** text. For comparison, the text of the original permit conditions are included in Exhibit No. 4.

3. Protection of Marine and Coastal Biological Resources

- A. All removal, excavation, stockpiling, and disposal activities authorized by this Coastal Development Permit shall be performed consistent with the conclusions and recommendations contained in: (1) *Jurisdiction Determination and Habitat Assessment* (TRC Companies, Inc., August 2003); (2) *Botanical Field Study of Some of the Bluff Areas at the GP Mills Site* (Teresa Scholars, Biological Consultant, undated); (3) *Late Season Botanical Survey for the GP Mill Site Bluffs* (Teresa Scholars, Biological Consultant, August 16, 2005); (4) *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006); (5) *Rocky Intertidal Environmentally Sensitive Habitat Area Engineering and Biological Assessment* (Acton-Mickelson Environmental, Inc. and WRA Environmental Consultants, February 2006); (6) *Conceptual Glass Beach 3 Mitigation and Monitoring Plan* (Teresa Scholars, Biological Consultant, September 22, 2005); and (7) *Conceptual Revegetation Plan Former Georgia-Pacific California Wood Products Manufacturing Facility* (Circuit Rider Productions, Inc., September 22, 2005), and shall implement all mitigation measures contained therein including but not limited to the following measures as modified below:

1) For the Protection of Coastal Bluff Avian Resources:

- **Sensitive Avian Species Nesting Survey - PRIOR TO COMMENCEMENT OF DEBRIS EXTRICATION ACTIVITIES AT GLASS BEACHES 1-3 AND ON PARCELS 3 AND 10**, and consistent with the applicant's proposed project description, the permittee shall submit for review and approval of the Executive Director, a survey of the associated coastal bluff face and blufftop margin areas, conducted by a qualified biologist or resource ecologist with specific knowledge of threatened, endangered, species of special concern, or treaty-protected migratory birds ("sensitive avian species") which fully evaluates any and all indications of the presence or absence of these species, and which demonstrates compliance with all of the following:
 - a) No less than 14 days and no more than 30 days prior to the beginning of construction, a qualified biologist or resource ecologist shall conduct a non-invasive survey for any sensitive avian species nesting in the coastal bluff face and blufftop margin areas. If the survey finds any indication that nesting sensitive avian species with unfledged young are present on the bluff face and blufftop margins, project work shall be limited consistent with the mitigation measures identified in the *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006), including the imposition of exclusionary buffer areas identified therein, however, in no case shall the exclusionary buffer

be less than 100 horizontal feet from the affected nesting site. Work within the exclusionary buffers shall not proceed until a subsequent bird survey has been conducted by a qualified biologist or resource ecologist that demonstrates that the young have fledged and are not nesting in the for thirty (30) continuous days, and such surveys have been submitted for the review and approval of the Executive Director;

- b) If no indications of nesting sensitive avian species are found during the initial survey, no additional surveys or mitigation is required, provided the project commences within 30 days of completion of the survey, and provided the project does not extend into the commencement of the nesting season of the sensitive avian species;
- c) If more than 30 days have passed since completion of the initial survey and work has not commenced, or if it is determined that work will extend past the commencement of the nesting seasons of the various sensitive avian species (see *Avian Habitat Utilization and Impact Assessment*, Tables A1, A2, and A3) a new survey shall be conducted and submitted for the review to the Executive Director, no more than 30 days and no less than 14 days prior to the start of the nesting-season or the start of work, and submit a report to the Executive Director for review and approval. If any survey discovers indications of sensitive avian species nesting in the coastal bluff face and blufftop margin areas, human activity in the affected area(s) shall be minimized and construction shall cease until a sensitive avian species survey has been conducted by a qualified biologist or resource ecologist that demonstrates that all young have fledged and are not nesting in the coastal bluff face and blufftop margins for thirty (30) continuous days, and such surveys have been submitted for the review and approval of the Executive Director; and
- d) Following completion of the excavation, all areas that are excavated or otherwise left with exposed soils shall be revegetated with native plant species. Revegetation of disturbed areas in Glass Beaches 1 through 3 and in the geophysical survey areas of Parcels 3 and 10 shall be performed in accordance with the Conceptual Revegetation Plan. The permittee shall provide irrigation, maintenance and replacement of revegetated areas, as needed, to ensure the long-term viability of the plants.

2) For the Protection of Rare Plant Biological Resources:

- **Final Plant Restoration Monitoring Program - PRIOR TO COMMENCEMENT OF DEBRIS EXTRICATION ACTIVITIES AT**

GLASS BEACHES 1-3 AND ON PARCELS 3 AND 10, the applicant shall submit for review and written approval of the Executive Director, a final detailed restoration monitoring program designed by a qualified wetland biologist for monitoring of the plant restoration site. The monitoring program shall at a minimum include the following provisions:

- a) Performance standards that will assure achievement of rare plant species replacement at coverages, densities, and associative compositions, as applicable, that existed in the areas prior to development;
- b) Surveying the relative cover and density of each plant species of special concern found in the proposed development area prior to the commencement of construction;
- c) Monitoring and restoration of the affected areas in accordance with the approved final monitoring program for a period of five years;
- d) All revegetation planting shall utilize native plants obtained from local genetic stocks;
- e) Submission of annual reports of monitoring results to the Executive Director by November 1 each year for the duration of the required monitoring period, beginning the first year after completion of the project. Each report shall include copies of all previous reports as appendices. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of recolonization of the affected plant species in relation to the performance standards;
- f) Submission of a final monitoring report to the Executive Director at the end of the five-year reporting period. The final report must be prepared in conjunction with a qualified botanist or wetlands biologist. The report must evaluate whether the restoration sites conform with the goals, objectives, and performance standards set forth above. The report must address all of the monitoring data collected over the five-year period. If the final report indicates that the success standards have not been achieved, the applicant shall submit a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success standards. The revised enhancement program shall be processed as an amendment to this coastal development permit;
- g) Monitoring and restoring the plan restoration sites in accordance with the approved monitoring program. Any proposed changes from the approved monitoring program shall be reported to the Executive Director. No changes to the approved monitoring program shall occur without a Commission amendment to this

- coastal development permit unless the Executive Director determines no amendment is legally required;
- h) Flagging of the locations of the rare plant species by a qualified botanist prior to commencement of the grading in bluff face and blufftop areas. Work shall only be permitted to occur within 100 feet of the outer perimeter of the rare plant populations if such work is necessary to perform the required environmental remediation activities on the property;
 - i) No storage of equipment or stockpiling of materials within 100 feet of the outer perimeter of the rare plant populations;
 - j) If debris or soil removal is necessary within the rare plant sites and/or the 100-foot buffer zones, the following measures shall be required:
 - (1) If a rare species cannot be avoided, the botanist shall make a determination as to the feasibility of whether the species can be removed for the affected area prior to waste removal activities within the area and transplanted back to the affected area after work activities are completed.
 - (2) If possible, work shall be conducted after seed set at locations where rare species are identified.
 - (3) The botanist shall make a determination at each work location as to whether removal of the surface soil (containing the seed bank) for stockpiling is warranted. If warranted, and contingent upon analytical test results for the presence of chemicals of potential concern, stockpiled soil containing the seed bank shall be placed at the location (laterally and vertically) from which it was removed following completion of work activities. The permittee shall follow the recommendations for increasing the likelihood for survival of transplanted rare species as made by the botanist; and
 - (4) Following completion of restoration activities and revegetation, the botanist shall prepare a follow-up report that identifies all measures taken to protect rare plant species in each location and that evaluates the success of the mitigations in protecting and/or re-establishing the rare plant populations. The report shall be submitted to the Executive Director.
- 3) For the Protection of Rocky Intertidal Marine Biological Resources:
- a) Bluff face and blufftop margin grading activities shall only be conducted during the dry season, from April 15 through October 15;

- b) Excavation activities shall be initiated leaving a 4-foot-thick strip of fill/topsoil at the sea cliff to prohibit any sediment or water falling onto the rocky intertidal area. Upon completion of excavation activities to the east, the remaining 4-foot-thick strip shall be excavated in a manner to minimize soil or debris dropping onto the rocky intertidal area;
 - c) Manual methods shall be used to remove any material that falls onto the rocky intertidal area;
 - d) Excavated soil and debris shall be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work areas. These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff;
 - e) Holes and imperfections in the asphalt surface cover of the proposed stockpile areas shall be repaired prior to stockpile placement to prevent surface water infiltration;
 - f) If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map;
 - g) Berms or ditches shall be constructed upslope of the work areas to intercept surface water runoff and redirect it to engineered locations away from the work areas;
 - h) Test pits will be backfilled with acceptable soil material, compacted, and covered to minimize rainfall or runoff infiltration; and
 - i) All revegetation planting shall utilize native plants obtained from local genetic stocks.
- 4) For the Protection of Offshore Rocky Marine Biological Resources:
- a) Baseline observations of pinnipeds in the project area shall be conducted prior to initiating project activities. The baseline study shall be submitted to the Executive Director prior to commencement of development in coastal bluff face and blufftop margin areas. A morning and afternoon count shall be conducted the day prior to work activities are scheduled to commence. Observations shall also be made every morning work is scheduled to occur;
 - b) Surveying and monitoring **for behavioral changes** shall be conducted by a qualified biologist using minimum 8x42 magnification power binoculars or a spotting scope;
 - c) Survey data shall include type of marine mammals present, numbers, age class, sex (if possible), location, time, tide, type of development activity being conducted, and whether animals respond to the activity. Rates of departure and arrival of animals to and from the haul-out shall be noted;

- d) If seals flush for a work-related reason, the portion of the project that caused the seals to flush shall be delayed until the animals leave the area;
 - e) **If a marine mammal shows behavioral changes that are potentially related to restoration activities all work shall be stopped immediately;**
 - ef) ~~As harbor seals are more likely to use haul-outs at low tide, work~~ **Project work** in areas in proximity to sensitive haul-out areas shall only be performed during ~~the time period beginning and ending one and one half hours before and following high tides~~ **daylight hours when visibility allows detection of marine mammals within 200 meters (656 feet) of the project area** to lessen the chance of harassment;
 - g) **Project work shall only be conducted when no marine mammals are present within 100 meters (328 feet) of the project areas;**
 - fh) ~~If a Steller sea lion is observed~~ **marine mammals wander within 100 meters (328 feet) of the work area**, work activities within the immediate ~~blufftop edge~~ area shall be postponed until the animal(s) leaves the project area;
 - gi) Additional counts shall be conducted every two days for one week after all work is terminated to compare the use of haul-out sites without work-related disturbances pursuant to the pre- and post-activity behavior-specific monitoring recommendations of the National Marine Fisheries Service (NMFS); and
 - hj) All surveying data shall be compiled and submitted to the Executive Director at the end of the construction season.
- B. The permittee shall undertake the removal, excavation, stockpiling, and disposal activities in accordance with the above-listed biological mitigation measures. Any proposed changes to the work plans shall be reported to the Executive Director. No changes to the work plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Protection of Archaeological Resources

- A. All removal, excavation, stockpiling, and disposal activities authorized by this Coastal Development Permit shall be performed consistent with the conclusions and recommendations contained in: (1) *Draft Site Specific Treatment Plan for Cultural Resources Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., undated); ~~and~~ (2) *Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., March 2003); ~~and~~ **(3) Executive Summary Regarding the Preliminary Excavation Results from Glass Beach 1, 2, and 3 and Geophysical Anomaly Areas 3 and 10 at the Georgia-Pacific Former Sawmill, Fort Bragg, California (Garcia and Associates, January 21, 2007)**, and all mitigation measures contained therein

shall be implemented, including but not limited to the following mitigation measures as modified below:

1. Pre-construction surficial and shallow subsurface testing and evaluations shall be conducted in all areas proposed for excavation or where subsurface disturbance is likely to occur and the outer extent of known or discovered cultural resource areas shall be delineated by survey staking;
 2. In the event prehistoric archaeological resources (marked by shellfish remains, flaked and ground stone tools, fire affected rock, human bone, or other related materials) are unearthed during debris removal, geophysical anomaly investigations, or site excavation and grading activities, all work in the vicinity of the discovery site shall cease immediately, the Executive Director shall be notified, and the proper disposition of resources shall be accomplished as required by City of Fort Bragg Land Use Development Code Section 18.50.030.D;
 3. If cultural resource artifacts or human remains are incidentally discovered within designated low site potential rated areas, all project work shall be halted in the affected area until an archaeologist and/or coroner has assessed the significance of the discovered materials; ~~and~~
 4. Subsurface disturbances at the Former Sawmill #1, the Powerhouse, Glass Beaches 1 and 2 and on Parcel 10 shall be monitored by an archaeologist and Native American representative;
 5. If it is determined that soil disturbance cannot be avoided at prehistoric archaeological sites CA-MEN-3141H, -409H, and 6120-01, phase III (data recovery) surveys shall be conducted prior to soil disturbance due to the high potential to uncover historic or prehistoric resources during excavation at these three sites;
 6. A qualified archaeologist shall be present to monitor debris removal in archaeological site CA-MEN-1401H and the Glass Beach 3 area to recover and record any artifacts associated with early historic activities;
 7. A qualified archaeologist shall monitor earth disturbing activities at all prehistoric archaeological sites in debris removal or geophysical anomaly areas in order to record evidence of buried cultural resources; and
 8. If debris removal will not disturb buried resources (i.e., will consist only of removal to existing ground surface) at identified prehistoric archaeological sites, additional archaeological investigations are not required.
- B. If ~~an area of~~ cultural deposits is are discovered at any location within the project area during the course of the project:

1. All construction shall cease and shall not recommence except as provided in subsection 2. hereof;
 2. Within 90 days after the date of discovery of such deposits, the permittee shall submit for the review and approval of the Executive Director, an Archaeological Plan, prepared by a qualified professional, that describes the extent of such resources present and the actions necessary to protect any onsite Archaeological resources;
 3. If the Executive Director approves the Archaeological Plan and determines that the Archaeological Plan's recommended changes to the proposed development or mitigation measures are *de minimis* in nature and scope, construction may recommence after the Executive Director receives evidence of recordation of the deed restriction required below;
 4. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not *de minimis*, construction may not recommence until after an amendment to this permit is approved by the Commission and the Executive Director receives evidence of recordation of the deed restriction required below; and
 5. Within 90 days after the date of discovery of such deposits, the permittee shall provide evidence to the Executive Director of an execution and recordation of a deed restriction, in a form and content acceptable to the Executive Director, stating that, in order to protect archaeological resources, development can only be undertaken consistent with the provisions of the Archaeological Plan approved by the Executive Director. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit approved by the Coastal Commission.
- C. An applicant seeking to recommence construction following discovery of the cultural deposits shall submit a supplementary archaeological plan for the review and approval of the Executive Director.
1. If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are *de minimis* in nature and scope, construction may recommence after this determination is made by the Executive Director; and
 2. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not *de minimis*, construction may not recommence until after an amendment to this permit is approved by the Commission.

- D. The permittee shall undertake the demolition, excavation, stockpiling, and disposal activities in accordance with the above-listed archaeological resource evaluations. Any proposed changes to the work plans shall be reported to the Executive Director. No changes to the work plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

III. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares as follows:

A. Project Background.

On February 11, 2005, the City of Fort Bragg Community Development Department filed a coastal development permit application from the Georgia-Pacific Corporation for the removal of concrete foundation materials, additional investigation, and if warranted, interim remedial measures to remove underlying soil with Constituents of Particular Concern (COPC) concentrations exceeding cleanup levels at eleven building site locations within the 435-acre property of the applicant's former lumber mill complex located between Highway One the Pacific Ocean, and Noyo Bay, on the western shoreline of the City of Fort Bragg in west-central Mendocino County. The application also sought authorization to excavate and remove debris from three coastal bluff areas above so-called "Glass Beaches Nos.1-3." In addition, the applicants requested permission to excavate numerous locations on two of the mill site bluff top parcels to ascertain the composition of various metallic "geophysical anomalies" discovered in the area and to similar remove the materials if COPC concentrations exceed cleanup levels.

The purpose of the project is to provide further information regarding the extent of COPCs in soil and groundwater and allow areas on the mill site where initial soil borings have indicated the presence of COPCs to be uncovered so that they may be further assessed to provide data for a risk assessment and comprehensive remediation plan. Interim remediation measures, including the excavation of exposed soil with COPC concentrations exceeding cleanup levels, and temporary stockpiling for future *in-situ* treatment or removal to a appropriate disposal facility, and back-filling the excavations, would be implemented depending upon the presence, composition, and concentrations of any COPCs encountered. In addition, the applicants requested authorizations to remove refuse and debris materials at the coastal bluff sites to reduce the liability associated with possible injuries to humans and wildlife from the presence of these materials, especially with regard to the on-going efforts by the Coastal Conservancy and the City to acquire and develop a public blufftop trail in these areas.

Following completion of the Community Development Department staff's review of the project, and the requisite preparation and circulation of environmental review

documentation, on August 10, 2005, the Fort Bragg Planning Commission approved with conditions Coastal Development Permit No. CDP 3-05 for the subject development.

The decision of the planning commission was locally appealed to the Fort Bragg City Council. On October 11, 2005, the Council upheld its planning commission's conditional approval of the development, and the City's approval was appealed to the Commission on October 27, 2005.

At its meeting of December 14, 2005, the Commission found that the appeal raised a substantial issue of conformance of the project as approved with the certified LCP regarding protection of marine biological resources, protection of environmentally sensitive habitat areas, namely rocky intertidal areas and coastal bluffs, and the avoidance and minimization of geologic instability. The Commission also found that additional information was required to allow for a full analysis of the proposed development's consistent with the policies and standards of the City's LCP. These requisite informational items entailed: (1) an assessment of potential avian habitat utilization of the project site's coastal bluff areas; (2) engineering and biological analyses of the project's potential effects on rocky intertidal areas; (3) a geo-technical evaluation of the coastal bluff face and blufftop margins; (4) an estimation of foundation material and soil removal volumes and stockpile quantities; and (5) an alternatives analysis of other characterization and assessment logistics, including sampling via the use of low-angle horizontal directional drilling with the foundation materials retained in place.

During the period from January through early March 2006, the requested supplemental information items were prepared by the applicant's consultants and forwarded to the Commission staff for review. Throughout March 2006, both Commission and Regional Water Quality Control Board staff members conferred over the various concerns relating to coastal resources and identified a set of project changes that if accepted by the applicant and incorporated into the project description would resolve many of the identified concerns. The suggested project modifications included: (1) provisions for pre-demolition testing for COPCs at perimeter areas around select building foundations; (2) requirements for the use of appropriately low-permeable capping back-fill in the areas where materials would be excavated and it is determined that soil with COPC concentrations exceeding cleanup levels would have to remain until full remediation of the site at a later date; and (3) further specification to the scope of the debris removal and confirmation testing to be performed on the site's coastal bluff face and blufftop margins to minimize disruption of bluff stability and bluff face and intertidal habitat.

On March 28, 2006, the applicant amended the project description for purposes of the Commission's *de novo* review of the appeal to incorporate the suggested changes.

On May 12, 2006, the Commission approved with conditions Coastal Development Permit No. A-1-FTB-05-053 with nine special conditions attached to the permit. Five of the conditions required that finalized biological surveys and rare plant restoration

monitoring plans be approved, and evidence that all authorizations from other permitting and review agencies had been secured prior to work commencing in certain environmentally sensitive areas.

During the summer and fall of 2006, the building foundation removal portions of the project were undertaken and largely completed, while work on the blufftop and bluff face areas of Glass Beaches 1, 2, and 3, and the Parcel 3 and 10 geophysical anomaly sites deferred until all necessary studies were completed for the areas and related approvals secured.

On August 11, 2006, the Department of Toxic Substances Control (DTSC) assumed from the North Coast Regional Water Quality Control Board (NCRWQCB) the lead agency oversight role for future site investigation and remedial activities at the former mill site.

On October 13, 2006, upon its reporting to the Commission and the absence of objections, Coastal Development Permit Amendment No. A-1-FTB-05-053-A1, involving the excavation and removal from the site of 2,200 to 2,800 cubic yards of fly-ash and associated contaminated soil materials from Parcel 7 (APN 008-020-09); and post-extrication confirmation testing of the excavation site was deemed to be an immaterial amendment and approved.

B. Project and Site Description.

1. Originally Approved Project Locations and Descriptions

1. Project Setting

The project site consists of portions of the approximately 435-acre Georgia-Pacific Corporation lumber mill complex situated on the uplifted marine terrace that spans a roughly four-mile-long stretch of open ocean coastline to the west of Highway One and the city center of Fort Bragg. Immediately to the south of the site lies the mouth embayment of the Noyo River. The project area is bounded on the north by low-density single-family residential housing (see Exhibit Nos. 1 and 2). The property consists of a generally flat, heavily graded industrial site with scattered thickets of brushy vegetation along its western coastal bluff face, and within and around the various log curing and fire suppression ponds developed on the site.

The project site properties are situated within the incorporated boundaries and the coastal development permit jurisdiction of the City of Fort Bragg. The site is designated in the City's Land Use Plan as "Heavy Industrial" (HI), implemented through a Heavy Industrial with Coastal Zone combining zoning designation (HI-CZ). The property is not situated within any viewpoint, view corridor, or highly scenic area as designated in the visual resources inventory of the LCP's Land Use Plan. Due to the elevation of the project site relative to the beach and ocean, and, until recently, the presence of

intervening industrial structures and timber products processing and storage areas, no public views of blue water across the property from Highway One to and along blue-water areas of the ocean and designated scenic areas exist. The views that are afforded across the property are limited to either glimpses of distant horizon vistas from Highway One, or lateral views of the coastal bluff areas as viewed from the public-accessible areas at Glass Beach to the north and from the beach areas to the west of Ocean Front Park at the mouth of the Noyo River.

2. Original Project Description

The originally authorized development consists of foundation and debris removal, additional site investigation, and interim remedial measures, if necessary, associated with the voluntary site assessment of the former Georgia-Pacific Corporation sawmill complex. Since October 2002, when the mill ceased production and closed, the site has undergone a series of assessments for reuse of the site. Preliminary evaluations as part of the Georgia-Pacific Mill Site Reuse Study and Specific Plan projects were performed to assess the presence of COPCs resulting from past operations on the mill properties, including numerous soils and groundwater samples taken from the network of surface-grab, auger-bored and trench-excavated and monitoring well sample points on the site. In addition, to eliminate the source of any identified COPCs, much of the industrial machinery has been previously removed from the site as were many of the former industrial buildings (see City of Fort Bragg Coastal Development Permit Nos. CDP 1-03 and 2-04).

The original development authorized de novo by the Commission entails the removal of concrete building foundations from the 26 structure complex of former industrial buildings clustered on the central portion of the mill site inland of Soldier's Bay / Fort Bragg Landing and at the site of the mobile equipment shops to the northeast of the sawmill complex. As noted in Project Background Findings Section IV.A above, much of this work was completed in the summer-fall of 2006. Other project work to be performed at Glass Beaches 1-3 — located along the northwestern bluff face of the mill property — and exploratory and material removal activities to be conducted on Parcels "3" and "10" situated on the upper bluffs flanking the north and south sides of the Soldier Bay / Fort Bragg Landing inlet, is scheduled for spring-fall 2007 (see Exhibit Nos. 1, 2, and 4). Heavy tractored and rubber-tired construction equipment including excavators, backhoes, dump trucks, and hand and power tools were utilized to perform the concrete break-out, material excavation/extrication, and transportation to stockpile areas located along the eastern side of the sawmill / powerhouse / water treatment complex and equipment shop buildings, and inland of the Glass Beach and Parcel 3/10 sites.

Once the concrete foundation rubble and refuse materials had been removed from the building sites and bluff areas and secured at the designated storage locations, the exposed areas were examined for the presence and extent of any underlying COPCs. A soils sampling grid was established over and around the exposed foundation areas. An

adaptive management approach was undertaken with respect to the specific spacing and number of sampling points. Soil samples were then collected and analyzed for a variety of chemical constituents, including Total Petroleum Hydrocarbons as gasoline, diesel, diesel with silica gel cleanup, and motor oil (TPHg, TPHd, TPHdsgc, TPHo), solvents in the form of Volatile and Semi-Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PAH), Polychlorinated biphenyls (PCBs), Organochlorine pesticides, Dioxins and furans, site-specific pesticides/herbicides, certain heavy metals subject to California water quality regulations, Hexavalent chromium, and tannins and lignin compounds.

The appealed project was amended, for purposes of the Commission's *de novo* review, to include provisions for collecting soil samples from select areas adjacent to the foundation perimeters (outside the foundation footprint) prior to removal of the foundations; however, removal of the foundations was not conditioned on whether these samples are collected or the analytical results of the samples. In the event physical constraints preclude collection of specific perimeter samples prior to foundation removal (e.g., personnel or equipment access were impeded by foundation layout), these samples were to be collected following removal of the foundations. Based on the results of the analysis of the perimeter samples, additional pre- or post-foundation removal perimeter samples were collected as specified in the Work Plan.

As warranted by field conditions determined by the work site supervisor to be subject to criteria enumerated within the work plan, further "interim remedial measures," including the further excavation of soils containing COPC concentrations exceeding cleanup levels to unspecified depths for either direct removal from the sites to an appropriate disposal facility or stockpiling of the materials on the mill property for in-place treatment or eventual transport and disposal, were implemented. Additional soil column testing for COPCs was also performed as warranted by site conditions and the determination of the site supervisor and/or regional water board staff.

The excavation and stockpiling activities were performed pursuant to certain water quality best management practices and performance standards, including provisions for covering the excavation and stockpiles with plastic sheeting, constructing berms, placing stormwater and soil debris interception barriers, discontinuing work during windy periods, site watering from furtive dust abatement, and conducting the excavation to minimize further introduction of COPCs in groundwater. Excavated areas were then to be back-filled with appropriately low-permeable earthen, geo-textile fabric, or paving materials to stabilize the excavation sites.

The information derived from this original round of assessment activities will be reviewed by the Department of Toxic Substances Control (DTSC) to determine appropriate follow-up characterization and clean-up goals and activities to be carried out in a subsequent Remedial Action Plan (RAP). Additional coastal development permits

will be needed for those activities within the finalized RAP that meet the definition of “development” under the Coastal Act.

3. Permit Amendment

As proposed under this permit amendment application, mitigation measures relating to the protection of marine mammals and cultural resources would be modified to ensure that the adverse impacts to these coastal resources are reduced to less than significant levels. These project changes were initiated in response additional site assessments and trustee agency reviews conducted concurrently with the 2006 work season (see Exhibit No. 3).

First, in response to the review conducted by the National Marine Fisheries Service Office of Protected Species, changes are requested to the protocols for conducting debris removal and investigatory work along the blufftop and bluff face areas at Glass Beaches 1, 2 and 3 and the geophysical anomaly sites on Parcel 3 and 10. Specifically, prior prohibitions on work during low tide events would be revised to allow work only during daylight hours, irrespective of the tidal phase, when conditions allowed for direct observation of the rocky intertidal and offshore rock areas utilized by marine mammals as haul-outs. As discussed in the correspondence from the NMFS, this change in operational timing was viewed as being more effective for avoiding harassment of these sensitive species than would a rote prohibition on conducting work within 1½ hours before and after low tide events as originally proposed by the applicant’s biological consultant (see Exhibit No. 3, pages 10-13).

Secondly, in response to additional cultural resource site reconnaissance studies conducted in 2006 in compliance with requirements of the original permit authorization, the applicant requests to revise the provisions for monitoring ground disturbing project activities at areas previously known to contain or rated as having the high likelihood of containing prehistoric archaeological materials to include the work areas at Glass beaches 1, 2, and 3 and the Parcel 3 and 10 geophysical anomaly sites. The site reconnaissance investigations had found these portions of the mill site to have elevated potential for subsurface archaeological deposits or heretofore undocumented cultural resource sites (see Exhibit No. 3, pages 14-16).

C. Development within and Adjacent to Environmentally Sensitive Habitat Areas (ESHAs).

1. LCP Provisions

Sections A and G of Chapter IX of the City of Fort Bragg’s Land Use Plan incorporates by reiteration the Coastal Act’s definition of “environmentally sensitive habitat area,” stating in applicable part:

‘Environmentally sensitive habitat area’ means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments.’ (Section 30107.5)... [Parenthetic in original.]

LUP Policy IX-1 of the City of Fort Bragg’s Land Use Plan states:

General Policy. Environmentally sensitive habitat areas in the city’s Coastal Zone include: Intertidal and marine areas, coastal bluffs, wetlands, and riparian habitats. Such areas shall be protected against any significant disruption of habitat values, and only uses dependent upon such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Intertidal and marine areas, coastal bluffs, wetlands, and riparian habitats shall be protected against any significant disruption of habitat values and only uses dependent upon such resources shall be allowed within such areas.

The City’s ESHA inventory, as set forth in Sections H.1 and H.2 of the Land Use Plan states the following with regard to the environmentally sensitive coastal bluff and rocky intertidal marine areas along the project site’s western ocean frontage:

Coastal bluff environments are sensitive habitats because endemic vegetation is often rare or uncommon and because, if the bluffs are denuded, the potential for erosion of the bluffs is significant. Erosion of coastal bluffs could impact rocky intertidal areas at the base of the cliffs...

The rocky intertidal areas along the coast south of Glass Beach to Noyo Bay contain extremely biologically rich tide pools, rocks, nesting grounds, bluffs and kelp beds. The bluffs and adjacent industrial activity form an effective buffer protecting these habitats from human disruption. They are presently in a relatively pristine condition and biologically quite productive. In addition to limiting public access, the adjacent industrial land use should be closely monitored to assure these areas are not impacted, e.g., via water runoff. Rocky intertidal areas exist south of Noyo Bay which also must be protected, e.g., via setbacks for development on bluffs and close monitoring and mitigations to assure no significant increase in water runoff to these areas...

Section 18.61.025 of the City of Fort Bragg Zoning Code states, in applicable part:

A. The city shall protect all environmentally sensitive habitat areas against any significant disruption of habitat values.

1. Development in areas adjacent to environmentally sensitive areas shall be sited and designed to prevent impacts which would significantly degrade such areas.
2. Development shall be compatible with the protection and continuance of environmentally sensitive habitat areas...

B. Specific Criteria.

The following standards provide guidelines for development occurring near a sensitive habitat area:

1. Sensitive habitat areas. Environmentally sensitive habitat areas shall include, but not be limited to the following:
 - a. Intertidal and marine areas.
 - b. Coastal bluffs... [Emphasis added.]

2. Discussion

Although extensively modified since the late 1800s when the property was first cleared and graded for use as a shipping and rail terminus and for related forest products processing, the project site still contains a variety of environmentally sensitive habitat areas of varying biological integrity. These areas include impounded aquatic and emergent wetlands in the form of a series of lumber storage and fire suppression “log ponds,” riparian corridor remnants along original or re-aligned watercourses, uplifted marine terrace blufftop margins populated with rare plants, coastal bluff face areas containing potential nesting sites to a variety of shoreline avian species, and intertidal rocky habitat providing substrate for intermittently exposed tidepool and persistently submerged littoral flora and fauna. In addition, adjoining the site are offshore sea stack areas used as nesting, holding, and foraging habitat for a variety of marine mammals and waterfowl.

Rocky Intertidal and Offshore Rocks

An analysis of the rocky intertidal and offshore rock habitat areas was also prepared for the project (see Exhibit No. 4). Particular focus was made on identifying mitigation measures for avoiding and minimizing potential impacts to sensitive coastal resources in these areas, especially as relates to the sediment entrained in stormwater runoff associated with the debris and soil removal activities, and the potential disturbance of marine mammals utilizing offshore rocky areas as pupping and haul-out habitat. This assessment document reiterated and identified a variety of mitigation measures to be employed to reduce potential water quality and human disturbance related impacts to these habitat areas, including the use of the various water quality best management practices identified in the work and stormwater pollution prevention plans, and specific survey, response, and monitoring actions to be taken to minimize potential disturbances to marine mammals.

Development in or Adjacent to ESHAs

Due to their susceptibility to disturbance and degradation from human activities and development, and because they provide habitat to especially rare or especially valuable plant and animal life, the LCP sets forth review standards for use in approving development in and in proximity to such designated sensitive areas. Most notably, the effects on the biological resources that are contained within or utilizes the ESHAs are to be considered, restrictions placed on the permissible uses within ESHAs, limiting them to those dependent upon and compatible with the resources therein, and requiring that the design and siting of the development or activity be appropriate for preventing impacts that would significantly degrade such areas.

The coastal bluff areas on the project site in which the proposed debris removal would be performed are identified as ESHA within the City's LCP. The LCP specifically identifies the coastal bluff ESHA as a significant resource, whose relatively pristine condition is due in part to the bluff area having been relatively undisturbed by human activity because of being closed off to the public for industrial use. The area has significant ecological value, especially in terms of the rare plants growing therein, its potential for seabird habitat, its largely undamaged adjoining tide pools and offshore rocks, and the fact that its three-mile length spans a relatively long distance along the shoreline. Pursuant to the LUP Policy IX-1, only uses dependent upon and compatible with the habitat resources therein may be permitted. In approving the original permit, the Commission found that the project work proposed to be conducted within the coastal bluff ESHA would be conducted with the intention of restoring and improving these degraded areas to greater levels of biological productivity and habitat sustainability. Thus, as the removal of debris and soil with COPC concentrations exceeding cleanup levels requires entry into these areas to conduct the intended restoration, the use was considered to be dependent upon and compatible with the habitat resources within the coastal bluff areas.

Moreover, the adjoining rocky intertidal marine resources that flank the western side of the mill near where debris extrication is proposed and the wetlands on the terrace portions of the site in the vicinity of the proposed building foundation and soil removal areas are both specifically identified as ESHA in the City's LCP. As set forth in LUP Policy IX-1 and Zoning Code Section 18.61.025.A.1 any approved development adjacent to the wetlands and rocky intertidal ESHAs must be designed and sited so as not to degrade and be compatible with the continuance of those adjacent ESHAs.

The proposed work on and along the relatively remote coastal bluff areas above Glass Beaches 2 and 3 and above Soldier's Bay/Fort Bragg Landing Beach on Parcels 3 and 10 will entail the operation of heavy motorized construction equipment and the presence of human hand labor crews to remove debris and soil with COPC concentrations exceeding cleanup levels. Based on discussions with and correspondence received from the staff of the National Oceanic and Atmospheric Administration's (NOAA) Coastal Protection and Restoration Division during *de novo* review of the original project, the portions of the

project to be conducted on and near the coastal bluff are subject to the Marine Mammals Protection Act and the need to obtain a "harassment permit," as these activities have the potential to adversely affect harbor seals (*Phoca vitulina richardsi*) and Stellar Sea-lions (*Eumetopias jubatus*) that utilize the adjoining offshore rocky areas as habitat. Therefore, to ensure that the project as may be conditionally authorized under any harassment permit is consistent with the project approval granted under Special Condition No. 1, the Commission attached Special Condition No. 6 to the original permit authorization. Special Condition No. 6 requires that prior to commencing clean-up and interim remediation measures on Glass Beaches 1-3 and/or Parcels 3 and 10, the applicant submit a copy of the harassment permit issued by the NMFS or evidence that no such permit is required. The applicant is also required to report to the Executive Director any proposed changes to the project required by the harassment permit and apply for any needed amendment to the coastal development permit to authorize such changes.

Consistent with Special Condition No. 6 of the original permit, a request for an incidental harassment authorization (IHA) was made to the NMFS in the summer of 2006. In correspondence dated September 21, 2006, NMFS responded to the request (see Exhibit No. 3, pages 10-13). Instead of issuing an IHA as had been requested, NMFS instead identified a series of mitigation measures that, if incorporated into the work being conducted at the Glass Beach and geophysical anomaly sites, would reduce the potential for any take of marine mammals, in the form of harassment disturbances, from occurring. These mitigation measures stipulate that project work on the blufftop and bluff face sites only be conducted subject to the following terms and conditions:

- Limit work periods to daylight hours when visibility allows detection of marine mammals within 200 meters (656 feet) of the work area;
- Conduct work only when no marine mammals are within 100 meters (328 feet) of the work site;
- NMFS-approved marine mammal observers monitor adjoining shoreline and offshore rock areas using 8 x 42 magnification power binoculars or spotting scopes for any potential behavioral changes caused by work activities;
- Project work be halted immediately if a marine mammal shows any behavioral change related to the remedial clean up and assessment activities; and
- Temporarily suspend restoration activities if a marine mammal wanders within 100 meters (328 feet) of the work site and not resume project work until the animal(s) leave the area on its/their own.

NMFS concludes that if the above listed mitigation and monitoring measures are implemented, take of marine mammals is not likely to occur and the issuance of an incidental harassment authorization can be avoided. Accordingly, the applicant is requesting changes to Special Condition No. 3 to incorporate these measures into the operational standards for conducting work in proximity to rocky intertidal and offshore rock areas adjoining the remedial work sites.

The terms and conditions recommended by NMFS are, in some cases, more stringent than the terms of Special Condition No. 3 as originally approved. For example, the original permit condition would have allowed development to occur at night; the NMFS recommendations do not. In other cases, the NMFS recommendations are less stringent. For example, the original permit condition would not allow for work during low tide periods, where the NMFS recommendations do, so long as no marine mammals are present within 200 meters of the project area. The Commission finds that as NMFS has determined that the terms and conditions recommended by NMFS would avoid take of marine mammals, revising Special Condition No. 3 to incorporate the NMFS recommended terms and conditions would protect the environmentally sensitive coastal bluff and rocky intertidal marine areas and marine mammal habitat from significant disruption of habitat values and prevent impacts which would significantly degrade such areas consistent with LUP Policy IX-1 and Section 18.61.025 of the City's zoning code. Therefore, the Commission finds that the project with the subject amendments of Special Condition No. 3 regarding the use of various operational performance standards for work conducted in the proximity of rocky intertidal and offshore rock areas conforms with the provisions of the certified LCP for the protection of environmentally sensitive coastal bluff and rocky intertidal marine areas, including Land Use Plan Policy IX-1 and Section 18.61.025 of the City of Fort Bragg Zoning Code.

H. Archaeological Resources.

1. LCP Provisions

Policy XIII-2 of the City of Fort Bragg Land Use Plan states:

Archaeological Discoveries During Construction. When in the course of grading, digging or any other development process, evidence of archaeological artifacts is discovered, all work which would damage such resources shall cease and city planning staff shall be notified immediately of the discovery. City planning staff shall notify the State Historical Preservation Officer and the Sonoma State University Cultural Resources Facility of the find. At the request of the State Historical Preservation Officer, development at the site may be halted until an archaeological assessment of the site can be made and mitigation measures developed.

Chapter XVII, Section E of the City's Land Use Plan states, in applicable part:

E. Special Review Areas

Special review areas are designated on the map with abbreviations. Any proposed development on parcels which are located in whole or in part within the special review areas will require a report by a qualified professional as well as review of that report by the approving agency to

ensure that Coastal Act and Local Coastal Program policies concerning the sensitive resource or feature are properly treated in the specific proposed development. These review requirements are in addition to the bluff hazard review noted in Chapter XI. The types of special review areas and required reports are as follows: ...

AR --- Archaeology. A report is to be prepared by a qualified archaeologist or anthropologist. The report shall identify and evaluate all archaeological and paleontological resources, assess the effects of the proposed development on those resources, and recommend resource preservation or mitigation measures. A copy of the report shall be transmitted to the State Historical Preservation Officer and the Cultural Resource Facility at Sonoma State University for their review and comment. They shall be requested to comment on all aspects of the report, including the recommended preservation and/or mitigation measures.

Similarly Chapter XVII, Section F.20 of the City's Land Use Plan states, in applicable part:

Any proposed development on parcels which are located in whole or in part within the special review areas will require a report by a qualified professional as well as review of the report by the city to ensure that Coastal Act and Local Coastal Program policies concerning the sensitive resources or features are properly treated in the specific proposed development. These review requirements are in addition to the bluff hazard review. Special studies may be completed prior to submission of an application, as part of an environmental impact report, or as an independent document. In any case, the selection of the professional preparing the report must be with the approval of the permitting agency. A discussion of the special review areas and required reports follows:

a. Archaeology Review (AR). A report must be prepared by a qualified archaeologist or anthropologist. The report shall identify and evaluate all archaeological and paleontological resources, assess the effects of the proposed development on those resources and recommend resource preservation and mitigation measures. A copy of the report shall be submitted to the State Historical Preservation Officer and the Cultural Resource Facility at Sonoma State University for their review and comment. They shall be requested to comment on all aspects of the report, including the recommended preservation and/or mitigation measures.

2. Discussion.

The City's LCP sets forth several policies regarding the protection of archaeological resources. LUP Policy XIII-2 requires that, when in the course of grading, digging or any other development process, evidence of archaeological artifacts is discovered, all work which would damage such resources be ceased and city planning staff be notified immediately of the discovery. The permitting authority is directed to notify the State Historical Preservation Officer (SHPO) and the Sonoma State University Cultural Resources Facility of the find. At the request of the State Historical Preservation Officer, development at the site may be halted until an archaeological assessment of the site can be made and mitigation measures developed. In addition, due to the designation on the Coastal Environment Map of portions of the project site as being situated within an archaeology special review area, Sections E and F.20 of LUP Chapter XVII reiterate the requirements that an archaeological investigation be prepared, mitigation and conservation measures be identified, and the report transmitted to the SHPO and Sonoma State University for further consultation.

A cultural resources site reconnaissance was prepared for the proposed project (*Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California*, TRC Companies, Inc., March 2003). As part of its review of the development, the City Community Development Department stated the following with respect to the site analysis:

A records search at the California Historic Resources Information System identified six previously recorded cultural resource sites located within the property boundaries and two sites immediately adjacent to the property. A field assessment of the Mill Site was conducted including a pedestrian survey and examination of existing buildings to assess their age and architectural significance. The field assessment identified five previously recorded sites on the property and identified five additional sites. The five previously recorded sites were recorded more than 50 years ago and consist of low to moderately dense shell middens along with associated artifacts. Three additional prehistoric sites were identified by the pedestrian survey including an additional shell middens and two campsites...

The results of the field survey indicate that there is a high potential for as yet unidentified cultural resource sites in large portions of the property. A follow-on Site Specific Treatment Plan for Cultural Resources, prepared by TRC, includes a map which defines areas with moderate and high potential for cultural resources. Specific mitigation measures are identified to protect, test and preserve archaeological resources. The cultural resources investigation included consultation with Native Americans. The results of the Native American consultation are recorded in confidential Appendix F of the Archaeological Survey...

The results of the initial cultural resources investigation indicated that the entire property has achieved significance as an historic district under the California Register of Historic Places. The study recommended that a Site Specific Treatment Plan be developed to provide detailed measures to mitigate negative impacts to cultural resources on the property. TRC prepared two follow-on studies: Phase II Determination of Significance-Standing Structures and Site Specific Treatment Plan for Cultural Resources.

The site-specific treatment plan contains numerous mitigation measures for preventing and reducing impacts to archaeological resources, including:

- Pre-construction surficial and shallow subsurface testing and evaluation of all areas proposed for excavation and the survey staking of the outer extent of known cultural resource areas.
- On-site observation of excavation and other ground disturbing activities in areas with moderate and high resource site potential rate by an qualified archaeologist with authority to halt work upon the discovery of potentially significant cultural resources.
- Operational standards for the incidental discovery of cultural resource artifacts or human remains within designated low site potential rated areas, including provisions for halting work until an archaeologist and/or coroner has assessed the significance of the discovered materials.
- Special performance standards for any work to be performed in unique resource areas including the Pomo cemetery and any dredging to be conducted in inter-tidal areas (not applicable to this assessment and interim remediation project).

In the *de novo* review of the original project, the Commission found that the requisite archaeological investigation had been performed and identified mitigation measures for the protection of such resources. The Commission further noted that the report had been transmitted to the SHPO and Sonoma State University as directed in LUP Policy XIII-2 and Sections E and F.20 of LUP Chapter XVII.

To assure that the mitigation measures identified in the archaeological investigation and proposed to be implemented by the applicant are carried out, the Commission attached Special Condition No. 5 to the original project authorization. Special Condition No. 5 requires that all excavations in areas of moderate and high cultural resource sensitivity be monitored by a qualified Native American observer. In addition, Special Condition No. 5 contains specific contingencies for the incidental discovery of any cultural resource artifacts or human remains whereby all project work in the affected area would be halted and a qualified archaeologist brought in to assess the significance of the materials and the coroner, respectively.

Consistent with the requirements of the TRC site-specific treatment plan, in 2006 additional pre-construction surficial and shallow subsurface testing and evaluations were conducted by consulting archaeologists Garcia and Associates for all areas in Glass Beaches 1, 2, and 3, and the geophysical anomaly sites on Parcels 3 and 10 proposed for ground-disturbing excavation work. As discussed in the executive summary prepared upon completion of the reconnaissance investigations (final report pending), additional protective measures were identified to minimize the risk of adverse impacts to the five archaeological sites found in and in proximity to the blufftop and bluff face work sites (see Exhibit No. 3, pages 14-16). These measures primarily regard avoiding unnecessary ground-disturbing excavation work, provisions for monitoring any requisite excavation work, requiring additional assessments to determine the integrity of deposits found at one of the five sites, and actions to be taken in response to any archaeological materials encountered during the remedial debris removal and assessment work.

To ensure that all feasible protective measures are afforded to the cultural resources at the project site the applicant is requesting changes to Special Condition No. 5 to incorporate the measures identified into the Garcia and Associates study for conducting work in proximity to the areas containing cultural resources adjoining the Glass Beach and geophysical anomaly remedial work sites.

The Commission notes that Special Condition No. 5 would continue to require that, in the event that any cultural resource deposits are discovered, project work in the affected area would be halted and a qualified archaeologist would have to assess the significance of the find and determine appropriate mitigation measures, and the project could not recommence until either a permit amendment has been obtained to incorporate the recommended mitigation or the Executive Director has determined that no such amendment is required.

Therefore, the Commission finds that, as modified to include conditions for further avoiding, monitoring, and assessing the significance of cultural resources as may be encountered at the various blufftop and bluff face work sites, the proposed project as amended will protect archaeological resources consistent with the archaeological resources protection policies of the certified LCP.

E. California Environmental Quality Act.

Section 13096 of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirement of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect the proposed development may have on the environment.

The Commission incorporates its findings on conformity with the Chapter 3 policies of the Coastal Act at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As specifically discussed in these above findings, which are hereby incorporated by reference, mitigation measures that will minimize or avoid all significant adverse environmental impacts have been required. As conditioned, there are no other feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the activity may have on the environment. Therefore, the Commission finds that the proposed project as amended can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

IV. EXHIBITS:

1. Regional Location Map
2. Vicinity Map
3. Proposed Amended Project Description Narrative and Associated Correspondence
4. Excerpts, Original Coastal Development Permit No. A-1-FTB-05-053 Adopted Findings

APPENDIX A

STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent of interpretation of any condition will be resolved by the Executive Director of the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

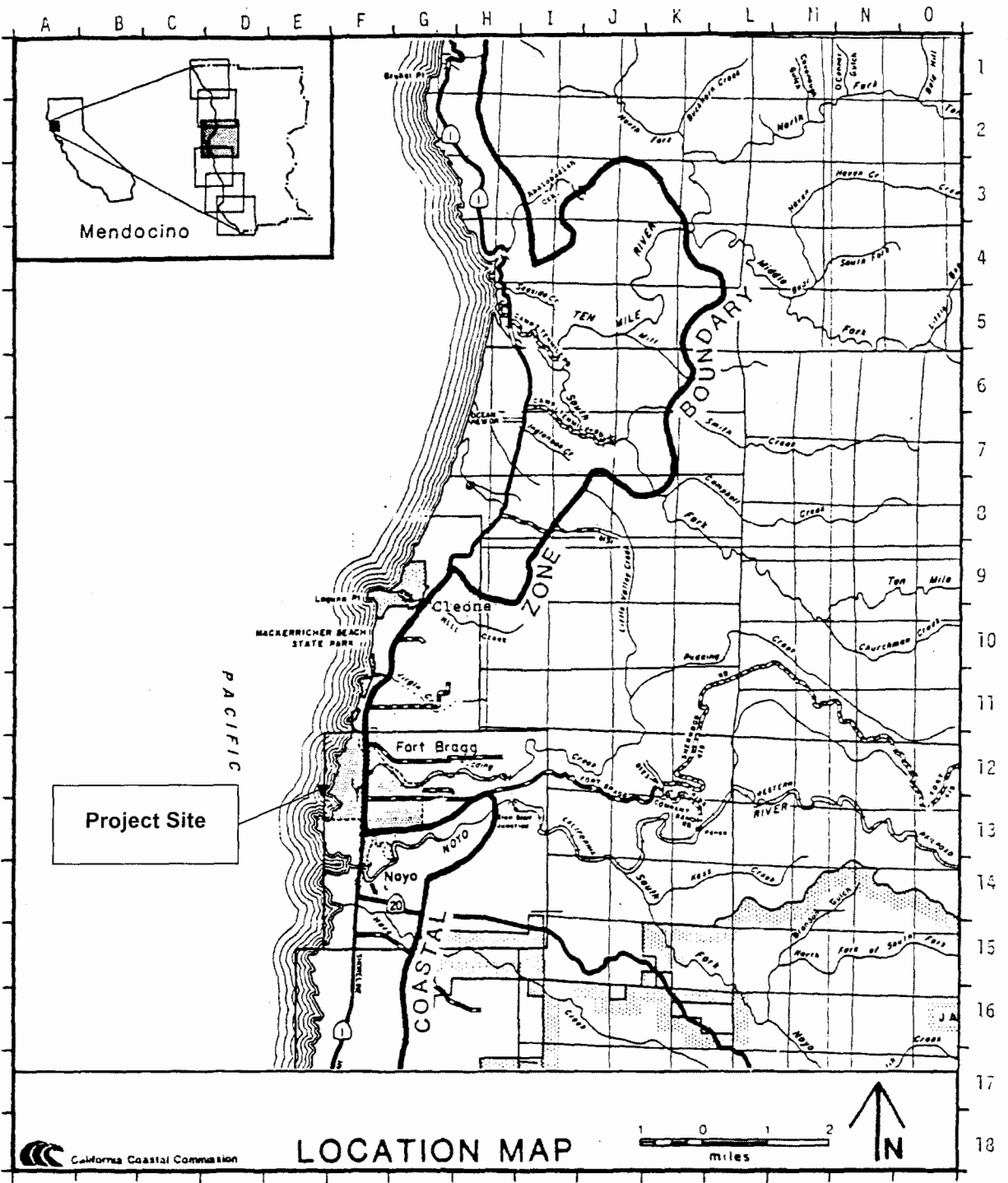


EXHIBIT NO. 1
APPLICATION NO.
 A-1-FTB-05-053-A2
 GEORGIA-PACIFIC CORP.
 REGIONAL LOCATION MAP

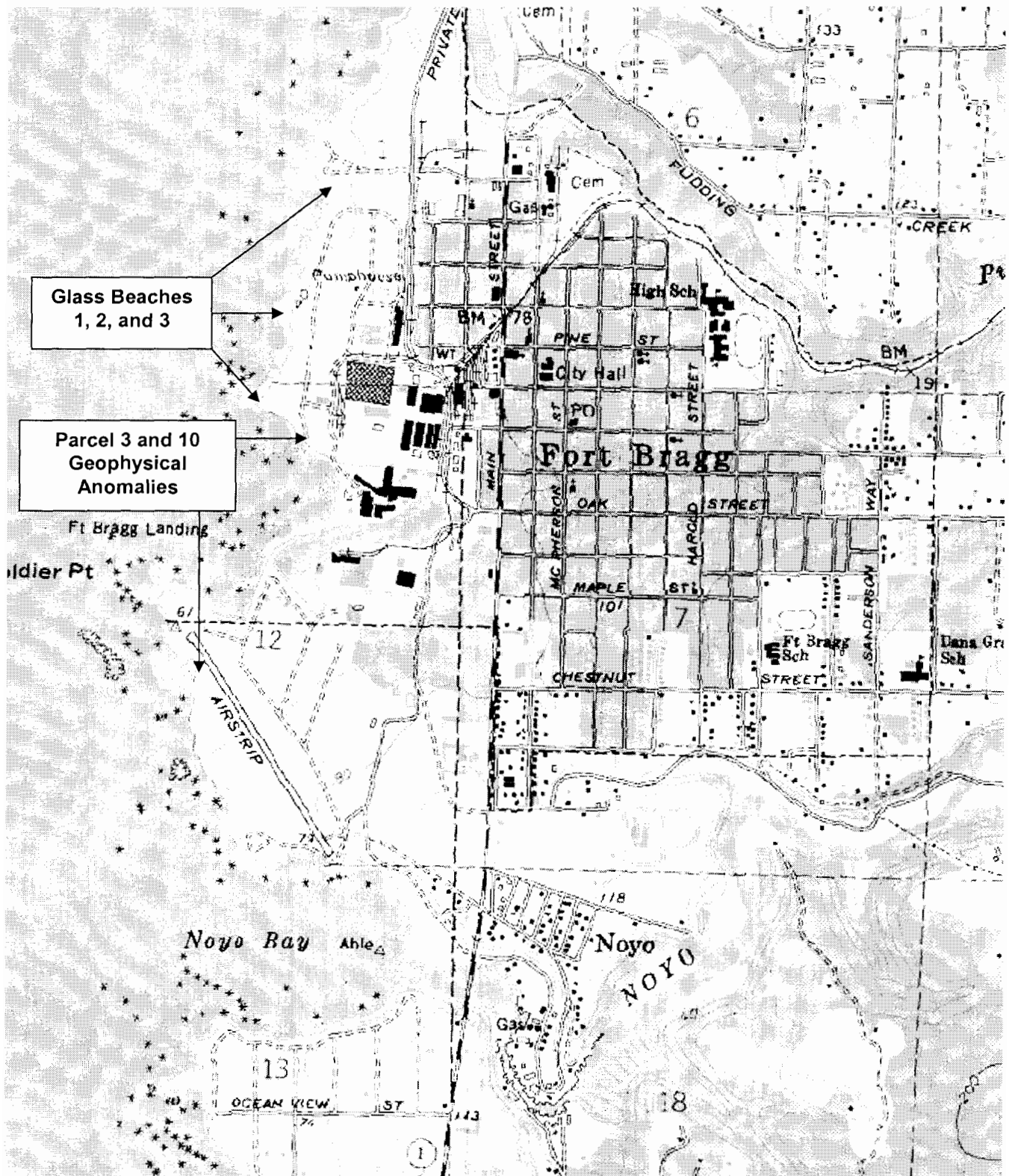


EXHIBIT NO. 2

APPLICATION NO.

A-1-FTB-05-053-A2

GEORGIA-PACIFIC CORP.

VICINITY MAP



Mr. Jim Baskin
California Coastal Commission
North Coast District Office
710 E. Street, Suite 200
Eureka, Ca 95502-4908

Subject:

Application for Amendment to Coastal Development Permit A-1-FTB-05-053

Dear Mr. Baskin:

ARCADIS BBL is currently assisting Georgia-Pacific LLC in the process of completing environmental investigation and decommissioning activities at the former Georgia-Pacific Wood Products Manufacturing Facility in Fort Bragg, California (Site). The Georgia-Pacific Mill Site Foundation Removal, Additional Investigation, and Interim Remedial Measures Project entails the removal of building foundations, debris, additional investigation, and if necessary, interim remedial measures (IRMs).

The California Coastal Commission (CCC) issued Coastal Development Permit (CDP) A-1-FTB-05-053 to the Georgia-Pacific LLC for activities associated with decommissioning and environmental activities at the Georgia-Pacific California Wood Products Manufacturing Facility on May 17, 2006.

Most of the foundation removal work was conducted in 2006. Removal of debris in the Glass Beach 1, 2, and 3 areas and investigation of the geophysical anomalies detected in Parcels 3 and 10 were not conducted in 2006 as we were waiting on a permit from NOAA/NMFS. These activities will be conducted during the work season of 2007 (April 15 to October 15). CDP A-1-FTB-05-053 included conditions for these activities related to marine mammals and cultural resources. On behalf of Georgia-Pacific LLC, ARCADIS BBL is submitting this Application for a CDP Amendment regarding these permit conditions. New information is presented below, and a summary of requested amendments is included at the end of this letter.

Marine Mammals

Bill Stagnaro of Wetlands Research Associates (WRA), on behalf of Georgia-Pacific LLC, contacted the National Marine Fisheries Service (NMFS) and requested a review of the project activities and an opinion on whether an intent to harass (IHA)

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Our ref:

B0066104.0000.00001

EXHIBIT NO. 3

APPLICATION NO.

A-1-FTB-05-053-A2
GEORGIA-PACIFIC CORP.
PROPOSED AMENDED
PROJECT DESCRIPTION
NARRATIVE & ASSOCIATED
CORRESPONDENCE (1 of 16)

Imagine the result

2/5/2007

permit would be required. In a letter dated September 21, 2006 from James H. Lecky of NMFS to Bill Stagnaro of WRA Environmental Consultants, NMFS discusses the issuing of a Letter of Concurrence to Georgia-Pacific instead of an incidental harassment authorization "to take small number of marine mammals incidental to restoration and development of portions of a decommissioned sawmill owned by Georgia-Pacific" located in Fort Bragg, CA. In the September 21st letter, NMFS briefly describes the scope of work that is to occur and summarizes the species of pinnipeds that may be located in the vicinity of the Site.

The NMFS letter states that "Only short-term Level B harassment of pinniped behaviors, if any, may occur within the proposed project area as a result of construction noise, traffic, and presence of people and machinery. However, such harassments are preventable if certain mitigation and monitoring measures are implemented during the proposed restoration activity. No impacts to the habitat of marine mammals are expected from the proposed work in the project area. The work would be done on a bluff top and not on or near the rocky reefs, which the pinnipeds use as haul-outs."

NMFS determined that if the following mitigation and monitoring measures are implemented while conducting the proposed project at the Site, harassment to marine mammal species and/or stocks is not likely to occur:

- 1) Work can only be conducted during daylight hours when visibility allows detection of marine mammals within 200 m (656 ft) of the proposed project area;
- 2) Work can only be conducted when no marine mammals are present within 100 m (328 ft) of the proposed project area;
- 3) During the restoration work, project area must be monitored by NMFS-approved marine mammal observers (MMOs) using 8 x 42 magnification power binoculars or spotting scopes for any potential behavioral changes caused by the activity. The MMOs are to report any incidents to NMFS Office of Protected Resources (301-713-2289) and NMFS Southwest Region (562-980-3232) within 24 hours by phone;
- 4) Work must be stopped immediately if a marine mammal shows behavior changes that are potentially related to restoration activities; and

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- 5) Restoration work must be temporarily suspended if a marine mammal wanders within 100 m (328 ft) of the proposed project area, and work shall not restart until the animal leaves the area on its own.

The letter concludes by stating: "NMFS believes that if the aforementioned mitigation and monitoring measures are implemented, takes of marine mammals are not likely to occur and an IHA is not necessary pursuant to the MPA."

Table 1 provides a comparison of the California Coastal Commission's CDP No. A-1-FTB-05-053 and the measures required by NMFS to protect offshore rocky marine biological resources potentially located at or near the Site.

Cultural Resources

Garcia and Associates (GANDA) performed archeological surveys at Glass Beaches 1, 2, and 3 and geophysical anomaly areas in Parcels 3 and 10 in 2006. These surveys identified potential impacts associated with planned debris removal in Glass Beaches 1, 2, and 3 and investigation of the geophysical anomaly areas at the Site. A summary of findings and recommended mitigation and monitoring of these activities was prepared by GANDA and is attached. A brief summary of the information related to project activities slated for 2007 is below. Maps of these areas and more details of the findings are included in a report in preparation by GANDA, which will be submitted in February 2007.

- Archaeological testing revealed that prehistoric archaeological sites CA-MEN-407, -410/411, -3138, and -3140 will not be impacted by debris removal activities related to the project, and further work is not required at these prehistoric archaeological sites.
- Prehistoric archaeological site CA-MEN-1401H in Glass Beach 1 was previously determined not to be a significant historic resource by Van Bueren in 2002.
- Prehistoric archeological site CA-MEN-408 site abuts the debris removal area at the south end of Glass Beach 1. Based on the results of a shovel test pit (STP-68) at CA-MEN-408, a data recovery (Phase III) investigation is recommended for that portion of CA-MEN-408 prior to any ground disturbance.
- Glass Beach 2 is a recorded historic archaeological site, CA-MEN-3141H, and is immediately adjacent to CA-MEN-3131H (Gus West Island). Historical resources, possibly associated with Gus West Island, appear to be present at CA-MEN-3141H and -409H. If debris removal will require subsurface disturbance, GANDA recommends that data recovery (Phase III) excavations be performed. Also,

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Extended Phase I testing should be performed at MEN-409H to determine if the prehistoric surface artifacts that are associated with a clay sewer pipe in CA-MEN-3141/H are part of CA-MEN-409H and to establish the eastern boundaries of CA-MEN-409H.

- At Glass Beach 3, only historic materials associated with the Fort Bragg Lumber Mill were identified. GANDA recommends that a qualified archaeologist monitor any subsurface disturbance during debris removal in this area to recover and record any artifacts associated with early historic activities at the Fort Bragg Lumber Mill.
- The boundaries of prehistoric archaeological site 6120-01 (a newly discovered site in 2006) encompass the Geophysical Anomaly area in Parcel 3 (GA-3). While it may be possible to remove the top 10 centimeters of GA-3 (which is the extent of fill material above the cultural deposits) without impacting site 6120-01, the removal could accelerate the process of erosion due to unstable conditions at GA-3.
- Additional archaeological testing is recommended at GA-10 (Parcel 10) in order to determine the integrity of the cultural deposits found near STP 145. Investigation of cultural deposits in this area can be conducted concurrent with investigation of GA-10.

Requested Amendments to CDP A-1-FTB-05-053

Based on the NMFS letter, ARCADIS BBL, on behalf of Georgia-Pacific LLC, requests the following amendment to Special Condition 3.a. 4 (For the Protection of Rocky Intertidal Marine Biological Resources) of the CDP:

- 1) Delete language in subpart e and replace with "Work can only be conducted during daylight hours when visibility allows detection of marine mammals within 200 m (656 ft) of the proposed project area." This is Measure #2 of the NMFS September 21st, 2006 letter and, according to the NMFS, this measure would be protective of harbor seals assuming other all other NMFS measures are followed.

By amending the CDP as described above, work crews will be able to potentially conduct a full work day. CDP Special Condition 3, Part 4, Subpart e as written prohibits the ability of work crews to complete a full day's work. There is a specific

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need to complete the work as soon as possible in the 2007 construction season so that the schedule for investigation and remediation of the portion of the Site that is intended to be the coastal trail and park (due to be acquired by the city of Fort Bragg through a grant from the Coastal Conservancy) set out by DTSC can be completed in time to complete the transaction.

All other requirements of the CDP are acceptable and can be assimilated into daily scopes of work at the Site. Note that Georgia-Pacific is committed to adhering to both the CDP (assuming the CDP is amended per this letter) and NMFS mitigation and monitoring measures as outlined in their letter of September 21st, 2006 to be protective of offshore rocky marine biological resources.

Based on GANDA recommendations, Georgia-Pacific LLC requests that CDP Special Condition 5.A (Protection of Archeological Resources) be amended to reflect the following:

- A. All removal, excavation, stockpiling, and disposal activities authorized by this Coastal Development Permit shall be performed consistent with the conclusions and recommendations contained in (1) *Draft Site Specific Treatment Plan for Cultural Resources Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., undated); (2) *Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., March 2003), and (3) *Executive Summary Regarding the Preliminary Excavation Results from Glass Beach 1, 2, and 3 and Geophysical Anomaly Areas 3 and 10 at the Georgia-Pacific Former Sawmill, Fort Bragg, California* (GANDA, 2006), and all mitigation measures contained therein shall be implemented, including but not limited to the following mitigation measures as below:
1. Prior to commencement of debris removal and investigation of geophysical anomaly areas, surveys will be conducted to inventory areas where subsurface disturbance is likely to occur.
 2. If it is determined that soil disturbance cannot be avoided at prehistoric archaeological sites CA-MEN-3141H, -409H, and 6120-01, Phase III (data recovery) surveys will be conducted prior to soil disturbance due to the high potential to uncover historic and prehistoric resources during excavation at these three sites.

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3. A qualified archaeologist will be present to monitor debris removal in archeological site CA-MEN-1401H and the Glass Beach 3 area to recover and record any artifacts associated with early historic activities.
4. A qualified archaeologist will monitor earth-disturbing activities at all prehistoric archeological sites in debris removal or geophysical anomaly areas in order to record evidence of buried cultural resources.
5. If debris removal will not disturb buried resources (i.e., will consist only of removal to existing ground surface) at identified prehistoric archeological sites, additional archaeological investigations are not required.
6. In the event prehistoric archaeological resources (marked by shellfish remains, flaked and ground stone tools, fire affected rock, human bone, or other related materials) are unearthed during the debris removal or geophysical anomaly investigations, all work in the vicinity of the discovery shall cease immediately, the Executive Director shall be notified, and the proper disposition of resources shall be accomplished as required by City of Fort Bragg Land Use Development Code Section 18.50.030.D.
7. If cultural resource artifacts or human remains are incidentally discovered within designated low site potential rated areas, all project work shall be halted in the affected area until an archaeologist and/or coroner has assessed the significance of the discovered materials.

Please find enclosed with this letter a copy of the National Marine Fisheries Service (NMFS) letter from Mr. Lecky and the "Executive Summary Regarding the Preliminary Excavation Results from Glass Beach 1, 2, and 3 and Geophysical Anomaly Areas 3 and 10 at the Georgia-Pacific Former Sawmill, Fort Bragg, California" prepared by GANDA.

We also need some guidance as to the appropriate time frame for implementing the deed restriction required by Special Condition 5, Part B, Subpart 5 (5.B.5) of the CDP. We would prefer to implement the deed restriction prior to transferring the trail property at the conclusion of any required remediation. We are unsure if that is the intent of Special Condition 5.B.5 and wanted your assistance in answering this question. If the deed restriction is required prior to any additional work on the trail as described in the CDP, we may have timing and other concerns that we would need to discuss with you. Your guidance on this issue would be appreciated.

ARCADIS BBL

Mr. Jim Baskin, CCC

2/5/2007

We appreciate the opportunity to submit this amendment request. Should you need additional information, please do not hesitate to contact me at (707) 776-0865 ext. 17. Thank you for your assistance. We look forward to hearing from you.

Sincerely,

 Signature on File

Bridgette DeShields
Vice President

Signature on File

Judy Nedoff
Senior Scientist I

cc:

Ryan Miya, DTSC
Linda Ruffing, City of Fort Bragg
Marie Jones, City of Fort Bragg
Glenn Young, Fugro West
Doug Heitmeyer, Georgia-Pacific
Paul Montney, Georgia-Pacific
Michael Davis, Georgia-Pacific
Carol Stephens, Georgia-Pacific

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Table 1. Comparison of California Coastal Commission's CDP and NMFS Required Measures as Related to the Protection of Offshore Rocky Marine Biological Resources

California Coastal Commission's CDP Requirements	NMFS Mitigation and Monitoring Measures per September 21, 2006 Letter
Baseline observations of pinnipeds in the project area shall be conducted prior to initiating project activities. The baseline study shall be submitted to the Executive Director prior to commencement of development in coastal bluff face and bluff top margin areas (CDP Special Condition 3, Part 4, Subpart a)	No equivalent to CDP
A morning and afternoon count shall be conducted the day prior to work activities (CDP Special Condition 3, Part 4, Subpart a)	No equivalent to CDP
Observations shall be made every morning work is scheduled to occur (CDP Special Condition 3, Part 4, Subpart a)	During the restoration work, project area must be monitored by NMFS-approved MMOs (Measure #3)
Surveying/monitoring shall be conducted by a qualified biologist using minimum 8x42 magnification power binoculars or a spotting scope (CDP Special Condition 3, Part 4, Subpart b)	During the restoration work, project area must be monitored by NMFS-approved MMOs using 8 x 42 magnification power binoculars or spotting scopes for any potential behavioral changes caused by the activity. The MMOs are to report any incidents to NMFS Office of Protected Resources (301-713-2289) and NMFS Southwest Region (562-980-3232) within 24 hours by phone (Measure #3)
Survey data shall include type of marine mammals present, numbers, age class, sex, location, time, tide, type of	No equivalent to CDP. However, this data could be

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development activity being conducted and whether animals respond to the activity. Rates of departure and arrival of animals to and from the haul-out shall be noted (CDP Special Condition 3, Part 4, Subpart c)	collected while MMOs are monitoring project area
If seals flush for a work-related reason, the portion of the project that caused the seals to flush shall be delayed until the animals leave the area (CDP Special Condition 3, Part 4, Subpart d)	Work must be stopped immediately if a marine mammal shows behavior changes that are potentially related to restoration activities (Measure #4)
As harbor seals are more likely to use haul-outs at low tide, work in areas in proximity to sensitive haul-out areas shall only be performed during the time period beginning and ending one and one-half hours before and following high tides to lessen the chance of harassment (CDP Special Condition 3, Part 4, Subpart e)	Work can only be conducted during daylight hours when visibility allows detection of marine mammals within 200 m (656 ft) of the proposed project area (Measure #1)
If a Steller sea lion is observed, work activities within the immediate bluff top edge area shall be postponed until the animal(s) leaves the project area (CDP Special Condition 3, Part 4, Subpart f)	Work can only be conducted when no marine mammals are present within 100 m (328 ft) of the proposed project area (Measure #2)
Additional counts shall be conducted every two days for one week after all work is terminated to compare the use of haul-out sites without work-related disturbances pursuant to the pre- and post-activity behavior-specific monitoring recommendations of the NMFS (CDP Special Condition 3, Part 4, Subpart g)	No equivalent to CDP
All surveying data shall be compiled and submitted to the Executive Director at the end of the construction season (CDP Special Condition 3, Part 4, Subpart h)	No equivalent to CDP



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE
Silver Spring, MD 20910

SEP 21 2006

Mr. Bill Stagnaro
WRA Environmental Consultants
2169-G East Francisco Blvd
San Rafael, California 94901

Dear Mr. Stagnaro,

The National Marine Fisheries Service (NMFS) has received your request for an incidental harassment authorization (IHA) pursuant to the Marine Mammal Protection Act (MMPA), on behalf of Georgia-Pacific Corporation (Georgia-Pacific), to take small number of marine mammals incidental to restoration and development of portions of a decommissioned sawmill owned by Georgia-Pacific located just to the west of Highway 1 at 90 West Redwood Avenue in Fort Bragg, California. NMFS subsequently discussed with you the option of issuing a Letter of Concurrence (LOC) to Georgia-Pacific instead of an IHA to streamline the permit process, provided that certain mitigation measures are implemented by Georgia-Pacific in its proposed project to avoid any takes of marine mammals. As you indicated in a phone conversation with a NMFS biologist, Georgia-Pacific agrees that implementing these conditions would avoid any takes of marine mammals in the proposed project vicinity and is in favor of obtaining an LOC.

A summary of the proposed project and methods follows:

Georgia-Pacific has reached an agreement with the City of Fort Bragg, California, to donate 38 acres (0.15 km²) of the property along the 3-mile (4.8 km) shoreline, which will allow a 100-ft (30.5 m) wide corridor for the California Coastal Trail. In addition, 35 acres (0.14 km²) of the old mill site are designated for restoration and conversion to parkland and will be acquired by the Coastal Conservancy through grants once this and the aforementioned 38 acres (0.15 km²) has been remediated. Work being done along the bluffs at Glass Beaches 1 - 3 and Parcels 3 and 10 has the potential to harass marine mammals hauled out along the rocks and the reefs offshore.

The scope of the project includes:

- Removal of visible debris;
- Soil sampling and analysis for Constituents of Potential Concern (COPCs);
- Removal of soil with COPC concentrations exceeding cleanup levels; and
- Interim capping of debris/soil removal areas with COPC exceeding clean up levels in remaining soil.

A detailed description of the proposed activities at each location is provided below:



Glass Beach 1

Proposed work at Glass Beach 1 includes excavation of approximately 1,673 cubic yards (1,279 m³) of soil and debris. Excavation activities would be initiated leaving a 4-ft (1.2-m) thick strip of fill/topsoil at the sea cliff to the west in order to prohibit any sediment or water falling onto the rocky intertidal area. Upon completion of excavation activities to the east, the remaining 4-ft strip would be excavated in a manner to minimize soil or debris dropping onto the rocky intertidal area. Manual methods would be used to remove any material that falls onto the rocky intertidal area. Excavated soil and debris would be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the Glass Beach 2. These storage locations are paved with asphalt and are greater than 300 ft (91 m) from the sea cliff.

Glass Beach 2

Proposed work at Glass Beach 2 includes excavation of approximately 4,750 cubic yards (3,632 m³) of soil. Since the excavation activities could negatively impact the rocky intertidal area, the procedures described in Glass Beach 1 work would be employed. Excavated soil and debris would be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area. These storage locations are paved with asphalt and are greater than 300 ft (91 m) from the sea cliff.

Glass Beach 3

Proposed work at Glass Beach 3 includes excavation of approximately 1,792 cubic yards (1,370 m³) of soil. Since the excavation activities could negatively impact the rocky intertidal area, the procedures described in Glass Beach 1 work would be employed. Excavated soil and debris would be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area. These storage locations are paved with asphalt and are greater than 300 ft (91 m) from the sea cliff.

Parcel 3 Geophysical Anomalies

Proposed work at Parcel 3 Geophysical Anomalies includes excavation of approximately 192 cubic yards (147 m³) of soil at 24 locations to assess anomalies previously identified by geophysical survey. Proposed work activities terminate east of the sea cliff, but could still negatively impact the rocky intertidal area; therefore, proper procedures described in Glass Beach 1 work would be employed. Excavated soil and debris would be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area. These storage locations are paved with asphalt and are greater than 300 ft (91 m) from the sea cliff.

Parcel 10 Geophysical Anomalies

Proposed work at Parcel 10 Geophysical Anomalies includes excavation of approximately 1,265 cubic yards (967 m³) of soil at 48 locations to assess anomalies previously identified by geophysical survey. No geophysical anomalies are located within 40 ft (12 m) of the sea cliff, therefore, the potential for negative impact to the rocky intertidal zone is minimal. However, Georgia-Pacific plans to employ the procedures described in Glass Beach 1 work. Excavated soil and debris would be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area. These storage locations are paved with asphalt and are greater than 300 ft (91 m) from the sea cliff.

Work will commence in the fall, 2006, and extend until November 2007. Restoration work would be conducted every day of the work period. The workday would be up to 12 hours long in areas not in proximity to sensitive haul-outs (near the bluff face). Areas that are in proximity to sensitive haul-out areas may be limited to a maximum of a 6-hour day.

Pacific harbor seals (*Phoca vitulina richardsi*) may be found in the vicinity of the proposed project area. Based on surveys conducted by WRA (2006), up to 102 harbor seals have been detected offshore of the proposed project area. Seal use of this area is very much tide related and the maximum number counts were recorded at low tides. Very few or no seals were detected during high tides. Almost all of the seals detected during site visits have been off shore of Parcel 10. Harbor seals were the only marine mammals detected off shore of the proposed project area by WRA during the survey (WRA, 2006). In California, approximately 400 - 500 harbor seal haul-out sites are widely distributed along the mainland and on offshore islands, including intertidal sandbars, rocky shores and beaches (Hanan, 1996). MacKerricher State Park is the nearest major pupping area to the proposed project area, which is approximately 2.5 miles (4.0 km) from the proposed project area.

Although it is possible that California sea lions (*Zalophus californianus californianus*) and Steller sea lion (*Eumetopias jubatus*) may also use the proposed project area as haul-out sites, no sea lions were detected by WRA during the site survey. Therefore, their occurrence is unlikely.

Only short-term Level B harassment of pinniped behaviors, if any, may occur within the proposed project area as a result of construction noise, traffic, and presence of people and machinery. However, such harassments are preventable if certain mitigation and monitoring measures are implemented during the proposed restoration activity.

No impacts to the habitat of marine mammals are expected from the proposed work in the project area. The work would be done on a bluff top and not on or near the rocky reefs, which the pinnipeds use as haul-outs.

To ensure that no harassment to marine mammal species and/or stocks occurs, NMFS and the applicant agree that Georgia-Pacific implement the following mitigation and monitoring measures while conducting the proposed project:

- (1) Work can only be conducted during daylight hours when visibility allows detection of marine mammals within 200 m (656 ft) of the proposed project area;
- (2) Work can only be conducted when no marine mammals are present within 100 m (328 ft) of the proposed project area;
- (3) During the restoration work, project area must be monitored by NMFS-approved marine mammal observers (MMOs) using 8 x 42 magnification power binoculars or spotting scopes for any potential behavioral changes caused by the activity. The MMOs are to report any incidents to NMFS Office of Protected Resource (301-713-2289) and NMFS Southwest Region (562-980-3232) within 24 hours by phone;


(4) Work must be stopped immediately if a marine mammal shows behavior changes that are potentially related to restoration activities; and

(5) Restoration work must be temporarily suspended if a marine mammal wanders within 100 m (328 ft) of the proposed project area, and work shall not restart until the animal leaves the area on its own.

NMFS believes that if the aforementioned mitigation and monitoring measures are implemented, takes of marine mammals are not likely to occur and an IHA is not necessary pursuant to the MMPA. If for any reason Georgia-Pacific does not implement these mitigation and monitoring measures, then our concurrence with Georgia-Pacific's determination does not apply and we would recommend that Georgia-Pacific apply for an IHA under section 101(a)(5) of the MMPA. This same recommendation would apply if Georgia-Pacific subsequently obtains information during the restoration project that indicates that marine mammals may be disturbed by the proposed activities. For additional information on this action, please contact Shane Guan at (301) 713-2289.

Sincerely,

Signature on File

 James H. Lecky, Director
Office of Protected Resources
National Marine Fisheries Service

13416



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San Anselmo, CA 94960
Phone: (415) 458-5803 Fax: (415) 458-5829

CONFIDENTIAL INFORMATION

To: Bridgette DeShields, ARCADIS-BBL
Paul Montney, Georgia-Pacific

From: Carole Denardo

Date: January 21, 2007

RE: Executive Summary Regarding the Preliminary Excavation Results from Glass Beach 1, 2, and 3 and Geophysical Anomaly Areas 3 and 10 at the Georgia-Pacific Former Sawmill, Fort Bragg, California

Archaeological Sites not Affected by Debris Removal or Geophysical Anomaly Work

The results of archaeological testing revealed that four prehistoric archaeological sites, including CA-MEN-407, -410/411, -3138, and -3140, will not be impacted by removal activities related to the Georgia-Pacific Corporation Fort Bragg Wood Products Manufacturing Closure Project so no further work is required at any of these sites for this project. However, these sites should be considered for any future plans for the Fort Bragg bluff.

Archaeological Sites With the Potential for Impacts from Debris Removal

Five archaeological sites, including CA-MEN-408, CA-MEN-1401H (Glass Beach 1 site), CA-MEN-409, CA-MEN-3141H (Glass Beach 2 site), and Glass Beach 3, have the potential for impacts in the debris removal areas. Glass Beach 1 is a recorded historic archaeological site designated CA-MEN-1401H. The site was previously determined not to be a significant historic resource by Van Bueren in 2002, so debris removal in most of the proposed areas can be completed as planned with the condition that monitoring by a qualified archaeologist of all earth-disturbing activities be performed in order to minimize any inadvertent impacts to buried cultural resources. However, based on the positive results of a shovel test pit (STP 68) excavated along the bluff within Locus B of prehistoric archaeological site CA-MEN-408, it appears that the western boundary of the prehistoric site abuts the debris removal area at the south end of Glass Beach 1. If impacts are planned in the removal area near STP 68, then it is recommended that data recovery (Phase III) investigations be performed in that location prior to any ground disturbances. If debris removal will not disturb buried resources (i.e., will consist only of removal to existing ground surface), additional archaeological investigations would not be required.

Glass Beach 2 is a recorded historic archaeological site CA-MEN-3141H. Archaeological site CA-MEN-409/H, with prehistoric and historic components, is directly adjacent to CA-MEN-3141H. GANDA recommends that data recovery (Phase III) excavations be performed if the debris area is disturbed because rich historical resources, which may be associated with Gus West Island (CA-MEN-3139H), appear to be present. In addition, it is important to determine if the prehistoric surface artifacts that are associated with Feature 2 ("clay sewer pipe") in CA-MEN-3141/H are part of CA-MEN-409/H. This could be accomplished by placing more STPs south of STP 46. In addition, prior to removal activities in the debris area within the boundaries of the multi-component site of CA-MEN-409/H, we recommend that the eastern boundaries of this site be more definitely established through Extended Phase I testing.

Any removal of debris associated with the dump or Gus West Island along the edges of the bluff could impact buried historic and prehistoric deposits. GANDA recommends that the asphalt be removed at this site because it is creating additional erosion in the form of run-off. Planting native grasses and shrubs to stabilize the coastal bluff will also help preserve CA-MEN-409/H, CA-MEN-3139H and CA-MEN-3141/H.

Finally, we propose that a qualified archaeologist monitor all earth-disturbing activities in order to minimize any inadvertent impacts to buried cultural resources. If debris removal will not disturb buried resources (i.e., will consist only of removal to existing ground surface), additional archaeological investigations would not be required.

At Glass Beach 3, only historic materials associated with the Fort Bragg Lumber Mill were identified. GANDA recommends that a qualified archaeologist monitor any debris removal in this area in an effort to recover and record any artifacts associated with early historic activities at the Fort Bragg Lumber Mill.

Archaeological Sites with the Potential for Impacts in the Geophysical Anomaly Areas

One newly identified archaeological site, 6120-01 has the potential for impacts by the Geophysical Anomaly 3 investigation by Arcadis-BBL. In addition, more archaeological testing needs to be completed in the Geophysical Anomaly 10 area.

The boundaries of prehistoric archaeological site 6120-01 encompass the Geophysical Anomaly 3 area. GANDA recommends the removal of all asphalt and stabilization along the cliff edges. Any removal of debris, such as concrete footings, trestles, and railroad ties along the edge of the bluff, will require evaluation prior to removal because there is a potential for buried prehistoric deposits. However, it may be possible to remove the top 10 centimeters of GA-3 without impacting the site, but the removal of debris could accelerate the process of erosion due to unstable conditions at GA-3.

If adverse impacts to the site cannot be avoided, it is recommended that data recovery (Phase III studies) be performed at this rich site. It is possible to complete the archaeological excavations in concert with GA-3 investigations by Arcadis-BBL. Prior to any future development in the area, GANDA recommends that additional Extended Phase I testing be conducted to firmly establish the northern site boundary. Finally, it is recommended that

historic artifacts associated with the lumber company observed in the southern portion of the site (not in a removal area) not be disturbed without full documentation; and that a qualified archaeologist monitor all earth disturbances.

Geophysical Anomaly 10

GANDA recommends that additional archaeological testing be conducted at GA-10 in order to determine the integrity of the cultural deposits found near STP 145. Through trench excavations or placement of additional STPs it will be possible to determine if the cultural deposit is intact and/or possesses integrity. Investigation of cultural deposits in this area can be conducted concurrent with investigation of GA-10.

CALIFORNIA COASTAL COMMISSION

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Date: May 17, 2006
Hearing Date: May 12, 2006
Commission Action: May 12, 2006

ADOPTED FINDINGS**EXHIBIT NO. 4****APPLICATION NO.**

A-1-FTB-05-053-A2
GEORGIA-PACIFIC CORP.
EXCERPTS, ORIGINAL
COASTAL DEVELOPMENT
PERMIT NO. A-1-FTB-05-053
ADOPTED FINDINGS (1 of 74)

APPEAL NO.: **A-1-FTB -05-053**

APPLICANT: **Georgia-Pacific Corporation**

LOCAL GOVERNMENT: City of Fort Bragg

DECISION: Approval with Conditions

PROJECT LOCATION: At the former Georgia-Pacific California Wood Products Manufacturing Facility, 90 West Redwood Avenue, Fort Bragg; APNs 008-010-26, 008-020-09, 008-151-22, 008-053-34, 008-161-08, 018-010-67, 018-020-01, 018-030-42, 018-040-52, 018-120-43, 018-120-44, 018-430-01, 018-430-02, 018-430-07, 018-430-08.

PROJECT DESCRIPTION: *Georgia-Pacific Mill Site Foundation Removal, Additional Investigation and Interim Remedial Measures Project* – Entailing: (1) removal of building foundations, additional investigation, and if necessary, interim remedial measures (IRMs) at the following areas: (a) Compressor House, (b) Former Sawmill #1, (c) Powerhouse and associated buildings, (d) Fuel Barn, (e) Chipper Building, (f) Water Treatment Plant, (g) Powerhouse Fuel Storage Building, (h) Sewage Pumping Station, (i) Dewatering Slabs, (j) Water Supply Switch Building, (k) Former Mobile Equipment Shop, and (l) associated subsurface structures; (2) removal of debris from Glass Beaches #1 through #3; and (3) removal of geophysical anomalies on Parcels 3 and 10 of the former Georgia-Pacific Sawmill site.

APPELLANTS: (1) North Coast Action; and

(2) Sierra Club – Redwood Chapter, Mendocino Group.

SUBSTANTIVE FILE DOCUMENTS:

- (1) Staff Report and Environmental Review Documentation for City of Fort Bragg *Coastal Development Permit CDP 3-05* and Local Appeal;
- (2) *Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*; including appendices (Acton-Mickelson Environmental, Inc., March 21, 2005 with subsequent revisions and addenda);
- (3) *Excavation and Stockpile Quantification Estimation and Site Plan Map* (Acton-Mickelson Environmental, Inc., February 2006);
- (4) *Hazardous Materials Assessment Logistics Analysis* (Acton-Mickelson Environmental, Inc., March 2006);
- (5) *Stormwater Pollution Prevention Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures* (Acton-Mickelson Environmental, Inc., September 28, 2005);
- (6) *Jurisdiction Determination and Habitat Assessment* (TRC Companies, Inc., August 2003);
- (7) *Botanical Field Study of Some of the Bluff Areas at the GP Mills Site* (Teresa Scholars, Biological Consultant, undated);
- (8) *Late Season Botanical Survey for the GP Mill Site Bluffs* (Teresa Scholars, Biological Consultant, August 16, 2005);
- (9) *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006);
- (10) *Rocky Intertidal Environmentally Sensitive Habitat Area Engineering and Biological Assessment* (Acton-Mickelson Environmental, Inc. and WRA Environmental Consultants, February 2006);
- (11) *Conceptual Glass Beach 3 Mitigation and Monitoring Plan* (Teresa Scholars, Biological Consultant, September 22, 2005);
- (12) *Conceptual Revegetation Plan Former Georgia-Pacific California Wood Products Manufacturing Facility* (Circuit Rider Productions, Inc., September 22, 2005);
- (13) *Engineering Geologic Reconnaissance Report – Planned Blufftop Access Trail Georgia-Pacific*

Property Fort Bragg, California (Brunsing Associates, Inc., September 29, 2004);

(14) *Geotechnical Evaluation – Bearing Support for Heavy Equipment Loads*, Blackburn Consulting, Inc., February 2006);

(15) *Assessment Alternatives Analysis – Removal vs. Retention of Industrial Building Foundations*, Acton-Mickelson Environmental, Inc., (February 2006);

(16) *Clarification and Modification to the Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc. (March 28 2006);

(17) *Draft, Site Specific Treatment Plan for Cultural Resources Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., undated);

(18) *Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., March 2003); and

(19) City of Fort Bragg Local Coastal Program.

I. STAFF NOTES:

1. Adopted Findings.

The Commission held a public hearing and approved the permit at the meeting of May 12, 2006. The adopted conditions for approval of the development defer slightly from those contained in the written staff recommendation dated April 27, 2006. At the hearing, staff orally amended the staff recommendation to make an additional specification to require that all revegetation plantings utilize native plant species obtained from local stock. This change adopted by the Commission is reflected in: (1) Special Condition No. 1, sections B and C; (2) Special Condition No. 2, sections A and B; (3) the Sensitive Avian Species Nesting Survey, Rare Plant, and Rocky Intertidal Marine Biological Resources requirements and protective measures of Special Condition No. 3; and (4) Special Condition No. 4, section A. In addition, many of the bulleted sub-points of the special conditions have been renumbered for greater ease of citation.

The following resolution, conditions, and findings were adopted by the Commission on May 12, 2006 upon conclusion of the public hearing.

Resolution to Approve Permit:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development, as conditioned will be in conformity with the certified City of Fort Bragg LCP, is located between the sea and the nearest public road to the sea and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS: See attached.

III. SPECIAL CONDITIONS:

1. Scope of Approved Development

- A. This Coastal Development Permit authorizes: (a) the removal and stockpiling of concrete and reinforcement steel building foundation materials from a 26 structure complex of former industrial buildings; (b) the excavation, stockpiling, and/or disposal of underlying soil with COPC concentrations exceeding cleanup levels; (c) the excavation and extraction of buried "geophysical anomalies" from Parcels 3 and 10; and the extrication of visible debris and excavation and removal for stockpiling and/or disposal of any underlying, near-surface soil with COPC concentrations exceeding cleanup levels from Glass Beaches 1, 2 and 3 at Georgia-Pacific Corporation's former California Wood Products Manufacturing Facility, situated at 90 West Redwood Avenue, Fort Bragg, as further detailed and conditioned, in the following documents:

- *Workplan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc., March 21, 2005;
- *Addendum #1 to Workplan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc., May 6, 2005;
- *Addendum #2 to Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc., August 19, 2005;
- *Response to RWQCB Comments on Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc., September 22, 2005;

- *Revised Appendix D for Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc., September 28, 2005;
 - *Clarification and Modification to Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures Dated March 21, 2005, Addenda #1 and #2 to the Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures Dated May 6 and August 19, 2005, Respectively, and Response to RWQCB Comments Dated July 18, 2005 Former Georgia Pacific California Wood Products Manufacturing Facility Fort Bragg, California*, Acton Mickelson Environmental, Inc., March 28, 2006; and
 - *Stormwater Pollution Prevention Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures*, Acton Mickelson Environmental, Inc., September 28, 2005.
- B. All revegetation planting identified in any of the above-enumerated documents shall utilize native plants obtained from local genetic stocks.
- C. The permittee shall undertake the removal, excavation, stockpiling, and disposal activities as proposed in accordance with the above-listed plans as modified by sub-section B above, and shall implement all collection and testing of soil samples for COPCs and all mitigation measures contained and described therein. Any proposed changes to the work plans shall be reported to the Executive Director. No changes to the work plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Performance Standards for Development Adjacent to Wetlands

- A. The permittee shall undertake the remediation development proposed for areas adjacent to the wetlands on the project site as delineated in *Jurisdictional Waters and Wetlands Delineation* (TRC Companies, Inc., August 2004) and shall implement all mitigation measures contained therein, including but not limited to the following measures as modified below:
1. Solid board-on-board fencing shall be erected to protect the Log Pond from erosion and siltation at all locations less than 50 feet from the Powerhouse or any other location where subsurface disturbance is to occur;
 2. Temporary fencing shall be erected around the two industrial processing ponds located west and southwest of the Fuel Barn to prevent the encroachment of heavy equipment into the environmentally sensitive habitat areas;
 3. No equipment, materials or stockpiles shall be located within 50 feet of the ponds;

4. To the maximum extent feasible, foundation removal and IRM activities in the vicinity of the Fuel Barn and Powerhouse structures shall be staged from the north side of the structures. No materials may be stockpiled on the berm/roadway that is located between these structures and the Mill Pond;
5. All stockpiles areas, including hazardous waste storage areas and non-hazardous soil, debris and concrete storage areas shall be located a minimum of 50 feet from delineated wetlands and other Environmentally Sensitive Habitat Areas;
6. Prior to initiation of removal and excavation activities in the vicinity of the Boiler Fuel Building foundation, the permittee shall have the boundary of the wetland staked by a qualified wetlands biologist. If the removal/excavation activities would occur within 50 feet of the wetland, the boundary shall be fenced with temporary construction fencing. The operation of construction equipment and storage of materials and equipment shall be prohibited within the wetland area; and
7. All revegetation planting shall utilize native plants obtained from local genetic stocks.

3. Protection of Marine and Coastal Biological Resources

- A. All removal, excavation, stockpiling, and disposal activities authorized by this Coastal Development Permit shall be performed consistent with the conclusions and recommendations contained in: (1) *Jurisdiction Determination and Habitat Assessment* (TRC Companies, Inc., August 2003); (2) *Botanical Field Study of Some of the Bluff Areas at the GP Mills Site* (Teresa Scholars, Biological Consultant, undated); (3) *Late Season Botanical Survey for the GP Mill Site Bluffs* (Teresa Scholars, Biological Consultant, August 16, 2005); (4) *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006); (5) *Rocky Intertidal Environmentally Sensitive Habitat Area Engineering and Biological Assessment* (Acton-Mickelson Environmental, Inc. and WRA Environmental Consultants, February 2006); (6) *Conceptual Glass Beach 3 Mitigation and Monitoring Plan* (Teresa Scholars, Biological Consultant, September 22, 2005); and (7) *Conceptual Revegetation Plan Former Georgia-Pacific California Wood Products Manufacturing Facility* (Circuit Rider Productions, Inc., September 22, 2005), and shall implement all mitigation measures contained therein including but not limited to the following measures as modified below:

- 1) For the Protection of Coastal Bluff Avian Resources:
 - **Sensitive Avian Species Nesting Survey - PRIOR TO COMMENCEMENT OF DEBRIS EXTRICATION ACTIVITIES AT GLASS BEACHES 1-3 AND ON PARCELS 3 AND 10**, and consistent with the applicant's proposed project description, the permittee shall

submit for review and approval of the Executive Director, a survey of the associated coastal bluff face and blufftop margin areas, conducted by a qualified biologist or resource ecologist with specific knowledge of threatened, endangered, species of special concern, or treaty-protected migratory birds ("sensitive avian species") which fully evaluates any and all indications of the presence or absence of these species, and which demonstrates compliance with all of the following:

- a) No less than 14 days and no more than 30 days prior to the beginning of construction, a qualified biologist or resource ecologist shall conduct a non-invasive survey for any sensitive avian species nesting in the coastal bluff face and blufftop margin areas. If the survey finds any indication that nesting sensitive avian species with unfledged young are present on the bluff face and blufftop margins, project work shall be limited consistent with the mitigation measures identified in the *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006), including the imposition of exclusionary buffer areas identified therein, however, in no case shall the exclusionary buffer be less than 100 horizontal feet from the affected nesting site. Work within the exclusionary buffers shall not proceed until a subsequent bird survey has been conducted by a qualified biologist or resource ecologist that demonstrates that the young have fledged and are not nesting in the for thirty (30) continuous days, and such surveys have been submitted for the review and approval of the Executive Director;
- b) If no indications of nesting sensitive avian species are found during the initial survey, no additional surveys or mitigation is required, provided the project commences within 30 days of completion of the survey, and provided the project does not extend into the commencement of the nesting season of the sensitive avian species;
- c) If more than 30 days have passed since completion of the initial survey and work has not commenced, or if it is determined that work will extend past the commencement of the nesting seasons of the various sensitive avian species (see *Avian Habitat Utilization and Impact Assessment*, Tables A1, A2, and A3) a new survey shall be conducted and submitted for the review to the Executive Director, no more than 30 days and no less than 14 days prior to the start of the nesting-season or the start of work, and submit a report to the Executive Director for review and approval. If any survey discovers indications of sensitive avian species nesting in the coastal bluff face and blufftop margin areas, human activity in the affected area(s) shall be minimized and construction shall cease until a sensitive avian species survey has been conducted by a qualified biologist or resource ecologist that demonstrates that all

young have fledged and are not nesting in the coastal bluff face and blufftop margins for thirty (30) continuous days, and such surveys have been submitted for the review and approval of the Executive Director; and

- d) Following completion of the excavation, all areas that are excavated or otherwise left with exposed soils shall be revegetated with native plant species. Revegetation of disturbed areas in Glass Beaches 1 through 3 and in the geophysical survey areas of Parcels 3 and 10 shall be performed in accordance with the Conceptual Revegetation Plan. The permittee shall provide irrigation, maintenance and replacement of revegetated areas, as needed, to ensure the long-term viability of the plants.

2) For the Protection of Rare Plant Biological Resources:

- **Final Plant Restoration Monitoring Program - PRIOR TO COMMENCEMENT OF DEBRIS EXTRICATION ACTIVITIES AT GLASS BEACHES 1-3 AND ON PARCELS 3 AND 10,** the applicant shall submit for review and written approval of the Executive Director, a final detailed restoration monitoring program designed by a qualified wetland biologist for monitoring of the plant restoration site. The monitoring program shall at a minimum include the following provisions:
 - a) Performance standards that will assure achievement of rare plant species replacement at coverages, densities, and associative compositions, as applicable, that existed in the areas prior to development;
 - b) Surveying the relative cover and density of each plant species of special concern found in the proposed development area prior to the commencement of construction;
 - c) Monitoring and restoration of the affected areas in accordance with the approved final monitoring program for a period of five years;
 - d) All revegetation planting shall utilize native plants obtained from local genetic stocks;
 - e) Submission of annual reports of monitoring results to the Executive Director by November 1 each year for the duration of the required monitoring period, beginning the first year after completion of the project. Each report shall include copies of all previous reports as appendices. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of recolonization of the affected plant species in relation to the performance standards;
 - f) Submission of a final monitoring report to the Executive Director at the end of the five-year reporting period. The final report must be prepared in conjunction with a qualified botanist or wetlands

biologist. The report must evaluate whether the restoration sites conform with the goals, objectives, and performance standards set forth above. The report must address all of the monitoring data collected over the five-year period. If the final report indicates that the success standards have not been achieved, the applicant shall submit a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success standards. The revised enhancement program shall be processed as an amendment to this coastal development permit;

- g) Monitoring and restoring the plan restoration sites in accordance with the approved monitoring program. Any proposed changes from the approved monitoring program shall be reported to the Executive Director. No changes to the approved monitoring program shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines no amendment is legally required;
- h) Flagging of the locations of the rare plant species by a qualified botanist prior to commencement of the grading in bluff face and blufftop areas. Work shall only be permitted to occur within 100 feet of the outer perimeter of the rare plant populations if such work is necessary to perform the required environmental remediation activities on the property;
- i) No storage of equipment or stockpiling of materials within 100 feet of the outer perimeter of the rare plant populations;
- j) If debris or soil removal is necessary within the rare plant sites and/or the 100-foot buffer zones, the following measures shall be required:
 - (1) If a rare species cannot be avoided, the botanist shall make a determination as to the feasibility of whether the species can be removed for the affected area prior to waste removal activities within the area and transplanted back to the affected area after work activities are completed.
 - (2) If possible, work shall be conducted after seed set at locations where rare species are identified.
 - (3) The botanist shall make a determination at each work location as to whether removal of the surface soil (containing the seed bank) for stockpiling is warranted. If warranted, and contingent upon analytical test results for the presence of chemicals of potential concern, stockpiled soil containing the seed bank shall be placed at the location (laterally and vertically) from which it was removed following completion of work activities. The permittee shall follow the recommendations for increasing the

likelihood for survival of transplanted rare species as made by the botanist; and

- (4) Following completion of restoration activities and revegetation, the botanist shall prepare a follow-up report that identifies all measures taken to protect rare plant species in each location and that evaluates the success of the mitigations in protecting and/or re-establishing the rare plant populations. The report shall be submitted to the Executive Director.

3) For the Protection of Rocky Intertidal Marine Biological Resources:

- a) Bluff face and blufftop margin grading activities shall only be conducted during the dry season, from April 15 through October 15;
- b) Excavation activities shall be initiated leaving a 4-foot-thick strip of fill/topsoil at the sea cliff to prohibit any sediment or water falling onto the rocky intertidal area. Upon completion of excavation activities to the east, the remaining 4-foot-thick strip shall be excavated in a manner to minimize soil or debris dropping onto the rocky intertidal area;
- c) Manual methods shall be used to remove any material that falls onto the rocky intertidal area;
- d) Excavated soil and debris shall be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work areas. These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff;
- e) Holes and imperfections in the asphalt surface cover of the proposed stockpile areas shall be repaired prior to stockpile placement to prevent surface water infiltration;
- f) If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map;
- g) Berms or ditches shall be constructed upslope of the work areas to intercept surface water runoff and redirect it to engineered locations away from the work areas;
- h) Test pits will be backfilled with acceptable soil material, compacted, and covered to minimize rainfall or runoff infiltration; and
- i) All revegetation planting shall utilize native plants obtained from local genetic stocks.

4) For the Protection of Offshore Rocky Marine Biological Resources:

- a) Baseline observations of pinnipeds in the project area shall be conducted prior to initiating project activities. The baseline study shall be submitted

- to the Executive Director prior to commencement of development in coastal bluff face and blufftop margin areas. A morning and afternoon count shall be conducted the day prior to work activities are scheduled to commence. Observations shall also be made every morning work is scheduled to occur;
- b) Surveying and monitoring shall be conducted by a qualified biologist using minimum 8x42 magnification power binoculars or a spotting scope;
 - c) Survey data shall include type of marine mammals present, numbers, age class, sex (if possible), location, time, tide, type of development activity being conducted, and whether animals respond to the activity. Rates of departure and arrival of animals to and from the haul-out shall be noted;
 - d) If seals flush for a work-related reason, the portion of the project that caused the seals to flush shall be delayed until the animals leave the area;
 - e) As harbor seals are more likely to use haul-outs at low tide, work in areas in proximity to sensitive haul-out areas shall only be performed during the time period beginning and ending one and one-half hours before and following high tides to lessen the chance of harassment;
 - f) If a Steller sea lion is observed, work activities within the immediate blufftop edge area shall be postponed until the animal(s) leaves the project area;
 - g) Additional counts shall be conducted every two days for one week after all work is terminated to compare the use of haul-out sites without work-related disturbances pursuant to the pre- and post-activity behavior-specific monitoring recommendations of the National Marine Fisheries Service (NMFS); and
 - h) All surveying data shall be compiled and submitted to the Executive Director at the end of the construction season.
- B. The permittee shall undertake the removal, excavation, stockpiling, and disposal activities in accordance with the above-listed biological mitigation measures. Any proposed changes to the work plans shall be reported to the Executive Director. No changes to the work plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
4. **Avoidance of and Minimization of Exposure to Geological Instability**
- A. All removal, excavation, stockpiling, and disposal activities authorized by this Coastal Development Permit shall be performed consistent with the conclusions and recommendations contained in *Geotechnical Evaluation – Bearing Support for Heavy Equipment Loads*, Blackburn Consulting, Inc., February 2006), and all mitigation measures contained therein shall be implemented, including but not limited to the following:

1. Heavy mechanized equipment operations shall be staged at locations a minimum of 20 feet landward from the blufftop edge;
2. Pickup trucks, rubber-tired backhoes may be operated within the 20-foot setback provided the ground in such locations is firm and non-yielding;
3. Conditions along the base of the bluffs shall be inspected by a California Certified Engineering Geologist (CEG) prior to mobilizing all heavy mechanized equipment conducting work at bluff face and blufftop margin locations. If recent sea cave formation or other significant slope undercutting is observed, the light and heavy mechanized equipment operational and staging setbacks shall be adjusted accordingly; and
4. All revegetation planting shall utilize native plants obtained from local genetic stocks.

- B. The permittee shall undertake the removal, excavation, stockpiling, and disposal activities in accordance with the above-listed geotechnical evaluations. Any proposed changes to the work plans shall be reported to the Executive Director. No changes to the work plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

5. Protection of Archaeological Resources

- A. All removal, excavation, stockpiling, and disposal activities authorized by this Coastal Development Permit shall be performed consistent with the conclusions and recommendations contained in: (1) *Draft Site Specific Treatment Plan for Cultural Resources Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., undated); and (2) *Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California* (TRC Companies, Inc., March 2003), and all mitigation measures contained therein shall be implemented, including but not limited to the following mitigation measures as modified below:

1. Pre-construction surficial and shallow subsurface testing and evaluations shall be conducted in all areas proposed for excavation and the outer extent of known cultural resource areas shall be delineated by survey staking;
2. In the event prehistoric archaeological resources (marked by shellfish remains, flaked and ground stone tools, fire affected rock, human bone, or other related materials) are unearthed during site excavation and grading activities, all work in the vicinity of the site shall cease immediately, the Executive Director shall be notified, and the proper disposition of resources shall be accomplished as required by City of Fort Bragg Land Use Development Code Section 18.50.030.D;
3. If cultural resource artifacts or human remains are incidentally discovered within designated low site potential rated areas, all project work shall be

- halted in the affected area until an archaeologist and/or coroner has assessed the significance of the discovered materials; and
4. Subsurface disturbances at the Former Sawmill #1, the Powerhouse, Glass Beaches 1 and 2 and on Parcel 10 shall be monitored by an archaeologist and Native American representative.
- B. If an area of cultural deposits is discovered during the course of the project:
1. All construction shall cease and shall not recommence except as provided in subsection 2. hereof;
 2. Within 90 days after the date of discovery of such deposits, the permittee shall submit for the review and approval of the Executive Director, an Archaeological Plan, prepared by a qualified professional, that describes the extent of such resources present and the actions necessary to protect any onsite Archaeological resources;
 3. If the Executive Director approves the Archaeological Plan and determines that the Archaeological Plan's recommended changes to the proposed development or mitigation measures are *de minimis* in nature and scope, construction may recommence after the Executive Director receives evidence of recordation of the deed restriction required below;
 4. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not *de minimis*, construction may not recommence until after an amendment to this permit is approved by the Commission and the Executive Director receives evidence of recordation of the deed restriction required below; and
 5. Within 90 days after the date of discovery of such deposits, the permittee shall provide evidence to the Executive Director of an execution and recordation of a deed restriction, in a form and content acceptable to the Executive Director, stating that, in order to protect archaeological resources, development can only be undertaken consistent with the provisions of the Archaeological Plan approved by the Executive Director. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit approved by the Coastal Commission.
- C. An applicant seeking to recommence construction following discovery of the cultural deposits shall submit a supplementary archaeological plan for the review and approval of the Executive Director.
1. If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation

measures are *de minimis* in nature and scope, construction may recommence after this determination is made by the Executive Director; and

2. If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not *de minimis*, construction may not recommence until after an amendment to this permit is approved by the Commission.

- D. The permittee shall undertake the demolition, excavation, stockpiling, and disposal activities in accordance with the above-listed archaeological resource evaluations. Any proposed changes to the work plans shall be reported to the Executive Director. No changes to the work plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. National Marine Fisheries Service Approvals

PRIOR TO COMMENCEMENT OF DEBRIS EXTRICATION ACTIVITIES AT GLASS BEACHES 1-3 AND ON PARCELS 3 AND 10, permittee shall provide to the Executive Director a copy of all permits, letters of permission, and/or authorizations to proceed as issued by the National Marine Fisheries Service (NMFS), or evidence that no permits or permissions are required. The applicant shall inform the Executive Director of any changes to the project required by the NMFS. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

7. U.S. Fish and Wildlife Service Approvals

PRIOR TO COMMENCEMENT OF CONSTRUCTION, permittee shall provide to the Executive Director a copy of all informal technical assistance consultations, permits, letters of permission, and/or authorizations to proceed as issued by the U.S. Fish and Wildlife Service (USFWS), or evidence that no permits or permissions are required. The applicant shall inform the Executive Director of any changes to the project required by the USFWS. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

8. Conformance with Mendocino County Air Quality Management District Requirements

PRIOR TO COMMENCEMENT OF OPERATIONS AUTHORIZED UNDER THIS COASTAL DEVELOPMENT PERMIT, the permittee shall submit to the Executive Director for review, a copy of all permits, licenses, grants of authority as required to be secured from the Mendocino County Air Quality Management District

(MCAQMD), or evidence that no MCAQMD permit or authorization is necessary. The applicant shall inform the Executive Director of any changes to the project required by the MCAQMD. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

9. Conditions Imposed By Local Government.

This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares as follows:

A. Incorporation of Substantial Issue Findings.

The Commission hereby incorporates by reference the Substantial Issue Findings contained in the Commission staff report dated December 14, 2005.

B. Limitations on Commission's Actions Regarding Water Quality.

Article Two, Chapter Five of the Coastal Act (California Public Resources Code Sections 30410-30420) establishes specific limitations on the actions of the Commission in relation to the authority of other state regulatory agencies. With respect to the administration of water quality, Section 30412(b) directs that the Commission shall not "...modify, adopt conditions, or take any action in conflict with any determination by the State Water Resources Control Board or any California regional water quality control board in matters relating to water quality or the administration of water rights." Exceptions to these limitations are provided to permit the Commission to exercise its authority to regulate development as granted by the Coastal Act, and certain aspects of publicly owned wastewater treatment works located within the coastal zone. As to the former exception, under Section 30230 and 30231 of the Coastal Act, the Commission is charged with assuring that marine resources, with particular emphasis on the productivity, health, and population levels of its biological components, are maintained, enhanced, and where feasible restored. The Commission notes that to date the subject site investigation project has been undertaken voluntarily by the applicants with the proposed investigation activities having been reviewed and consented to at the Regional Water Quality Control Board staff level. Consequently, no formal determination has specifically been made by a regional water quality control board or state water resources board proper for which the Commission's actions on the related coastal development permit might conflict.

The state and regional water control boards have direct and/or delegated authority to regulate the chemical and thermal characteristics of surface and groundwater resources, specifically in controlling the presence and concentrations of chemical constituents within the aqueous environment, in the interest of protecting human health, biological resources, and other “beneficial uses” of the waters of the state and the nation. The Commission acknowledges the distinctions in these responsibilities and limits its actions accordingly to preclude conflicts in instances where a water board has made determinations on a development project that is also subject to the Commission’s authority, particularly with regard to the setting of quantitative limitations on point and non-point source pollutants through the issuance of National Pollution Discharge Elimination Permits, waste discharge requirements, cease and desist directives, and cleanup and abatement orders.

The Commission’s hearing *de novo* of the proposed development is undertaken pursuant solely to the authority duly granted to the Commission by the Coastal Act, is limited to ensuring the approved development’s conformance with the standards of the certified Local Coastal Program of the City of Fort Bragg (including those related to the qualitative protection of coastal waters) and the access policies of the Coastal Act, and in no way represent actions which modify, supplant, condition, or otherwise conflict with a determination of either the state or any regional water quality control board in matters relating to water quality or the administration of water rights. The Commission notes that staff members of the Commission and the North Coast Regional Water Quality Control Board have consulted with one another and developed coordinated and mutually agreed upon measures for ensuring that both agencies concerns are met in the review and administration of the subject remediation project.

C. Project History / Background.

On February 11, 2005, the City of Fort Bragg Community Development Department filed a coastal development permit application from the Georgia-Pacific Corporation for the removal of concrete foundation materials, additional investigation, and if warranted, interim remedial measures to remove underlying soil with COPC concentrations exceeding cleanup levels at eleven building site locations within the 435-acre property of the applicant’s former lumber mill complex located between Highway One the Pacific Ocean, and Noyo Bay, on the western shoreline of the City of Fort Bragg in west-central Mendocino County. The application also sought authorization to excavate and remove debris from three coastal bluff areas above so-called “Glass Beaches Nos.1-3.” In addition, the applicants requested permission to excavate numerous locations on two of the mill site bluff top parcels to ascertain the composition of various metallic “geophysical anomalies” discovered in the area and to similar remove the materials if COPC concentrations exceed cleanup levels.

The purpose of the project is to provide further information regarding the extent of COPCs in soil and groundwater and allow areas on the mill site where initial soil borings have indicated the presence of COPCs to be uncovered so that they may be further

assessed to provide data for a risk assessment and comprehensive remediation plan. Interim remediation measures, including the excavation of exposed soil with COPC concentrations exceeding cleanup levels, and temporary stockpiling for future *in-situ* treatment or removal to a appropriate disposal facility, and back-filling the excavations, would be implemented depending upon the presence, composition, and concentrations of any COPCs encountered. In addition, the applicants requested authorizations to remove refuse and debris materials at the coastal bluff sites to reduce the liability associated with possible injuries to humans and wildlife from the presence of these materials, especially with regard to the on-going efforts by the Coastal Conservancy and the City to acquire and develop a public blufftop trail in these areas.

Following completion of the Community Development Department staff's review of the project, and the requisite preparation and circulation of environmental review documentation, on August 10, 2005, the Fort Bragg Planning Commission approved with conditions Coastal Development Permit No. CDP 3-05 for the subject development (see Exhibit No. 4). The planning commission attached fifty-eight special conditions. Principal conditions included requirements that: (1) the project be conducted in conformance with the excavation and stockpiling, performance standards set forth in the work plan and stormwater pollution prevention plan; (2) all other applicable permits be obtained prior to commencement and copies thereof be provided to the City; (3) a final dust prevention and control plan be submitted for the review and approval of the City Engineer; (4) temporary fencing be erected around the impounded wetlands at the site and no equipment or stockpiling be placed within 50 feet of wetland areas or within 100 feet from the outer perimeter of rare plant areas; (5) a copy of the finalized rare plant mitigation and monitoring plan approved by the California Department of Fish and Game be submitted to the City; (6) a final revegetation plan be submitted for the review and approval of the Community Development Director; (7) additional rare plant surveys be conducted for those plants which were not in their blooming cycle at the time preceding botanical reports had been prepared; and (8) if evidence of cultural resource materials are uncovered, all work cease and a qualified archaeologist be consulted as to the significance of the materials and appropriate disposition and/or mitigation measures.

The decision of the planning commission was locally appealed to the Fort Bragg City Council. On October 11, 2005, the Council upheld its planning commission's conditional approval of the development, affecting no changes to the permit scope or conditions, and denied the appeal. The City then issued a Notice of Final Local Action that was received by Commission staff on October 17, 2005. The appellants filed their appeals to the Commission on October 27, 2005, within 10 working days after receipt by the Commission of the Notice of Final Local Action (see Exhibit No. 5).

At its meeting of December 14, 2005, the Commission found that the appeal raised a substantial issue of conformance of the project as approved with the certified LCP regarding protection of marine biological resources, protection of environmentally sensitive habitat areas, namely rocky intertidal areas and coastal bluffs, and the avoidance and minimization of geologic instability. The Commission also found that additional

information was required to allow for a full analysis of the proposed development's consistent with the policies and standards of the City's LCP. These requisite informational items entailed: (1) an assessment of potential avian habitat utilization of the project site's coastal bluff areas; (2) engineering and biological analyses of the project's potential effects on rocky intertidal areas; (3) a geo-technical evaluation of the coastal bluff face and blufftop margins; (4) an estimation of foundation material and soil removal volumes and stockpile quantities; and (5) an alternatives analysis of other characterization and assessment logistics, including sampling via the use of low-angle horizontal directional drilling with the foundation materials retained in place.

During the period from January through early March 2006, the requested supplemental information items were prepared by the applicant's consultants and forwarded to the Commission staff for review. Throughout March 2006, both Commission and Regional Water Quality Control Board staff members conferred over the various concerns relating to coastal resources and identified a set of project changes that if accepted by the applicant and incorporated into the project description would resolve many of the identified concerns. The suggested project modifications included: (1) provisions for pre-demolition testing for COPCs at perimeter areas around select building foundations; (2) requirements for the use of appropriately low-permeable capping back-fill in the areas where materials would be excavated and it is determined that soil with COPC concentrations exceeding cleanup levels would have to remain until full remediation of the site at a later date; and (3) further specification to the scope of the debris removal and confirmation testing to be performed on the site's coastal bluff face and blufftop margins to minimize disruption of bluff stability and bluff face and intertidal habitat.

On March 28, 2006, the applicant amended the project description for purposes of the Commission's *de novo* review of the appeal to incorporate the suggested changes (see Exhibit No. 6, pages 1 through 13).

D. Project and Site Description.

1. Project Setting

The project site consists of portions of the approximately 435-acre Georgia-Pacific Corporation lumber mill complex situated on the uplifted marine terrace that spans a roughly four-mile-long stretch of open ocean coastline to the west of Highway One and the city center of Fort Bragg. Immediately to the south of the site lies the mouth embayment of the Noyo River. The project area is bounded on the north by low-density single-family residential housing (see Exhibit Nos. 1 and 2). The property consists of a generally flat, heavily graded industrial site with scattered thickets of brushy vegetation along its western coastal bluff face, and within and around the various log curing and fire suppression ponds developed on the site.

The project site properties are situated within the incorporated boundaries and the coastal development permit jurisdiction of the City of Fort Bragg. The site is designated in the

City's Land Use Plan as "Heavy Industrial" (HI), implemented through a Heavy Industrial with Coastal Zone combining zoning designation (HI-CZ). The property is not situated within any viewpoint, view corridor, or highly scenic area as designated in the visual resources inventory of the LCP's Land Use Plan. Due to the elevation of the project site relative to the beach and ocean, and, until recently, the presence of intervening industrial structures and timber products processing and storage areas, no public views of blue water across the property from Highway One to and along blue-water areas of the ocean and designated scenic areas exist. The views that are afforded across the property are limited to either glimpses of distant horizon vistas from Highway One, or lateral views of the coastal bluff areas as viewed from the public-accessible areas at Glass Beach to the north and from the beach areas to the west of Ocean Front Park at the mouth of the Noyo River.

2. Project Description

The development consists of foundation and debris removal, additional site investigation, and interim remedial measures, if necessary associated with the voluntary site assessment of the former Georgia-Pacific Corporation sawmill complex. Since October 2002, when the mill ceased production and closed, the site has undergone a series of assessments for reuse of the site. Preliminary evaluations as part of the Georgia-Pacific Mill Site Reuse Study and Specific Plan projects have been performed to assess the presence of COPCs resulting from past operations on the mill properties, including numerous soils and groundwater samples taken from the network of surface-grab, auger-bored and trench-excavated and monitoring well sample points on the site. In addition, to eliminate the source of any identified COPCs, much of the industrial machinery has been removed from the site and many of the former industrial buildings have been demolished (see City of Fort Bragg Coastal Development Permit Nos. CDP 1-03 and 2-04).

Notwithstanding whatever mix of uses may eventually be provided for under the specific planning process, the applicants acknowledge that thorough remediation and clean-up of the property will facilitate reuse of the property. Accordingly, the current owner/applicant is voluntarily pursuing the current site assessment, and the specific planning efforts to enhance the marketability of the property.

The current round of assessments authorized by the City's coastal development permit approval entail the removal of concrete building foundations from the 26 structure complex of former industrial buildings clustered on the central portion of the mill site inland of Soldier's Bay / Fort Bragg Landing and at the site of the mobile equipment shops to the northeast of the sawmill complex. The work to be performed at Glass Beaches 1-3 is located along the northwestern bluff face of the mill property, while the exploratory and material removal activities slated to be conducted on Parcels "3" and "10" are situated on the upper bluffs flanking the north and south sides of the Soldier Bay / Fort Bragg Landing inlet (see Exhibit Nos. 1-3). Heavy tractored and rubber-tired construction equipment including excavators, backhoes, dump trucks, and hand and power tools would be utilized to perform the concrete break-out, material

excavation/extrication, and transportation to stockpile areas located along the eastern side of the sawmill / powerhouse / water treatment complex and equipment shop buildings, and inland of the Glass Beach and Parcel 3/10 sites (see Exhibit Nos. 6 and 8).

Once the concrete foundation rubble and refuse materials are removed from the building sites and bluff areas and secured at the designated storage locations, the exposed areas would be examined for the presence and extent of any underlying COPCs. A soils sampling grid would be established over and around the exposed foundation areas. An adaptive management approach would be taken with respect to the specific spacing and number of sampling points. Soil samples would then be collected and analyzed for a variety of chemical constituents, including Total Petroleum Hydrocarbons as gasoline, diesel, diesel with silica gel cleanup, and motor oil (TPHg, TPHd, TPHdsgc, TPHo), solvents in the form of Volatile and Semi-Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PAH), Polychlorinated biphenyls (PCBs), Organochlorine pesticides, Dioxins and furans, site-specific pesticides/herbicides, certain heavy metals subject to California water quality regulations, Hexavalent chromium, and tannins and lignin compounds.

The project as amended includes provisions for collecting soil samples from select areas adjacent to the foundation perimeters (outside the foundation footprint) prior to removal of the foundations; however, removal of the foundations is not conditioned on whether these samples are collected or the analytical results of the samples. In the event physical constraints preclude collection of specific perimeter samples prior to foundation removal (e.g., personnel or equipment access is impeded by foundation layout), these samples will be collected following removal of the foundations. Based on the results of the analysis of the perimeter samples, additional pre- or post-foundation removal perimeter samples may be collected as specified in the Work Plan.

As warranted by field conditions to be determined by the work site supervisor subject to criteria enumerated within the work plan, "interim remedial measures," including the further excavation of soils containing COPC concentrations exceeding cleanup levels to unspecified depths for either direct removal from the sites to an appropriate disposal facility or stockpiling of the materials on the mill property for in-place treatment or eventual transport and disposal would be implemented. Additional soil column testing for COPCs would be performed as warranted by site conditions and the determination of the site supervisor and/or regional water board staff.

The excavation and stockpiling activities would be performed pursuant to certain water quality best management practices and performance standards, including provisions for covering the excavation and stockpiles with plastic sheeting, constructing berms, placing stormwater and soil debris interception barriers, discontinuing work during windy periods, site watering from furtive dust abatement, and conducting the excavation to minimize further introduction of COPCs in groundwater (see Exhibit Nos. 6 and 7). Excavated areas would then be back-filled with appropriately low-permeable earthen, geo-textile fabric, or paving materials to stabilize the excavation sites.

The information derived from this round of assessment activities would then be reviewed by the North Coast Regional Water Quality Control Board to determine appropriate follow-up characterization and clean-up goals and activities to be carried out in a subsequent Remedial Action Plan (RAP). Additional coastal development permits will be needed for those activities within the finalized RAP that meet the definition of “development” under the Coastal Act.

E. Protection of Coastal Water Quality and Marine Resources.

1. LCP Provisions

Policy VI-3 of the City’s LUP states:

Special Review of Runoff Prone and Runoff Sensitive Areas. The city shall require all development occurring in the runoff (‘RO’) special review areas on the Coastal Environment Map to undergo the special review process set out in Chapter XVII, Section E. Permitted development in these areas will be designed to protect and maintain the biological productivity and quality of coastal waters, marine resources, and riparian habitats, and to maintain optimum populations of marine organisms.

Policy VI-4 of the City’s LUP states:

Changes in Runoff Patterns. Changes in runoff patterns which result from new development, either by virtue of changes in land forms or from increases in impervious surfaces, shall not cause increases in soil erosion or stream sedimentation, nor shall they disturb environmentally sensitive riparian or wetland habitats. Such changes may be allowed only if mitigation measures sufficient to allow for the interception of any material eroded as a result of the proposed development have been provided.

LUP Policy VI-5/XI-2 further provides:

Alteration of Landforms. The alteration of cliffs, bluff tops, faces or bases, and other natural land forms shall be minimized in the Coastal Zone and especially in runoff (‘RO’) special review areas. Such changes may be allowed only if mitigation measures sufficient to allow for the interception of any material eroded as a result: of the proposed development have been provided.

Section 18.61.022 of the City of Fort Bragg Zoning Code states, in applicable part:

Water and marine resources shall be maintained, enhanced and where feasible restored pursuant to the following specific standards: ...

B. Runoff and soil erosion.

New development located in the (RO) Runoff Special Review Areas shall undergo the review process set out in Section XVII (E) of the Land Use Plan and as subject to the following standards:

1. Runoff shall be controlled in new developments such that biological productivity and quality of coastal waters, marine resources and riparian habitats is protected, maintained and where appropriate restored. New development shall not cause increases in soil erosion nor disturb wetland or riparian habitats.

2. Where there is the threat of such harm associated with new development, report or reports shall be prepared by a soils engineer, biologist and/or other qualified professionals to assess such threats and to recommend measures to eliminate or minimize harm.

3. The approving authority shall require that appropriate mitigation measures be adopted prior to project approval. Mitigation measures must be sufficient to intercept any eroded material and provide for disposal.

4. Among specific mechanisms or measures which shall be utilized where appropriate to minimize harm are the following:

- a. Stripping of vegetation, grading or other soil disturbance shall be done in a manner which will minimize soil erosion.*
- b. Whenever feasible, natural vegetation shall be retained and protected.*
- c. The extent of the disturbed area and the duration of its exposure shall be kept within practical limits.*
- d. Either temporary seeding, mulching or other suitable stabilization measures shall be used to protect exposed critical areas during construction or other land disturbance.*
- e. Drainage provisions shall accommodate increased runoff resulting from modified soil and surface conditions during and after development or disturbance. Such provisions shall be in addition to all existing requirements.*
- f. Water runoff shall be minimized and retained on site whenever possible to facilitate water recharge.*
- g. Sediment should be contained on site when feasible.*
- h. Diversions, sediment basins and similar required structures shall be installed prior to any on site grading or disturbance.*
- i. Any drainage systems required shall be completed and made operational at the earliest possible time during construction.*
- j. Interceptor ditches shall be established above all cut and fill slopes and the intercepted water conveyed to a stable channel or drainageway with adequate capacity.*

- ## 2. Discussion

As detailed in the building foundation removal additional investigation, interim remediation measures, and stormwater pollution prevention plans, the project has incorporated a suite of the water quality best management practices and mitigation measures identified in Zoning Code Section 18.62.022.B.4 (see Exhibits 6 and 7). To

ensure that significant impacts to water quality and sensitive coastal resources do not result from the development, the Commission attaches Special Condition No. 1. Special Condition No. 1 requires the applicant to implement the various proposed water quality control measures identified in the work plans. Therefore, as conditioned, the Commission finds the development to be consistent with the Water and Marine Resources policies and standards of the LCP.

F. Development within and Adjacent to Environmentally Sensitive Habitat Areas (ESHAs).

1. LCP Provisions

Sections A and G of Chapter IX of the City of Fort Bragg's Land Use Plan incorporates by reiteration the Coastal Act's definition of "environmentally sensitive habitat area," stating in applicable part:

'Environmentally sensitive habitat area' means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments.' (Section 30107.5)... [Parenthetic in original.]

LUP Policy IX-1 of the City of Fort Bragg's Land Use Plan states:

General Policy. Environmentally sensitive habitat areas in the city's Coastal Zone include: Intertidal and marine areas, coastal bluffs, wetlands, and riparian habitats. Such areas shall be protected against any significant disruption of habitat values, and only uses dependent upon such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Intertidal and marine areas, coastal bluffs, wetlands, and riparian habitats shall be protected against any significant disruption of habitat values and only uses dependent upon such resources shall be allowed within such areas.

The City's ESHA inventory, as set forth in Sections H.1 and H.2 of the Land Use Plan states the following with regard to the environmentally sensitive coastal bluff and rocky intertidal marine areas along the project site's western ocean frontage:

Coastal bluff environments are sensitive habitats because endemic vegetation is often rare or uncommon and because, if the bluffs are

denuded, the potential for erosion of the bluffs is significant. Erosion of coastal bluffs could impact rocky intertidal areas at the base of the cliffs...

The rocky intertidal areas along the coast south of Glass Beach to Noyo Bay contain extremely biologically rich tide pools, rocks, nesting grounds, bluffs and kelp beds. The bluffs and adjacent industrial activity form an effective buffer protecting these habitats from human disruption. They are presently in a relatively pristine condition and biologically quite productive. In addition to limiting public access, the adjacent industrial land use should be closely monitored to assure these areas are not impacted, e.g., via water runoff. Rocky intertidal areas exist south of Noyo Bay which also must be protected, e.g., via setbacks for development on bluffs and close monitoring and mitigations to assure no significant increase in water runoff to these areas...

Section 18.61.025 of the City of Fort Bragg Zoning Code states, in applicable part:

A. The city shall protect all environmentally sensitive habitat areas against any significant disruption of habitat values.

1. Development in areas adjacent to environmentally sensitive areas shall be sited and designed to prevent impacts which would significantly degrade such areas.
2. Development shall be compatible with the protection and continuance of environmentally sensitive habitat areas...

B. *Specific Criteria.*

The following standards provide guidelines for development occurring near a sensitive habitat area:

1. Sensitive habitat areas. Environmentally sensitive habitat areas shall include, but not be limited to the following:
 - a. Intertidal and marine areas.
 - b. Coastal bluffs
 - c. Wetlands...
3. Buffer areas. A buffer area shall be established for permitted development adjacent to environmentally sensitive habitat areas based on the standards enumerated in Appendix D of the Coastal Land Use Plan. The width of a buffer area may vary depending upon specific conditions. The buffer area should be a minimum of fifty (50) feet unless it is demonstrated that fifty (50) feet is unnecessary to protect the resources of the habitat area. Where substantial improvements or increased human impacts are involved, a much wider buffer area should be required. For a wetland, the buffer area should be measured from the landward edge of the wetland. For a stream or river, the buffer area should be measured landward from the landward edge of riparian vegetation or from the top edge of the bank (e.g., in channelized

streams). Maps and supplemental information should be used to determine these boundaries. Standards for determining the appropriate width of the buffer area are contained in Chapter XVIII of the Coastal Land Use Plan.

4. *Bluff/riparian vegetation (BRV) areas. Developments proposed within the area designed bluff/riparian vegetation (BRV) on the Coastal Environmental Map shall be reviewed pursuant to the special review process set out in Section XVII (E) of the Land Use Plan and the provisions of this section.*
 - a. *Prior to the issuance of a coastal development permit in BRV areas, the approving authority shall require an assessment of the impact on bluff and riparian vegetation, to be undertaken by a qualified biologist.*
 - b. *Where the assessment reveals the existence of an environmentally sensitive habitat area pursuant to the definitions contained in Chapter IX of the Coastal Land Use Plan, the necessary buffers and/or mitigation measures shall be imposed to assure habitat protection or restoration.*
 - c. *Standards for determining the appropriate width of required buffer zones are contained in this section and Section XVIII of the Coastal Land Use Plan...*
[Emphasis added.]

2. Discussion

Although extensively modified since the late 1800s when the property was first cleared and graded for use as a shipping and rail terminus and for related forest products processing, the project site still contains a variety of environmentally sensitive habitat areas of varying biological integrity. These areas include impounded aquatic and emergent wetlands in the form of a series of lumber storage and fire suppression "log ponds," riparian corridor remnants along original or re-aligned watercourses, uplifted marine terrace blufftop margins populated with rare plants, coastal bluff face areas containing potential nesting sites to a variety of shoreline avian species, and intertidal rocky habitat providing substrate for intermittently exposed tidepool and persistently submerged littoral flora and fauna. In addition, adjoining the site are offshore sea stack areas used as nesting, holding, and foraging habitat for a variety of marine mammals and waterfowl.

Wetlands

A wetlands delineation and habitat assessment was prepared for the project site pursuant to Coastal Act definitions (see Exhibit Nos. 10 and 11). Although currently in a highly degraded state, the impounded areas on the terrace portions of the project site are

recognized as ESHA under the City's LCP and are subject to the policies and standards therein for protecting and restoring these areas in association with any development occurring within or adjacent to these areas.

Coastal Bluffs

As observed in the foregoing quoted LUP sections and documented in recent studies,¹ the offshore rocks, rocky intertidal area and their immediate landward coastal bluff environs where the Glass Beach and Parcel 3/10 clean-up and investigations would be performed are coastal marine resources of particularly high ecological value. Adjacent to these areas are the various vegetation communities and component species on the coastal bluffs in proximity to the sawmill complex, Glass Beaches 1-3 and the headland areas flanking Soldier's Bay where the exaction work on Parcels 3 and 10 would be performed. Several listed rare and sensitive plant species, including Mendocino coast Indian paintbrush (*Castilleja mendocinensis*), Blasdale's bent-grass (*Agrostis blasdalei*), and short-eared evax (*Hesperis matronalis* var. *brevifolia*) were found in this area during botanical surveys conducted in March and May 2005 (see Exhibit No. 12). From these data, recommendations were developed in subsequently prepared mitigation and monitoring programs and conceptual revegetation plans to reduce the potential significant adverse impacts of the proposed work activities to less-than-significant levels through a combination of impact avoidance strategies restoration actions (see Exhibit Nos. 13 and 14). These actions included the performance of follow-up botanical surveys for certain rare plant species which were not in bloom at the time the majority of the botanical assessment work was conducted.²

With regard to potential bird nesting uses in the coastal bluff and rocky intertidal areas where the work activities would be performed, the habitat assessment prepared for the terrestrial portions of the project site (see Exhibit No. 10) noted:

Potential nesting for migratory bird species including passerines, waterfowl, and raptors exists in a variety of habitats within the project area including industrial ponds, non-native grasslands, the nursery, and riparian areas to the north, Fort Bragg Landing Beach and the cliffs along the coast...

The tufted puffin (*Fratercula cirrhata*) is an open ocean bird that nests along the coast on islands, islets, or (rarely) mainland cliffs... They require sod or earth to create burrows in which they nest on cliffs and grassy slopes. There is potential habitat for these species to nest in the cliffs along the western margin of the Facility...

¹ "Field Report for A Marine Biological Survey of the Proposed Pacific Marine Farms Mariculture Facility at Fort Bragg, California," Applied Marine Sciences, Inc., September 2001

² A late-season botanical survey conducted in August 2005 subsequently found no late-blooming rare plants of concern, including supple fleabane (*Erigeron supplex*).

The federally threatened western snowy plover (*Charadrius alexandrinus novosus*) inhabits sandy beaches, salt pond levees, and shores of large alkali lakes and requires sandy, gravelly or friable soils for nesting. Potential nesting habitat, although degraded, exists for these species on the beach at Fort Bragg Landing...

Nesting habitat exists on the Facility for sensitive avian species including the western snowy plover, tri-colored blackbird, tufted puffin, raptors (including osprey), waterfowl, and other migratory species. All migratory bird species are protected by the Migratory Bird Act of 1918. The nesting and breeding season for raptors is February through September. Most other migratory birds nest and breed from March through September.

To avoid disturbance of areas that may provide habitat for sensitive plant and wildlife species, the following recommendations should be followed:

- Limit construction activities to previously disturbed areas within the Facility to avoid potential habitat for sensitive species along the outer margins of the property.
- Schedule ... all construction operations ... outside of the nesting and breeding season of raptors (February through September) and other migratory birds including western snowy plover (March through September)
- If construction operations are required during these months, a qualified biologist should conduct pre-construction surveys to identify active nests in the project area. Should nests be found, a determination will be made in consultation with the CDFG and USFWS whether or not construction will impact the nests...
[Parenthetics in original; emphases added.]

A supplemental Avian Habitat Utilization and Impact Assessment was also prepared for the bluff face, intertidal, and offshore areas on and adjoining the project property (see Exhibit No. 15). This document reiterated many of the findings of the earlier habitat assessment and included recommendations that specific measures be taken in the interest of avoiding and minimizing significant impacts to bird nesting and marine mammal haul-out habitat use in these areas. These measures include the conducting of pre-construction breeding bird surveys, provisions for establishing fifty-foot-wide buffer areas around any such nests discovered during the surveys, and that clean-up and remedial work be postponed until all young in the nest(s) have fledged.

Rocky Intertidal and Offshore Rocks

An analysis of the rocky intertidal and offshore rock habitat areas was also prepared for the project (see Exhibit No. 16). Particular focus was made on identifying mitigation measures for avoiding and minimizing potential impacts to sensitive coastal resources in these areas, especially as relates to the sediment entrained in stormwater runoff associated with the debris and soil removal activities, and the potential disturbance of marine mammals utilizing offshore rocky areas as pupping and haul-out habitat. This assessment document reiterated and identified a variety of mitigation measures to be employed to reduce potential water quality and human disturbance related impacts to these habitat areas, including the use of the various water quality best management practices identified in the work and stormwater pollution prevention plans, and specific survey, response, and monitoring actions to be taken to minimize potential disturbances to marine mammals.

Development in or Adjacent to ESHAs

Due to their susceptibility to disturbance and degradation from human activities and development, and because they provide habitat to especially rare or especially valuable plant and animal life, the LCP sets forth review standards for use in approving development in and in proximity to such designated sensitive areas. Most notably, the effects on the biological resources that are contained within or utilizes the ESHAs are to be considered, restrictions placed on the permissible uses within ESHAs, limiting them to those dependent upon and compatible with the resources therein, and requiring that the design and siting of the development or activity be appropriate for preventing impacts that would significantly degrade such areas.

The coastal bluff areas on the project site in which the proposed debris removal would be performed are identified as ESHA within the City's LCP. The LCP specifically identifies the coastal bluff ESHA as a significant resource, whose relatively pristine condition is due in part to the bluff area having been relatively undisturbed by human activity because of being closed off to the public for industrial use. The area has significant ecological value, especially in terms of the rare plants growing therein, its potential for seabird habitat, its largely undamaged adjoining tide pools and offshore rocks, and the fact that its four-mile length spans a relatively long distance along the shoreline. Pursuant to the LUP Policy IX-1, only uses dependent upon and compatible with the habitat resources therein may be permitted. The Commission finds that the project work proposed to be conducted within the coastal bluff ESHA is being conducted with the intention of restoring and improving these degraded areas to greater levels of biological productivity and habitat sustainability. Thus, as the removal of debris and soil with COPC concentrations exceeding cleanup levels requires entry into these areas to conduct the intended restoration, the use is dependent upon and compatible with the habitat resources within the coastal bluff areas.

Moreover, the adjoining rocky intertidal marine resources that flank the western side of the mill near where debris extrication is proposed and the wetlands on the terrace portions of the site in the vicinity of the proposed building foundation and soil removal areas are both specifically identified as ESHA in the City's LCP. As set forth in LUP Policy IX-1

and Zoning Code Section 18.61.025.A.1 any approved development adjacent to the wetlands and rocky intertidal ESHAs must be designed and sited so as not to degrade and be compatible with the continuance of those adjacent ESHAs.

Removal of the building foundations and excavation work to implement the interim remediation measures will entail work in proximity to the delineated wetlands on the terrace portions of the site. Moreover, the proposed work on and along the relatively remote coastal bluff areas above Glass Beaches 2 and 3 and above Soldier's Bay/Fort Bragg Landing Beach on Parcels 3 and 10 will entail the operation of heavy motorized construction equipment and the presence of human hand labor crews to remove debris and soil with COPC concentrations exceeding cleanup levels. To avoid potential water quality impacts associated with conducting this work during the wet season, these activities would be performed during the drier mid-April to mid-October timeframe, partially coinciding with the nesting season of several of the sensitive bird species who may be utilizing this portion of the project site for habitat.

Given the potential for impacts to sensitive habitat areas as disclosed in the various habitat assessments and botanical surveys prepared for the project and the specific mitigation measures to prevent noise and human activity impacts to species cited above, the Commission attaches Special Condition Nos. 2 and 3. Special Condition No. 2 sets specific operational performance standards for building foundation removal and excavation activities slated for areas in the vicinity of the wetlands on the project site. Special Condition No. 3 requires the applicant to implement the mitigation measures recommended in the various habitat assessments, botanical surveys, and conceptual restoration and revegetation plans prepared for the coastal bluff, rocky intertidal and offshore rock areas on or adjoining the project site. The mitigation measures identified in the rare plant surveys have been further modified to include a five-year monitoring program for ensuring that these species are reestablished to pre-project coverage, densities, and associative compositions, as applicable.

Therefore, the Commission finds that the project with the attachment of Special Condition Nos. 2 and 3 requiring the use of various operational performance standards for work conducted in the proximity of wetlands and implementing the mitigation measures identified in the various habitat assessments, botanical surveys, and restoration and revegetation plans conforms with the provisions of the certified LCP for the protection of environmentally sensitive coastal bluff and rocky intertidal marine areas, including Land Use Plan Policy IX-1 and Section 18.61.025 of the City of Fort Bragg Zoning Code.

G. Avoidance of and Minimizing Exposure to Geologic Instability.

1. LCP Provisions

Policy VI-5/XI-2 of the City of Fort Bragg's Land Use Plan states:

Alteration of Landforms. The alteration of cliffs, bluff tops, faces or bases, of other natural land forms shall be minimized in the Coastal Zone and especially in runoff ("RO") special review areas. Such changes may be allowed only if mitigation measures sufficient to allow for the interception of any material eroded as a result of the proposed development have been provided.

Section 18.61.026 of the City of Fort Bragg's Zoning Ordinance estates, in applicable part:

A. Development in Fort Bragg's Coastal Zone shall (1) minimize risks to life and property in areas of high geologic and flood hazard, (2) assure structural integrity and stability, (3) neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area, nor in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

B. All development occurring in a demonstration area, as defined below, must demonstrate by credible evidence that the area is stable for development and will neither create a geologic hazard nor diminish the stability of the area pursuant to the following specific standards.

1. A demonstration area of stability shall include the base, face and top of all bluffs and cliffs. The extent of the bluff top includes the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a twenty (20) degree angle from a horizontal plane passing through the toe of the bluff or cliff, or fifty (50) feet inland from the edge of the bluff or cliff, whichever is greater.

2. In a demonstration area, the applicant shall file a report evaluating the geologic conditions of the site and effects of development, to be prepared by a registered geologist, a professional civil engineer with expertise in soils or foundation engineering, or a certified engineering geologist.

C. Alteration of cliffs, bluff tops, faces or bases and other natural landforms shall be minimized in the Coastal Zone and especially in RO, runoff review areas. Any material eroded as a result of development must be intercepted. The runoff standards provided in Section 18.61.022(B) shall apply... [Emphases added.]

Cited Section 18.61.022(B) further references Chapter XVII, Section E of the City's Land Use Plan, which states, in applicable part:

E. Special Review Areas

Special review areas are designated on the map with abbreviations. Any proposed development on parcels which are located in whole or in part within the special review areas will require a report by a qualified professional as well as review of that report by the approving agency to ensure that Coastal Act and Local Coastal Program policies concerning the sensitive resource or feature are properly treated in the specific proposed development. These review requirements are in addition to the bluff hazard review noted in Chapter XI. The types of special review areas and required reports are as follows: ...

RO --- Runoff. The impacts of runoff erosion, and natural landform modification shall be evaluated by a civil engineer. Where induced, runoff may have significant biological effects, review by a biologist will be necessary. The evaluation will identify mitigation measures necessary to minimize the adverse effects of runoff. [Emphasis added.]

2. Discussion

Section 18.61.026 of the City of Fort Bragg's Zoning Ordinance requires that: (1) the approving authority review all applications for coastal development permits to determine threats from and impacts on geologic hazards, and in areas of known or potential geologic hazards such as shoreline and bluff top lots and areas; (2) a geologic investigation and report be prepared prior to development approval; and (3) any authorized alteration of cliffs, bluff tops, faces or bases and other natural landforms be minimized. As incorporated by reference within Section 18.61.026, Zoning Ordinance Section 18.61.022(B) further requires that for development occurring in runoff special review areas, as mapped on the Land Use Plan's Coastal Environment Map: (1) any material eroded as a result of development must be intercepted; (2) the impacts of runoff erosion, and natural landform modification be evaluated by a civil engineer; (3) the biological effects of runoff be reviewed by a biologist; and (4) the evaluation identify mitigation measures necessary to minimize the adverse effects of runoff.

The proposed clean-up work on the coastal bluff above Glass Beaches 1-3 and on the upper bluff areas on Parcels 3 and 10 are all located within the "area of demonstration" as defined in Section 18.61.026.B.1 of the City of Fort Bragg's Zoning Ordinance. Pursuant to Section 18.61.026.B.2, a report evaluating the geologic conditions of the site and the effects of development is to be prepared by a registered geologist, a professional civil engineer with expertise in soils or foundation engineering, or a certified engineering geologist and filed with the City for that agency's review and approval. In addition, the entire coastal bluff area along the western side of the G-P mill site appears on the LUP Coastal Environment Map with an "RO" designation indicating its status as a special review area subject to additional engineering and biological review, and the inclusion of mitigation measures relating to potential runoff impacts associated with runoff from the development.

Given the scope of the subject development (i.e., no proposed structural improvements), the geotechnical information submitted with the project application was prepared primarily for the staging and operation on the bluff face and along the blufftop edges of the mill property (see Exhibit No. 17). The report specifically addresses the subject debris removal work to be conducted within the coastal bluff areas, with the principal purpose of the report being to determine how far back from the bluff edge heavy mechanized equipment can be safely stationed and operated given the potentially compromised structural competency and stability of this area (i.e., underlying fractured lithology with numerous underlying sea caves and groundwater seeps). In addition, as required under Zoning Code Section 18.61.022.B, an engineering and biological assessment of the project's potential effects on rocky intertidal habitat areas from erosion and sediment related impacts was also prepared (see Exhibit No. 16).

Based on the information in these reports, potential impacts from geologic instability related erosion, sedimentation, and slope failures could result if the proposed grading on the bluff face and blufftop margins did not employ appropriate water quality best management practices to avoid, contain and impound stormwater-entrained sediment or soil materials dislodged during excavation and debris extrication activities. Furthermore, given the friable character of the natural ground and fill at the immediate blufftop margins and the undercut conditions along some of the shoreline, the staging of heavy mechanized equipment in such areas could instigate slope failures in the form of slumping or mass wasting if positioned within 20 feet of the bluff edge.

To prevent the identified impacts to coastal resources, the Commission attaches Special Condition Nos. 1 and 4. Special Condition No. 1 requires that the sediment and erosion control measures identified in the various excavation, interim remediation measures, and stormwater pollution prevention plans be implemented as proposed by the applicants. Furthermore, Special Condition No. 4 requires that the constraints on the staging and operation of light and heavy mechanized equipment on coastal blufftop margin areas be followed during the performance of refuse and waste debris clean-up activities in that locale.

Therefore, the Commission finds that the proposed development as conditioned by the attachment of Special Condition Nos. 1 and 4 conforms with the provisions of the certified LCP for the avoidance and minimization of exposure to geologic instability, including LUP Policies IX-1 and XI-5/XI-2, and Section 18.61.026 of the City of Fort Bragg's Zoning Ordinance.

H. Archaeological Resources.

1. LCP Provisions

Policy XIII-2 of the City of Fort Bragg Land Use Plan states:

Archaeological Discoveries During Construction. When in the course of grading, digging or any other development process, evidence of archaeological artifacts is discovered, all work which would damage such resources shall cease and city planning staff shall be notified immediately of the discovery. City planning staff shall notify the State Historical Preservation Officer and the Sonoma State University Cultural Resources Facility of the find. At the request of the State Historical Preservation Officer, development at the site may be halted until an archaeological assessment of the site can be made and mitigation measures developed.

Chapter XVII, Section E of the City's Land Use Plan states, in applicable part:

E. Special Review Areas

Special review areas are designated on the map with abbreviations. Any proposed development on parcels which are located in whole or in part within the special review areas will require a report by a qualified professional as well as review of that report by the approving agency to ensure that Coastal Act and Local Coastal Program policies concerning the sensitive resource or feature are properly treated in the specific proposed development. These review requirements are in addition to the bluff hazard review noted in Chapter XI. The types of special review areas and required reports are as follows: ...

AR --- Archaeology. A report is to be prepared by a qualified archaeologist or anthropologist. The report shall identify and evaluate all archaeological and paleontological resources, assess the effects of the proposed development on those resources, and recommend resource preservation or mitigation measures. A copy of the report shall be transmitted to the State Historical Preservation Officer and the Cultural Resource Facility at Sonoma State University for their review and comment. They shall be requested to comment on all aspects of the report, including the recommended preservation and/or mitigation measures.

Similarly Chapter XVII, Section F.20 of the City's Land Use Plan states, in applicable part:

Any proposed development on parcels which are located in whole or in part within the special review areas will require a report by a qualified professional as well as review of the report by the city to ensure that Coastal Act and Local Coastal Program policies concerning the sensitive resources or features are properly treated in the specific proposed development. These review requirements are in addition to the bluff hazard review. Special studies may be completed prior to submission of an application, as part of an environmental impact report, or as an

independent document. In any case, the selection of the professional preparing the report must be with the approval of the permitting agency. A discussion of the special review areas and required reports follows:

a. Archaeology Review (AR). A report must be prepared by a qualified archaeologist or anthropologist. The report shall identify and evaluate all archaeological and paleontological resources, assess the effects of the proposed development on those resources and recommend resource preservation and mitigation measures. A copy of the report shall be submitted to the State Historical Preservation Officer and the Cultural Resource Facility at Sonoma State University for their review and comment. They shall be requested to comment on all aspects of the report, including the recommended preservation and/or mitigation measures.

2. Discussion.

The City's LCP sets forth several policies regarding the protection of archaeological resources. LUP Policy XIII-2 requires that, when in the course of grading, digging or any other development process, evidence of archaeological artifacts is discovered, all work which would damage such resources be ceased and city planning staff be notified immediately of the discovery. The permitting authority is directed to notify the State Historical Preservation Officer (SHPO) and the Sonoma State University Cultural Resources Facility of the find. At the request of the State Historical Preservation Officer, development at the site may be halted until an archaeological assessment of the site can be made and mitigation measures developed. In addition, due to the designation on the Coastal Environment Map of portions of the project site as being situated within an archaeology special review area, Sections E and F.20 of LUP Chapter XVII reiterate the requirements that an archaeological investigation be prepared, mitigation and conservation measures be identified, and the report transmitted to the SHPO and Sonoma State University for further consultation.

A cultural resources site reconnaissance was prepared for the proposed project (*Archaeological Survey of the Georgia-Pacific Lumber Mill Fort Bragg, California*, TRC Companies, Inc., March 2003). As part of its review of the development, the City Community Development Department stated the following with respect to the site analysis:

A records search at the California Historic Resources Information System identified six previously recorded cultural resource sites located within the property boundaries and two sites immediately adjacent to the property. A field assessment of the Mill Site was conducted including a pedestrian survey and examination of existing buildings to assess their age and architectural significance. The field assessment identified five previously recorded sites on the property and identified five additional sites. The five previously recorded sites were recorded more than 50 years ago and

consist of low to moderately dense shell middens along with associated artifacts. Three additional prehistoric sites were identified by the pedestrian survey including an additional shell middens and two campsites...

The results of the field survey indicate that there is a high potential for as yet unidentified cultural resource sites in large portions of the property. A follow-on Site Specific Treatment Plan for Cultural Resources, prepared by TRC, includes a map which defines areas with moderate and high potential for cultural resources. Specific mitigation measures are identified to protect, test and preserve archaeological resources. The cultural resources investigation included consultation with Native Americans. The results of the Native American consultation are recorded in confidential Appendix F of the Archaeological Survey...

The results of the initial cultural resources investigation indicated that the entire property has achieved significance as an historic district under the California Register of Historic Places. The study recommended that a Site Specific Treatment Plan be developed to provide detailed measures to mitigate negative impacts to cultural resources on the property. TRC prepared two follow-on studies: Phase II Determination of Significance-Standing Structures and Site Specific Treatment Plan for Cultural Resources.

The site-specific treatment plan contains numerous mitigation measures for preventing and reducing impacts to archaeological resources, including:

- Pre-construction surficial and shallow subsurface testing and evaluation of all areas proposed for excavation and the survey staking of the outer extent of known cultural resource areas.
- On-site observation of excavation and other ground disturbing activities in areas with moderate and high resource site potential rate by an qualified archaeologist with authority to halt work upon the discovery of potentially significant cultural resources.
- Operational standards for the incidental discovery of cultural resource artifacts or human remains within designated low site potential rated areas, including provisions for halting work until an archaeologist and/or coroner has assessed the significance of the discovered materials.
- Special performance standards for any work to be performed in unique resource areas including the Pomo cemetery and any dredging to be conducted in inter-tidal areas (not applicable to this assessment and interim remediation project).

The Commission finds that the requisite archaeological investigation was performed and identified mitigation measures for the protection of such resources. The report was

transmitted to the SHPO and Sonoma State University as directed in LUP Policy XIII-2 and Sections E and F.20 of LUP Chapter XVII.

To assure that the mitigation measures identified in the archaeological investigation and proposed to be implemented by the applicant are carried out, the Commission attaches Special Condition No. 5. Special Condition No. 5 requires that all excavations in areas of moderate and high cultural resource sensitivity be monitored by a qualified Native American observer. In addition, Special Condition No. 5 contains specific contingencies for the incidental discovery of any cultural resource artifacts or human remains whereby all project work in the affected area would be halted and a qualified archaeologist brought in to assess the significance of the materials and the coroner, respectively.

Therefore, the Commission finds that, as conditioned, the proposed project will protect archaeological resources and is consistent with the archaeological resources protection policies of the certified LCP.

I. Public Access.

1. Coastal Act Provisions

Projects located between the first public road and the sea and within the coastal development permit jurisdiction of a local government are subject to the coastal access policies of both the Coastal Act and the LCP. Coastal Act Sections 30210, 30211, and 30212 require the provision of maximum public access opportunities, with limited exceptions. Section 30210 states that maximum access and recreational opportunities shall be provided consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. Section 30211 states that development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. Section 30212 states that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, adequate access exists nearby, or agriculture would be adversely affected.

2. LCP Provisions

Section III.F of the City of Fort Bragg's LUP describes public access conditions through the project site as follows:

This area presently supports very limited public access. A few people go south from Glass Beach along the bluff faces and beaches to the more rugged beaches and rocky intertidal areas. While the area has attractive beaches, tide pools, and nesting grounds, all in a relatively pristine state, access from one beach to the next along the rugged bluff faces is both

dangerous and damaging to the habitats. Thus, either vertical or lateral access in these areas would have to be provided on top of the bluffs, in what is now Georgia-Pacific's lumber storage and working areas. This would call for extensive fencing and security measures in order to avoid serious threats to public safety and private property. Access to the coastline at the sewage treatment plant should not be permitted.

This area presents an opportunity to preserve relatively pristine, sensitive and biologically rich sections of coastline. To do so would avoid at best costly and worst ineffective measures to protect public safety and private property. Given these considerations and the nearby presence of other locations where demand for coastal access can probably be met better, access in this area should be limited to controlled scientific and educational uses. However, if use of the mill land were to change substantially on the bluff top area, the possibility of access corridors should be reevaluated in light of these changes as well as the biological and safety considerations discussed above. [Emphasis added.]

Policy III-8 of the City's LUP states:

Access south of Glass Beach to the city limits shall be limited to educational and scientific uses.

3. Discussion

In its application of the above policies, the Commission is limited by the need to show that any denial of a permit application based on this section, or any decision to grant a permit subject to special conditions requiring public access is necessary to avoid or offset a project's adverse impact on existing or potential access.

Although the subject property is situated on a portion of an uplifted coastal terrace that is between the first through public road (Highway One) and the sea, the property is surrounded on its eastern sides by a combination of general commercial, visitor-serving commercial, and medium- to high-density residential development (see Exhibit No. 3). The northern side of the project site abuts the coastal access and recreational facility known as "Glass Beach," a former municipal solid waste dump where beachcombing through the surf-polished glass and ceramic waste remnants are a popular attraction.

The City's land use plan does not designate the subject parcel for public access, and there does not appear to be any safe vertical access to the rocky shoreline down through the steep bluffs along the site's western and southern ocean and river shorelines that would avoid trespassing through the work areas on the property.

Public access and coastal recreational facilities are located within a ¼-mile radius of the project site, including the aforementioned Glass Beach and the parklands and beach

access at the terminus of North Harbor Drive in Ocean Front Park on the northern shoreline of the Noyo River. Additional boat launching and public access facilities to the river and ocean are also available at various locations within Noyo Harbor.

The proposed development would not significantly increase the demand for public access to the shoreline and would have no other significant adverse impacts on existing or potential public access. In addition, a variety of access facilities are located within a convenient proximity from the project site. Moreover, a major impetus for the coastal bluff debris removal portions of the project is to ameliorate the degraded conditions on the property's shoreline through elimination of debris and soil potentially containing COPCs exceeding cleanup levels for the eventual development of a blufftop coastal trail and parkland areas on the site as currently funded by the Coastal Conservancy.³ Therefore, the Commission finds that the development, which does not include provision of public access, is consistent with the public access policies of the Coastal Act and the City's LCP.

J. Visual Resources.

1. LCP Provisions

Policy XIV-1 of the City of Fort Bragg's LUP states:

New development within the city's Coastal Zone shall be sited and designated to protect views to and along the ocean, be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Zoning Code Section 18.61.028 establishes the following standards with regard to the protection of coastal visual resources and special communities within the City of Fort Bragg:

- A. *The following shall be considered Coastal scenic corridors:*
 - 1. *Along the west side of Highway One.*
 - 2. *Along the bluff of the Noyo River including any area within viewing distance from the bluff, and the bluffs at the mouth of Pudding Creek within the Coastal Zone (CZ).*
 - 3. *The area along Highway 20, with views to the ocean and Hare Creek Cove within the Coastal Zone (CZ).*
- B. *Permitted development within the Coastal scenic corridors, where otherwise consistent with the Coastal Land Use Plan, shall, as determined by the approving authority:*

³ See http://www.coastalconservancy.ca.gov/sccbb/0505bb/0505Board04_Fort_Bragg_Waterfront.pdf for additional information regarding the Conservancy's Fort Bragg Waterfront Acquisition project.

1. *Minimize the alteration of natural landforms.*
2. *Be visually compatible with the character of the surrounding area.*
3. *Be sited and designed to protect views to and along the ocean and scenic coastal areas.*
4. *Wherever feasible, restore and enhance visual quality in visually degraded areas.*

C. *All new industrial development sited next to visitor serving land uses and facilities including public accessways shall be designed so as to minimize the visual impact on adjacent visitor serving land uses and facilities.*

2. Discussion.

The 435-acre project site is situated between Highway One, the Noyo River, and the Pacific Ocean (see Exhibit Nos. 2 and 3). The property is not situated within a designated highly scenic area as enumerated within the LUP. Thus, the majority of the LCP's policies and standards regarding visual resource protection are not applicable to the project site and its surroundings. The closest designated coastal scenic corridors are located at the public access facility at the mouth of Pudding Creek approximately ½ mile to the north of the project site and along the base of the bluffs along the lower Noyo River at the end of North Harbor Drive, to the south of the site. Both of these vista points have their ocean and coastline views oriented away from the subject property. Due to the property's location on private roads, the surrounding private land development pattern, and the elevation of the uplifted marine terrace on which the project is situated, public views to and along the ocean across the property from a third scenic corridor identified in the LCP as, "along the west side of Highway One," are limited.

Additionally, given the presence of mature vegetation and intervening structures between the highway and project parcel, views of the site from Highway One vantage points are limited to a relatively brief gap in the roadside industrial, commercial, and residential development along this route as it passes the property's highway frontage. Similarly because of the site's elevated terrace topography relative to the shoreline, views across the project property from along the West Elm Street public accessway to Glass Beach are limited to distant horizon views of the ocean and/or are oriented westward towards the shoreline and ocean areas directly offshore of Glass Beach.

The proposed stockpiling of concrete foundation demolition materials and soils at designated sites on the project parcels will inevitably cause some blockage of the limited coastal views through the site that do exist from public vantage points surrounding the property. However, as the stockpiling is a temporary use to be in place only until the subject materials are reused on site and/or disposed of at appropriate offsite facilities, will partially entail storage within existing vacated industrial buildings, and given the general

industrial character of the site, the Commission finds that the proposed development will not result in significant long-term impacts to the visual resources of the project area.

Furthermore, as subsequent development is undertaken at the mill site pursuant to an reuse plan currently in development, the City and the Commission through review of any related LCP amendments and/or in consideration of any associated subsequent coastal development permit actions, will have opportunities to assess the effects such structural redevelopment would have on visual resources of the area. These LCP amendment and permit reviews will also provide an occasion for ensuring that all related grading and utility extensions are similarly performed consistent with the LCP.

Therefore, the Commission finds that the proposed foundation removal, additional investigation, and interim remediation development as proposed and conditioned is consistent with the visual resource protection provisions of the certified LCP.

K. National Marine Fisheries Service Review.

Based on discussions with and correspondence received from the staff of the National Oceanic and Atmospheric Administration's (NOAA) Coastal Protection and Restoration Division (see Exhibit No. 18, pages 2-5), the portions of the project to be conducted on and near the coastal bluff are subject to the Marine Mammals Protection Act, as these activities have the potential to adversely affect harbor seals (*Phoca vitulina richardsi*) that utilize the adjoining offshore rocky areas as habitat. Accordingly, a "harassment permit" may be required to be obtained from NOAA's National Marine Fisheries Service (NMFS) prior to initiation of work in these areas. The applicant has not as yet either secured a harassment permit or received a determination from NMFS that such a permit would not be required. Therefore, to ensure that the project as may be conditionally authorized under any harassment permit is consistent with the project approval granted under Special Condition No. 1, the Commission attaches Special Condition No. 6. Special Condition No. 6 requires that prior to commencing clean-up and interim remediation measures on Glass Beaches 1-3 and/or Parcels 3 and 10, the applicant submit a copy of the harassment permit issued by the NMFS or evidence that no such permit is required. The applicant must also report to the Executive Director any proposed changes to the project required by the harassment permit and apply for any needed amendment to the coastal development permit to authorize such changes.

L. U.S. Fish and Wildlife Service Review.

As discussed within the biological assessments prepared for the development, the water surface and wetlands in and adjoining the lumber storage and fire suppression ponds, open grassland, and coastal bluffs in the vicinity of the proposed work sites represent areas where either observed or potential habitat utilization by several environmentally sensitive wildlife species subject to protections afforded by the Federal Endangered Species Act and/or the Migratory Bird Act, as administered by the U.S. Fish and Wildlife Service (USFWS), has been documented. These species include, but are not limited to

brown pelican (*Pelecanus occidentalis californicus*), snowy egret (*Egretta thula*), white tailed kite (*Elanus leucurus*), bald eagle (*Haliaeetus leucocephalus*), and western snowy plover (*Charadrius alexandrinus nivosus*). In addition, as stated in correspondence received from the USFWS (see Exhibit No. 18, page 1), the project site also is considered as containing habitat conditions suitable for the endangered Howell's spineflower (*Chorizanthe howellii*) and Menzies' wallflower (*Elysium menziesii*). In addition, the larval host plant Early Blue Violet (*Viola adunca*) for the endangered Behren's silverspot butterfly (*Speyeria zerene behrensii*) may also occur on portions of the former mill site.

The comment letter does not state that these species are actually present at the project site, but that conditions suitable to their growth on the subject property exist in the locality. The USFWS recommend that the Commission not approve the permit application until a complete and seasonally appropriate botanical survey of all areas affected by the project have been provided to the agency and an opportunity is afforded the USFWS to review site-specific information so that a determination could be made as to whether the proposed work would pose a risk to these listed species.

The botanical studies performed for the project specifically do not report that any of these species are found at the site. The studies surveyed for Howell's spineflower and Menzies' wallflower with negative results. However, the biological habitat assessment does not state whether Behren's silverspot butterfly or Early Blue Violet were specifically looked for during the site evaluation. The applicant has forwarded copies of the biological habitat assessments and botanical surveys to the USFWS for its review.

Therefore, the proposed project is being reviewed by the USFWS to ensure that the project as may be conditionally authorized by USFWS under any technical assistance consultation, incidental take statement, or harassment permit is consistent with the project approval granted under Special Condition No. 1, the Commission attaches Special Condition No. 7. Special Condition No. 7 requires that prior to commencing clean-up and interim remediation measures on the project site, the applicant submit a copy of all such consultations, permits and authorizations issued by the USFWS, or indication from that agency that no such permits or authorizations are required. The applicant must also report to the Executive Director any proposed changes to the project required by the harassment permit and apply for any needed amendment to the coastal development permit to authorize such changes.

M. California Environmental Quality Act (CEQA).

Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which

would substantially lessen any significant adverse effect which the activity may have on the environment.

The Commission incorporates its findings on conformity with LCP policies at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed herein, in the findings addressing the consistency of the proposed project with the certified LCP, the proposed project has been conditioned to be found consistent with the City of Fort Bragg LCP and the access and recreation policies of the Coastal Act. Mitigation measures which will minimize all adverse environmental impacts have been made requirements of project approval. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

V. EXHIBITS:

1. Regional Location Map
2. Vicinity Maps
3. Site Plans
4. Notice of Final Local Action
5. Appeal, filed October 27, 2005 (North Coast Action; Sierra Club – Redwood Chapter-Mendocino Group)
6. Excerpts, *Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures, Appendix D – Excavation and Soil Management Plan* and subsequent revisions (Acton-Mickelson Environmental, Inc., 2005-2006)
7. Excerpt, *Stormwater Pollution Prevention Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures* (Acton-Mickelson Environmental, Inc., September 2005)
8. Excerpt, *Excavation and Stockpile Quantification Estimation and Site Plan Map* (Acton-Mickelson Environmental, Inc., February 2006)
9. Excerpt, *Hazardous Materials Assessment Logistics Analysis* (Acton-Mickelson Environmental, Inc., March 2006)
10. Excerpt, *Jurisdiction Determination and Habitat Assessment* (TRC Companies, Inc., August 2003)
11. Excerpt, *Jurisdictional Waters and Wetlands Delineation* (TRC Companies, Inc., August 2004)
12. Excerpt, *Botanical Field Study of Some of the Bluff Areas at the GP Mills Site* (Teresa Scholars, Biological Consultant, undated)
13. *Conceptual Glass Beach 3 Mitigation and Monitoring Plan* (Teresa Scholars, Biological Consultant, September 2005)

14. *Conceptual Revegetation Plan* (Circuit Rider Productions, September 2005)
15. Excerpt, *Avian Habitat Utilization and Impact Assessment* (WRA Environmental Consultants, January 2006)
16. *Rocky Intertidal Environmentally Sensitive Habitat Engineering and Biological Assessment* (Acton-Mickelson Environmental, Inc., February 2006)
17. Excerpt, *Geotechnical Evaluation – Bearing Support for Heavy Equipment Loads* (Blackburn Consulting, Inc., February 2006)
18. Review Agency Correspondence
19. General Correspondence
20. Applicant's Correspondence

ATTACHMENT A:
STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director of the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

topozone

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**PROJECT
SITE**



EXHIBIT NO. 2

APPLICATION NO.

A-1-FTB-05-053

GEORGIA PACIFIC CORP.

VICINITY MAPS (1 of 2)

0 0.6 1.2 1.8 2.4 3 km
0 0.4 0.8 1.2 1.6 2 mi

Map center is UTM 10 430707E 4366550N (WGS84/NAD83)

FORT BRAGG quadrangle

Projection is UTM Zone 10 NAD83 Datum

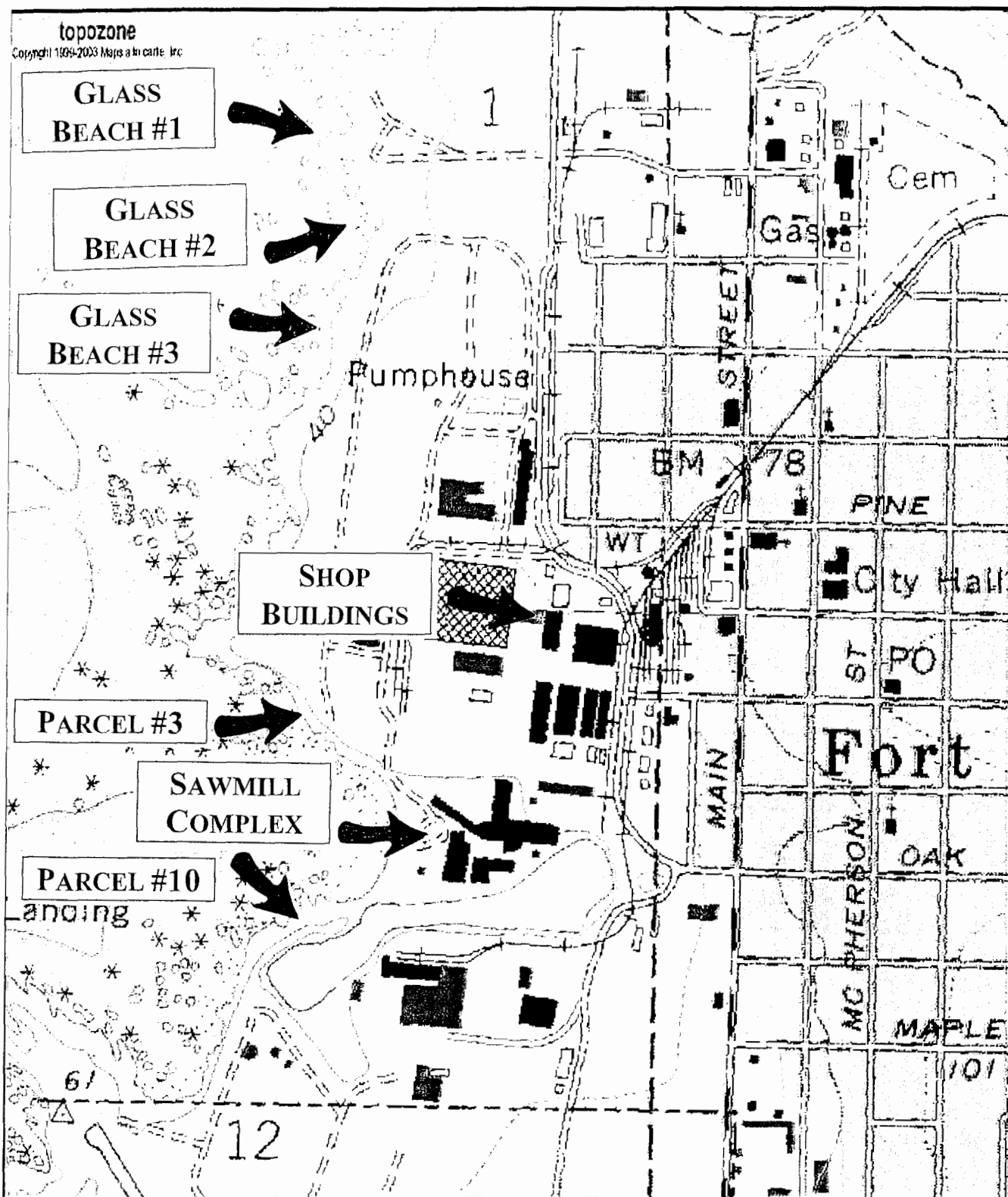


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topozone

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Map center is UTM 10 430278E 4366518N (WGS84/NAD83)

FORT BRAGG quadrangle

Projection is UTM Zone 10 NAD83 Datum

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2 of 2

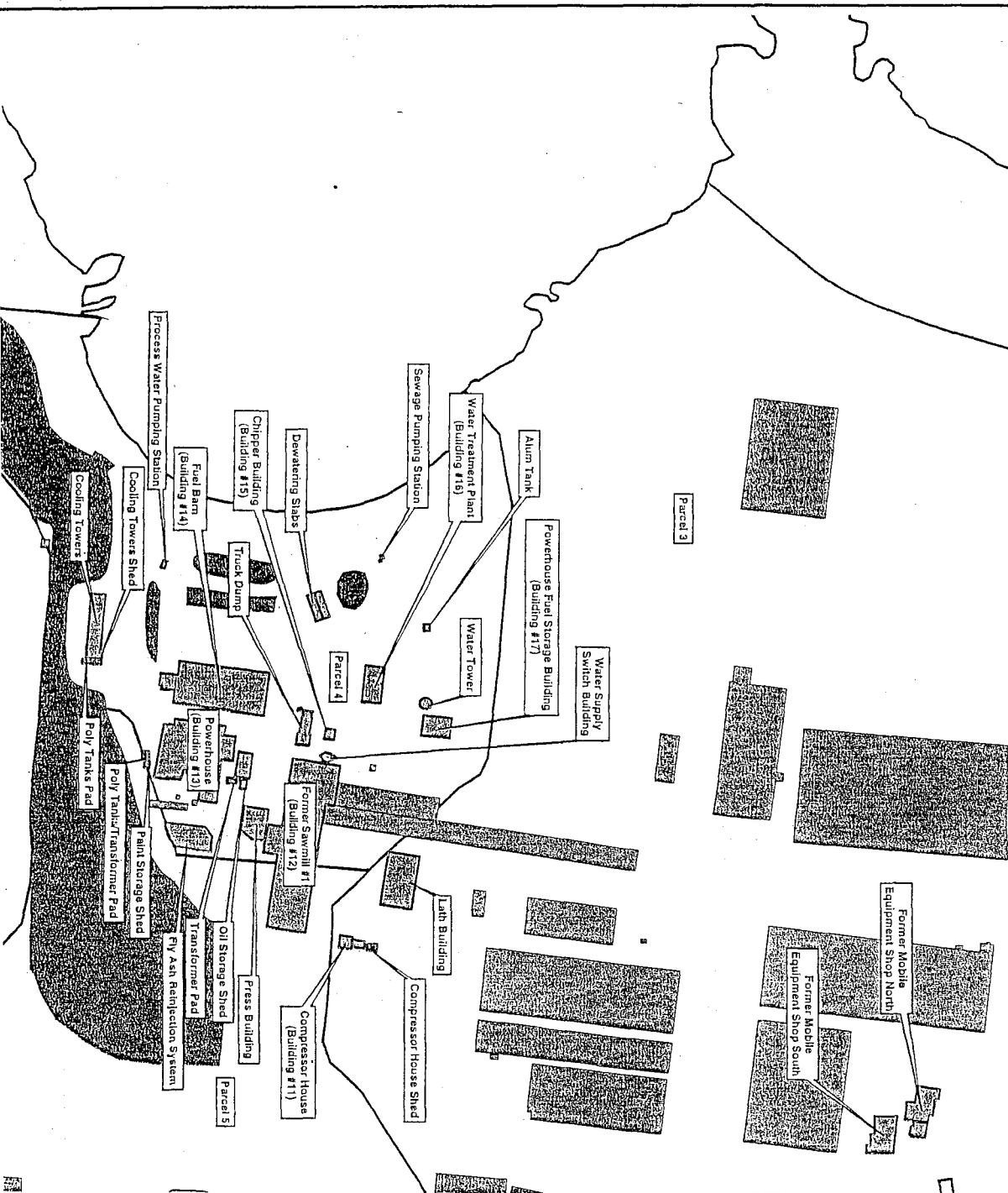


EXHIBIT NO. 3
APPLICATION NO.
A-1-FTB-05-053
GEORGIA PACIFIC CORP.
SITE PLANS (1 of 6)

ATTACHMENT 3

Notes:
1. All locations and dimensions are approximate.

Legend

- Facility Structure Foundation to be Removed
- Facility Structure
- Pond
- Parcel Boundary

FIGURE D-2

FOUNDATION REMOVAL OVERVIEW

Georgia Pacific's California Wood Products Manufacturing Facility
4500 Hillside Avenue, Fontana, California

Project No. 1601705
Drawing No. 1601705-005

Prepared By: AEC
Reviewed By: JRS
Checked By: MAA

Action Mckelison Environmental, Inc.
Consulting Services, Engineers, and Scientists

5175 Hillside Circle #100
El Dorado Hills, California 95762



Legend

- ⊙ Previous Direct Push Sample Location and Designation
- ⊠ Previous Trench Sample Location and Designation
- P82 ⊙ Photograph Location, Direction, and Designation
- [2] Fill Thickness in Feet

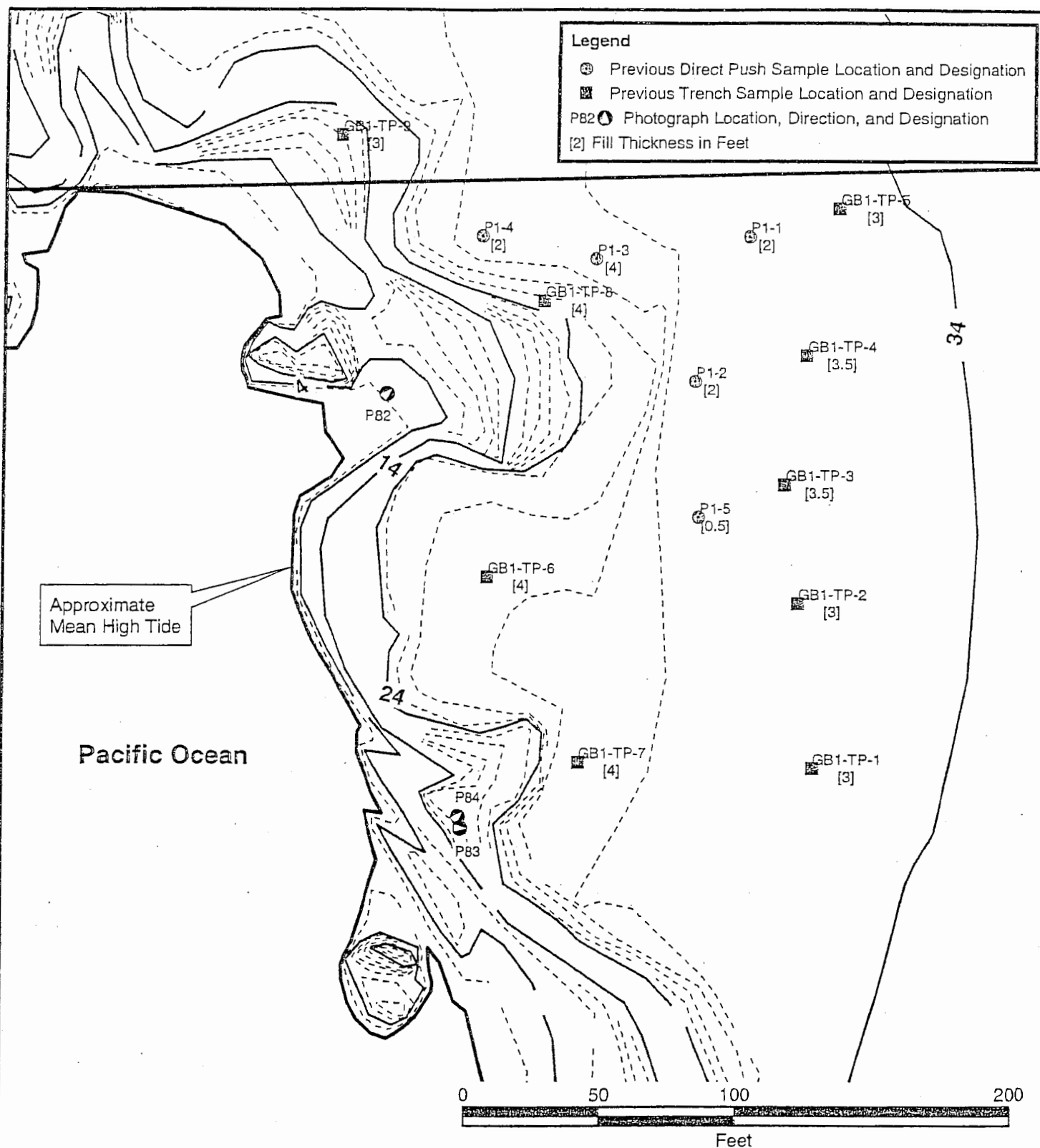


FIGURE D-3

GLASS BEACH #1 FILL THICKNESS

Georgia-Pacific California Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

Project No.	16017.05	Drawn By	AAC
Map File	1601705-021	Prepared By	JRS
		Reviewed By	MAA
Revision/Date		Scale	

Acton Mickelson Environmental, Inc.
Consulting Scientists, Engineers, and Geologists

5175 Hillsdale Circle #100
El Dorado Hills, California 95762
(916) 888-7550

Notes:

1. All locations and dimensions are approximate.

2 of 6

Legend

- ⊙ Previous Direct Push Sample Location and Designation
- ▨ Facility Structure
- P86 ⓐ Photograph Location, Direction, and Designation
- [4] Fill Thickness in Feet

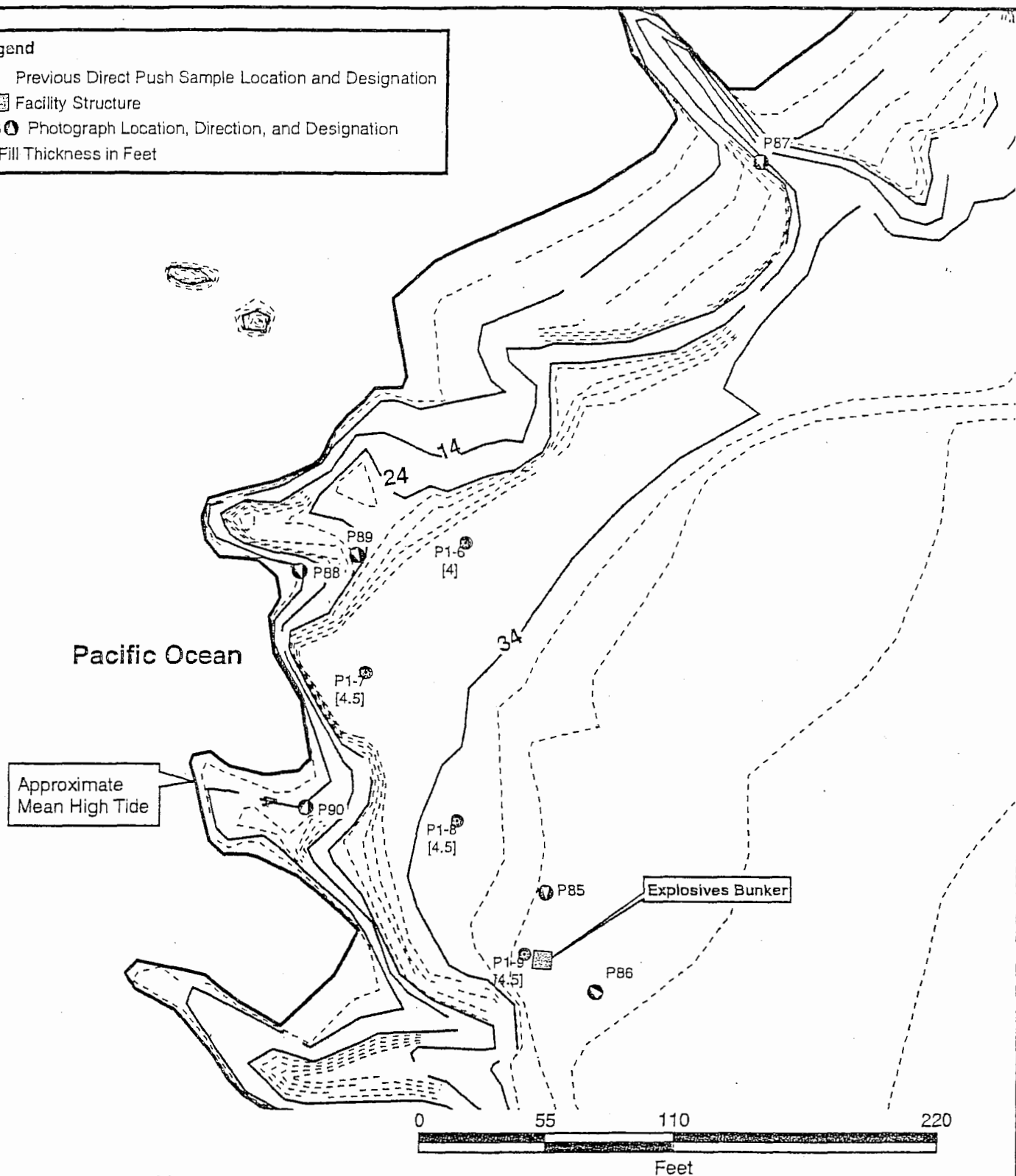


FIGURE D-4

GLASS BEACH #2 FILL THICKNESS

Georgia-Pacific California Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

Project No.	16017.05	Drawn By	AAC
Map File	1601705-022	Prepared By	JRS
		Reviewed By	MAA
Revision/Date		Scale	

Acton Mickelson Environmental, Inc.
Consulting Scientists, Engineers, and Geologists

5175 Hillsdale Circle #100
El Dorado Hills, California 95762

Notes:

1. All locations and dimensions are approximate.

3 of 6

Legend

- ⊙ Previous Direct Push Sample Location and Designation
- ⊠ Previous Trench Sample Location and Designation
- P94 ⊙ Photograph Location, Direction, and Designation
- [4] Fill Thickness in Feet

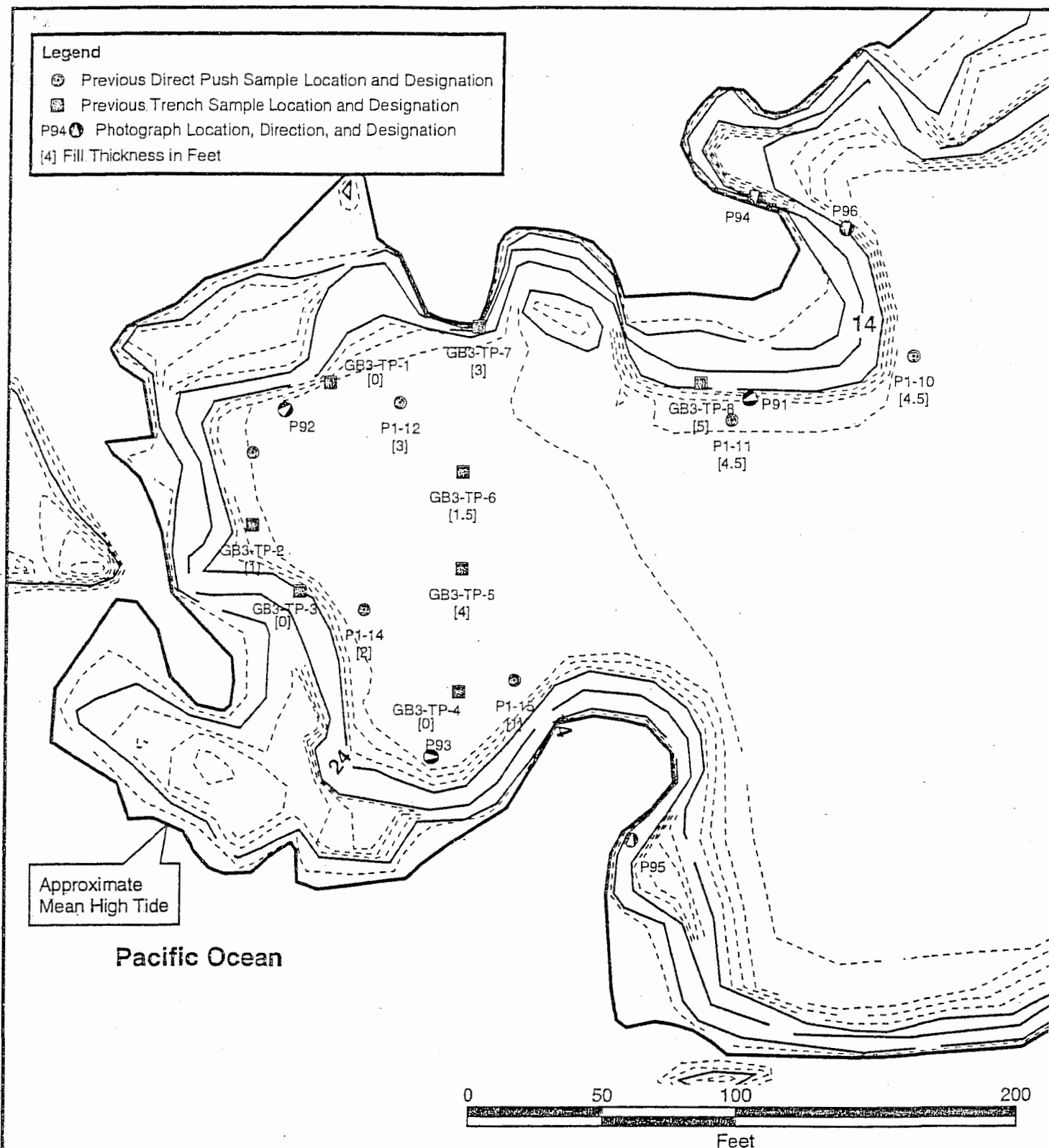


FIGURE D-5

GLASS BEACH #3 FILL THICKNESS

Georgia-Pacific California Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

Project No.	Drawn By
16017.05	AAC
Map File	Prepared By
1601705-023	JRS
	Reviewed By
	MAA
Revision/Date	Scale

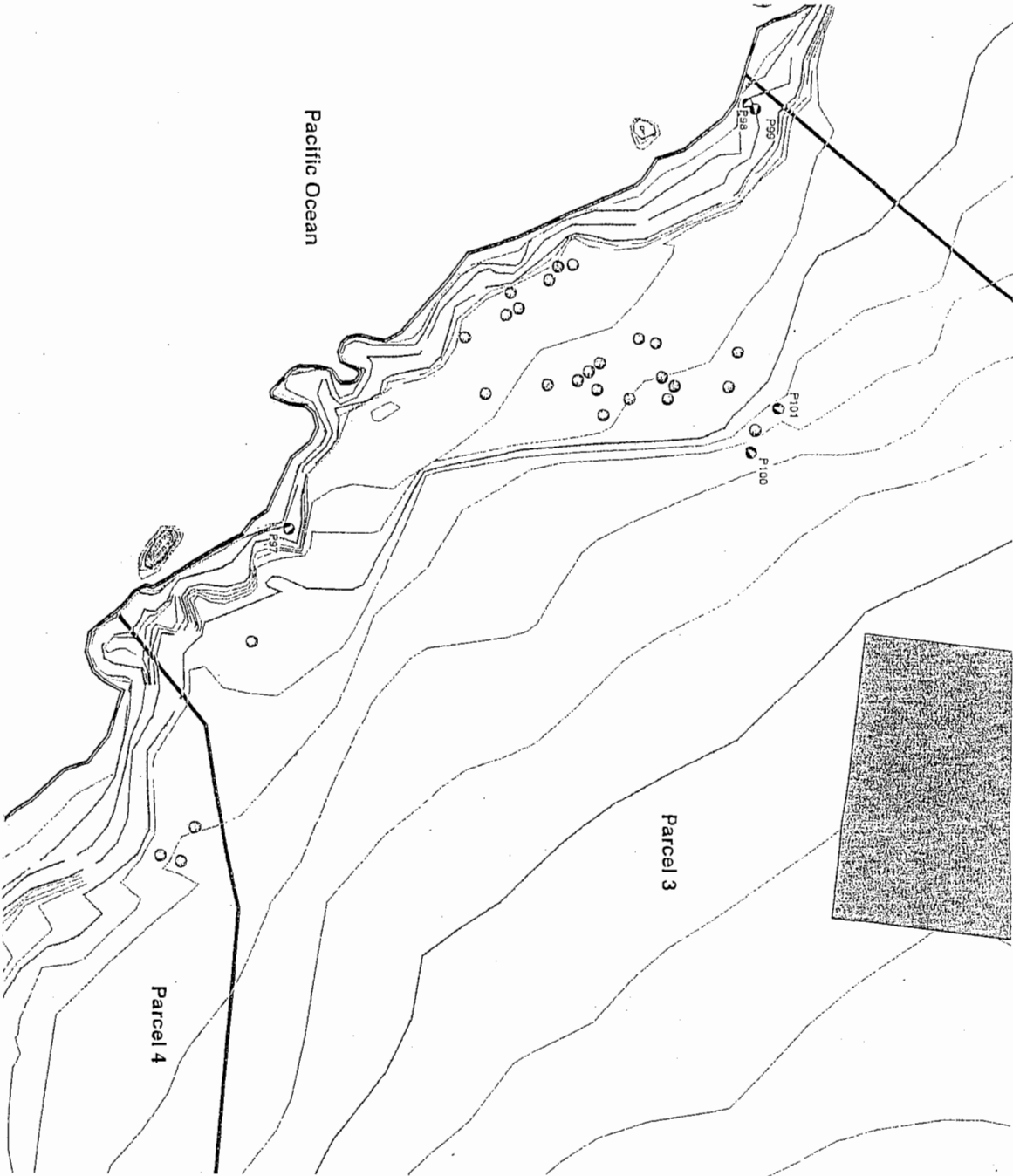
Acton Mickelson Environmental, Inc.
Consulting Scientists, Engineers, and Geologists

5175 Hillsdale Circle #100
El Dorado Hills, California 95762
(916) 939-7550

Notes:

1: All locations and dimensions are approximate.

4 of 6



Legend

- Approximate Location of Geophysical Anomaly
- Facility Structure
- Parcel Boundary
- P-99 P-100 P-101 Photograph Location, Direction, and Designation

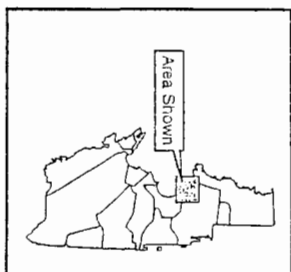


FIGURE D-6

GEOPHYSICAL ANOMALIES IN PARCEL 3

Georgia-Pacific California Wood Products Manufacturing Facility 80 West Redwood Avenue, Fort Bragg, California			
Project No.	18017.05	Drawn By	AAC
Map No.	1501705-024	Prepared By	JRS
		Reviewed By	M.A.A.
Action Mickelson Environmental, Inc. Consulting Services, Engineers, and Geologists 5175 Hillside Circle #100 El Dorado Hills, California 95762			



Legend

- Approximate Location of Geophysical Anomaly
- Approximate Area of Geophysical Anomaly
- P102, P103 Photograph Location, Direction, and Designation

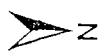
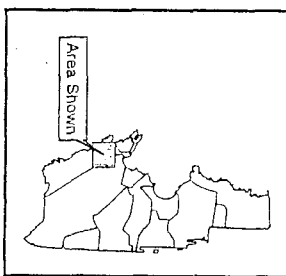


FIGURE D-7

GEOPHYSICAL ANOMALIES IN PARCEL 10

Project No.		Georgia-Pacific California Wood Products Manufacturing Facility	
1601705		30 West Redwood Avenue, Fort Bragg, California	
1601705-025		Prepared by	
JRS		Reviewed by	
MMA		MMA	

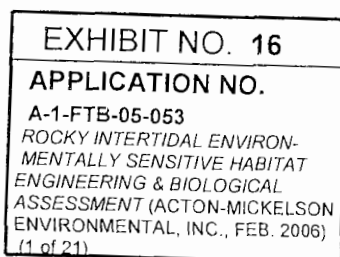
Action Mickelson Environmental, Inc.
 Consulting Scientists, Engineers, and Geologists
 5175 Hillside Circle #100
 El Dorado Hills, California 95762

**ACTON •
MICKELSON •
ENVIRONMENTAL, INC.**

Consulting Scientists, Engineers, and Geologists

February 6, 2006

Mr. James Baskin, AICP
Coastal Planner
California Coastal Commission
710 E Street, Suite 200
Eureka, California 95501



Via Overnight Mail

16019.01

**Subject: Rocky Intertidal Environmentally Sensitive Habitat Engineering and Biological Assessment For Appeal No. A-1-FTB-05-053
Building Foundation Demolition and Implementation of Interim Remediation Measures
Georgia-Pacific Corporation Fort Bragg Wood Products Manufacturing Facility
90 West Redwood Street, Fort Bragg, California**

Dear Mr. Baskin:

On behalf of Georgia-Pacific Corporation, Acton • Mickelson • Environmental, Inc. (AME) and WRA, Inc. (WRA) are submitting this correspondence to provide a Rocky Intertidal Environmentally Sensitive Habitat Engineering and Biological Assessment as requested in the Staff Report dated December 1, 2005 and again in your letter dated December 19, 2005 and pursuant to the criteria set forth in City of Fort Bragg (City) Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and Land Use Plan (LUP), Chapter XVII, Section E.

INTRODUCTION

A reconnaissance of coastal bluff areas where Coastal Development Permit (CDP) activities are proposed and adjoining rocky intertidal areas was conducted by an AME Certified Engineering Geologist and a WRA Wildlife Biologist to assess for potential impacts related to stormwater runoff, sedimentation, erosion landsliding, and other mass movements of fill/topsoil and marine terrace deposits that could occur and negatively impact adjoining rocky intertidal areas (**Figure 1**). Aerial photographs of the coastal bluff, including the sea cliff and areas where CDP activities are proposed, were reviewed to assist in the assessment. The results of this assessment, including an analysis of the potential for negative impact to the rocky intertidal area and prevention of negative impacts, if any, to the intertidal area through the use of best management practices (BMPs), are presented below.

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ENGINEERING ASSESSMENT

Glass Beach #1

The proposed Glass Beach #1 work area is shown on **Figure 2**. Two locations indicative of collapsed sea caves were noted along the sea cliff of Glass Beach #1 during field reconnaissance (**Figure 2**). Surficial creep was interpreted to be occurring within fill/topsoil in the coastal bluff. No major land surface instability was observed.

Proposed CDP activities in this work area include the excavation of approximately 1,673 cubic yards of soil and debris. This volume estimate is based on measurements of the proposed work area and assumes an excavation depth of 3 feet across the work area. The actual volume of soil excavated will be contingent on results of field screening and/or analytical testing of soil samples for constituents of potential concern (COPCs) as specified in the Sampling and Analysis Plan contained in the *Work Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures* (Work Plan) (AME 2005a). Proposed CDP excavation activities could negatively impact the rocky intertidal area; therefore, BMPs as discussed in the following documents will be employed:

- Work Plan (AME 2005a)
- Addendum #1 to the Work Plan (AME 2005b)
- Addendum #2 to the Work Plan (AME 2005c)
- *Conceptual Glass Beach 3 Mitigation Monitoring Plan* (Sholars 2005)
- *Conceptual Revegetation Plan* (Circuit Rider Productions 2005)
- *Stormwater Pollution Prevention Plan for Foundation Removal, Additional Investigation, and Interim Remedial Measures* (AME 2005d)
- Revised Appendix D for the Work Plan (AME 2005e)

The BMPs include but are not limited to the following:

- CDP activities will be conducted during the dry season, from April 15 through October 15.
- Excavation activities will be initiated leaving a 4-foot-thick strip of fill/topsoil at the sea cliff to prohibit any sediment or water falling onto the rocky intertidal area. Upon completion of excavation activities to the east, the remaining 4-foot-thick strip will be excavated in a manner to minimize soil or debris dropping onto the rocky intertidal area.

Manual methods will be used to remove any material that falls onto the rocky intertidal area.

- Excavated soil and debris will be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the Glass Beach #2 work area (**Figure 3**). These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff.
 - The soil storage area measures approximately 200 by 200 feet and, with a stockpile depth of 5 feet, can accommodate approximately 7,407 cubic yards of soil, which exceeds the estimated excavation volume of 1,673 cubic yards.
 - The debris storage area measures approximately 125 by 75 feet and, with a stockpile depth of 5 feet, can accommodate approximately 1,736 cubic yards of debris.
 - If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map (AME 2006a).
- Holes and imperfections in the asphalt surface cover of the proposed stockpile areas will be repaired prior to stockpile placement to prevent surface water infiltration.
- Berms or ditches will be constructed upslope of the work areas to intercept surface water runoff, in the unlikely event that it occurs, and redirect it to engineered locations away from the work areas. As concluded in the Hazardous Materials Assessment Logistics Alternatives Analysis (AME 2006b), less than 0.2 inches of runoff will result under worst-case conditions in the area of Glass Beach #1.

Implementation of these and the other recommended BMPs should be effective in preventing negative impact to the rocky intertidal zone and allow CDP activities to be conducted in general accordance with performance standards of City Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and LUP, Chapter XVII, Section E.

Glass Beach #2

The proposed Glass Beach #2 work area is shown on **Figure 3**. Gullies resulting from localized slope failure are incised into the sea cliff in the central portion of Glass Beach #2 and were observed in areas partially or fully covered by asphalt (**Figure 3**). These gullies may result from periods of rainfall when water is collected over a wide surface area and flows into holes or imperfections in the asphalt, where it infiltrates the sandy fill/topsoil. The infiltrating water migrates through the fill/topsoil to the relatively impermeable marine terrace deposits, which dip slightly seaward. Over time preferential pathways may develop. During periods of intense rainfall, excess pore pressures may develop, resulting in small-scale debris-flow-type slides

occurring along the sea cliff. The slope failures appear to involve the fill/topsoil and upper few feet of marine terrace deposits but not the competent underlying Franciscan Complex sandstone. These progressive failures tend to occur at the same location year after year. No rotational or block glide failures were observed at Glass Beach #2; however, several collapsed sea caves were observed.

Proposed CDP activities in this work area include the excavation of approximately 4,750 cubic yards of soil. This volume estimate is based on measurements of the proposed work area and assumes an excavation depth of 3 feet across the work area. The actual volume of soil excavated will be contingent on the results of field screening/analytical testing of soil samples for COPCs as specified in the Work Plan. Proposed CDP excavation activities could negatively impact the rocky intertidal area; therefore, BMPs as discussed for Glass Beach #1 will be employed. These include, but are not limited to the following:

- Excavated soil and debris will be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area (**Figure 3**). These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff.
 - The soil storage area measures approximately 200 by 200 feet and, with a stockpile depth of 5 feet, can accommodate approximately 7,407 cubic yards of soil, which exceeds the estimated excavation volume of 4,750 cubic yards from Glass Beach #2 and the total excavation volume of approximately 6,423 cubic yards from Glass Beaches #1 and #2.
 - The debris storage area measures approximately 125 by 75 feet and, with a stockpile depth of 5 feet, can accommodate approximately 1,736 cubic yards of debris.
 - If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map.

Implementation of these and the other recommended BMPs should be effective in preventing negative impact to the rocky intertidal zone and allow CDP activities to be conducted in general accordance with performance standards of City Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and LUP, Chapter XVII, Section E.

Glass Beach #3

The proposed Glass Beach #3 work area is shown on **Figure 4**. Gullies resulting from localized slope failure are incised into the sea cliff and were observed in areas partially or fully covered by asphalt at Glass Beach #3 (**Figure 4**). Since Glass Beach #3 is partially covered by asphalt, these gullies are likely similar in origin to those in Glass Beach #2. A possible collapsed sea cave was observed at the north boundary of Glass Beach #3, which could have partially resulted from

water flow from beneath paved areas. Another sea cave that does not appear to be collapsed is visible at the south boundary of Glass Beach #3.

Proposed CDP activities in this work area include the excavation of approximately 1,792 cubic yards of soil. This volume estimate is based on measurements of the proposed work area and assumes an excavation depth of 2 feet across the work area. The actual volume of soil excavated will be contingent on the results of field screening and/or analytical testing of soil samples for COPCs. Proposed CDP excavation activities could negatively impact the rocky intertidal area; therefore, BMPs as discussed for Glass Beaches #1 and #2 will be employed. These include, but are not limited to the following:

- Excavated soil and debris will be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area (**Figure 4**). These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff.
 - The soil storage area measures approximately 100 by 100 feet and, with a stockpile depth of 5 feet, can accommodate approximately 1,852 cubic yards of soil, which exceeds the estimated excavation volume of 1,792 cubic yards from Glass Beach #3.
 - The debris storage area measures approximately 70 by 30 feet and, with a stockpile depth of 5 feet, can accommodate approximately 389 cubic yards of debris.
 - If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map.

Implementation of these and the other recommended BMPs should be effective in preventing negative impact to the rocky intertidal zone and allow CDP activities to be conducted in general accordance with performance standards of City Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and LUP, Chapter XVII, Section E.

Parcel 3 Geophysical Anomalies

The proposed Parcel 3 Geophysical Anomalies work area is shown on **Figure 5**. Localized small-slope failures were visible within the fill/topsoil and upper portion of the marine terrace deposits exposed along the sea cliff (**Figure 5**). These failures are likely the result of sheet flow and channeling of water into preferential pathways at points of contact between the fill/topsoil and more competent underlying materials.

Proposed CDP activities in this work area include excavation of approximately 192 cubic yards of soil at 24 locations to assess anomalies previously identified by geophysical survey. This volume estimate is based on measurements of the proposed work area and assumes an excavation size of 6 feet by 6 feet by 6 feet at each of the 24 locations. The actual volume of soil excavated

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will be contingent upon the results of field screening and/or analytical testing of soil samples for COPCs. Proposed work activities terminate east of the sea cliff, but could still negatively impact the rocky intertidal area; therefore, BMPs as discussed for Glass Beaches #1 through #3 will be employed. These include but are not limited to the following:

- Excavated soil and debris will be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area (**Figure 5**). These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff.
 - The soil storage area measures approximately 40 by 30 feet and, with a stockpile depth of 5 feet, can accommodate approximately 222 cubic yards of soil, which exceeds the estimated excavation volume of 192 cubic yards from this work area.
 - The debris storage area measures approximately 15 by 15 feet and, with a stockpile depth of 5 feet, can accommodate approximately 42 cubic yards of debris.
 - If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map.
- Test pits will be backfilled with acceptable soil material, compacted, and covered to minimize rainfall or runoff infiltration.

Implementation of these and the other recommended BMPs should be effective in preventing negative impact to the rocky intertidal zone and allow CDP activities to be conducted in general accordance with performance standards of City Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and LUP, Chapter XVII, Section E.

Parcel 10 Geophysical Anomalies

The proposed Parcel 10 Geophysical Anomalies work area is shown on **Figure 6**. Soil creep was observed within the topsoil exposed at the sea cliff (**Figure 6**). The topsoil is underlain by relatively competent marine terrace deposits, which are underlain by competent Franciscan Complex sandstone. Small-scale landsliding involving fill/topsoil and the upper portion of marine terrace deposits was observed on the sea cliff at the southern end of the Parcel 10 Geophysical Anomaly Area. Localized slope movements in this area are a natural process occurring in relatively incompetent materials induced by gravity and periods of rainfall. Movements occur in relatively close proximity to the sea cliff.

Proposed CDP activities in this work area include excavation of approximately 1,265 cubic yards of soil at 48 locations to assess anomalies previously identified by geophysical survey. This volume estimate is based on measurements of the proposed work area and assumes an excavation size of 6 by 6 by 6 feet at 47 locations and 80 by 50 by 6 feet at one location. The actual volume

of soil excavated will be contingent upon results of field screening and/or analytical testing of soil samples for COPCs.

No geophysical anomalies are located within 40 feet of the sea cliff. In addition, the volume of soil to be excavated at the location of all but one geophysical anomaly is anticipated to be minimal (approximately 8 cubic yards or less). Based on this information, the potential for negative impact to the rocky intertidal zone is minimal. However, BMPs as discussed for Glass Beaches #1 through #3 and Parcel 3 Geophysical Anomalies will be employed. These include, but are not limited to the following:

- Excavated soil and debris will be segregated and stockpiled on heavy-duty plastic at designated locations to the east of the work area (**Figure 6**). These storage locations are paved with asphalt and are greater than 300 feet from the sea cliff.
 - The soil storage area measures approximately 100 by 100 feet and, with a stockpile depth of 5 feet, can accommodate approximately 1,852 cubic yards of soil, which exceeds the estimated excavation volume of 1,265 cubic yards from the work area.
 - The debris storage area measures approximately 25 by 25 feet and, with a stockpile depth of 5 feet, can accommodate approximately 116 cubic yards of debris.
 - If necessary, both storage areas can be expanded onto existing paved surface to accommodate any additional storage requirements. Alternatively, excavated soil and debris may be transported to the central debris and soil stockpile areas as specified in the Excavation and Stockpile Quantification Estimate and Site Plan Map.

Implementation of these and the other recommended BMPs should be effective in preventing negative impact to the rocky intertidal zone and allow CDP activities to be conducted in general accordance with performance standards of City Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and LUP, Chapter XVII, Section E.

BIOLOGICAL ASSESSMENT

This Biological Assessment is organized by biological issue or area likely to be affected by proposed remediation measures related to:

- Stormwater runoff, sedimentation, erosion landsliding, and other mass movements of marine terrace deposits and fill materials
- Other project-related effects on site stability of coastal bluffs and biological resources of rocky intertidal areas adjacent to coastal bluffs where development would be performed

Biological issues or areas that may be affected by proposed work include: marine mammals, avian species, coastal bluffs, and the rocky intertidal area.

Marine Mammals

A number of harbor seals (*Phoca vitulina*) were seen hauled out on the rocky islands just offshore of the Study Area (**Figure 7**). The federally threatened stellar sea lion (*Eumetopias jubatus*), though less likely to use this area, does have the potential to use these rocky islands for the same purpose. These haul-out sites are for rest and protection from predators and are not expected to be rookery sites as well. Both animals are protected by the Marine Mammal Act (MMA) of 1972. The MMA defines harassment as "...an act of pursuit, torment or annoyance which has the potential to injure, or disturb by causing disruption of behavioral patterns, to a marine mammal or marine mammal stock in the wild."

In addition, significance criteria for impacts to biological resources are based on Section 15065 and Appendices G and I of the California Environmental Quality Act Guidelines, and Section 21083 of the Public Resources Code. According to these guidelines, a project will have a significant effect on biological resources if it would:

- Substantially affect, reduce the number of, or restrict the range of a unique, rare, or endangered species of animal, or the habitat of the species (Section 15065, Appendix G, Appendix I)
- Interfere substantially with the movement of any resident or migratory fish or wildlife species (Appendix G)
- Threaten to eliminate an animal community (Section 15065a)
- Substantially diminish or reduce habitat for fish or wildlife (Appendix G)
- Change the diversity of species, or number of any species of animals (Appendix I)
- Cause a fish or wildlife population to drop below self-sustaining levels (Section 15065)
- Introduce new species of animals into an area, or act as a barrier to the normal replenishment of existing species (Appendix I)
- Deteriorate existing fish or wildlife habitat (Appendix I)

Proposed remediation and development within the work areas have the potential to disrupt behavior patterns of harbor seals through potential human disturbance, both visual and acoustic. When marine mammals are frightened by noise, they typically respond by quickly diving into the water. Depending on the severity of the disturbance, they may return to their haul-out site immediately, remain nearby in the water for some length of time and then return to the site, or vacate the area and haul out at another site (National Oceanic and Atmospheric Administration 1996). Permanent abandonment of the area as a haul-out would represent a potentially significant impact. For the purposes of this biological impact analysis, three principal

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components of the guidelines outlined above were considered: magnitude of the impact, uniqueness of the affected resource (rarity), and susceptibility of the affected resource to perturbation (sensitivity).

- *Magnitude of the impact:* It is anticipated that a Caterpillar 330 track-mounted excavator or similar device will be used during excavations in the work areas. The Caterpillar has the most potential to cause an acoustic disturbance, while it and the work crews involved would both contribute to a visual disturbance.
- *Uniqueness of the affected resource (rarity):* Harbor seals were the only marine mammals seen during the site visits. Other marine mammals such as sea lions also have the potential to use the marine environment and haul-outs offshore of the work areas. The Steller sea lion was federally listed as threatened in 1990.
- *Susceptibility of the affected resource to perturbation (sensitivity):* During the initial habitat assessment, a heavy-equipment work crew was removing the power plant while harbor seals were hauled out with seemingly no affect, though a strong onshore breeze (20 to 25 miles per hour) made acoustic disturbance difficult to detect offshore. Sensitivity of marine mammals to the remediation work may only be known once the work commences and is monitored by a biologist.

Monitoring and Mitigation for Marine Mammals

In order to reduce potential impacts to marine mammals during proposed remediation work, it is recommended that the client facilitate monitoring of marine mammals present in the project area. The following guidelines are recommended for preconstruction surveying and monitoring of marine mammals:

- Monitoring should be conducted by a qualified biologist.
- Binoculars (8 by 42 minimum recommended) or a spotting scope should be used for surveying.
- Baseline observations of pinnipeds in the project area should be conducted prior to initiating project activities. The day before work activities are scheduled to commence, a morning and afternoon count should be conducted.
- Observations will occur every morning work is scheduled to occur.
- Survey data should include type of marine mammals present, numbers, age class, sex (if possible), location, time, tide, type of construction activity being conducted, and whether animals respond to the activity. Rates of departure and arrival of animals to and from the haul-out should be noted.

- If seals flush for a work-related reason, the portion of the project that caused the seals to flush will be delayed until the animals leave the area.
- Conducting work in a sensitive haul-out area at high tide would lessen the chance of harassment, as harbor seals are more likely to use haul-outs at low tide.
- If a Steller sea lion is observed, work activities in the immediate bluff area will be postponed until it leaves the project area.
- Additional counts should be conducted every 2 days for a week after all work is terminated to compare the use of haul-out sites without work-related disturbances. The National Marine Fisheries Service (NMFS) recommends both pre- and post-activity monitoring of a more behavior-specific nature to fully assess the nature and duration of activity impacts on marine mammals and allow for adaptive adjustments to future activities to further minimize impacts.

These measures will not only determine use of the haul-outs by species, tide level, and reaction to human activity in the area, but also facilitate consultation with the NMFS should mitigation for disturbance be necessary.

According to the Marine Mammal Protection Act, if work activities disrupt harbor seal behavioral patterns, these activities would take marine mammals by Level B harassment. In general, if the received level of noise stimulus exceeds both the background (ambient) noise level and the auditory threshold of the animals, and especially if the stimulus is novel to them, there may be a behavioral response. The probability and degree of response will also depend on the season, group composition of the pinnipeds, and type of activity in which they are engaged. Minor and brief responses, such as short-duration startle or alert reactions, are not likely to constitute disruption of behavioral patterns, such as migration, nursing, breeding, feeding, or sheltering (i.e., Level B harassment) and would not cause serious injury or mortality to marine mammals.

On the other hand, startle-and-alert reactions accompanied by large-scale movements, such as stampedes into the water, may raise to the level of Level A harassment and could result in injury of individuals. In addition, such large-scale movements by dense aggregations of marine mammals or on pupping sites could potentially lead to takes by serious injury or death. However, there is no potential for large-scale movements leading to serious injury or mortality near the work areas, because on average the haul-out sites could not support a large number of harbor seals. Because of the past heavy use of the area and previous observations during work events, the effects of the work activities are expected to be limited to short-term startle responses and localized behavioral changes.

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Avian Species

WRA has prepared an *Avian Habitat Utilization and Impact Assessment* (WRA 2006) for this project. This assessment covers all avian species (e.g., cormorants shown in **Figures 7 and 8**) that may be affected by proposed work activities in all habitats in or near the project footprints: coastal bluff, rocky intertidal zone, coastal terrace prairie, perennial grassland, and freshwater aquatic habitat (i.e., freshwater pond, marsh, and seep habitats).

Coastal Bluff and Rocky Intertidal Areas

Disturbances to marine mammals and avian species in the coastal bluff and intertidal areas were addressed above and in the *Avian Habitat Utilization and Impact Assessment* (WRA 2006). Disturbances to these two biological resources are anticipated to be predominantly acoustic and visual in nature. Disturbances to marine organisms in the intertidal area are anticipated to be sediment and runoff related. Construction BMPs prepared by AME in the Engineering Assessment portion of this document address these potential disturbances as well as performance standards in Section 18.61.022 (B) of the City Zoning Ordinance and LUP Chapter XVII, Section E. The implementation of these practices should adequately protect the biological productivity and quality of coastal waters, marine resources, riparian habitats, and other biological resources in the work areas.

CONCLUSIONS

Implementation of BMPs referenced in the Engineering Assessment allow CDP activities to be conducted in general accordance with performance standards of City Land Use and Development Code, Title 18, Chapter 18.61.022 (B) and LUP, Chapter XVII, Section E and should be effective in preventing negative impacts to the rocky intertidal zone and adequately protect biological productivity and quality of coastal waters, marine resources, and riparian habitats.

If you have any questions or comments, please contact Michael Acton of AME at (916) 939-9102 or Bill Stagnaro of WRA at (415) 454-8868.

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Mr. James Baskin, AICP
February 6, 2006
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Very truly yours,

ACTON • MICKELSON • ENVIRONMENTAL, INC.

Signature on File

John Matthey, P.G., C.E.G.
Acton • Mickelson • Environmental, Inc.
California Certified Engineering Geologist
Number EG1236

Signature on File

Michael Acton, R.E.A.
Acton • Mickelson • Environmental, Inc.
Vice President

Signature on File

Bill Stagnaro
WRA, Inc.
Wildlife Biologist

Enclosures

MAA:cm



cc: Julie Raming, Georgia-Pacific Corporation
Carol Stephens, Georgia-Pacific Corporation
Michael Davis, Georgia-Pacific Corporation
Doug Heitmeyer, Georgia-Pacific Corporation
Bill Stagnaro, WRA, Inc.
Kay Johnson, Tetra Tech, Inc.
Barbara Brenner, Stoel Rives, LLP
Linda Ruffing, City of Fort Bragg
Glenn Young, Fugro West, Inc.
Mark Stelljes, SLR International Corp.
Sheila Semans, California Coastal Commission
Craig Hunt, California Regional Water Quality Control Board, North Coast Region

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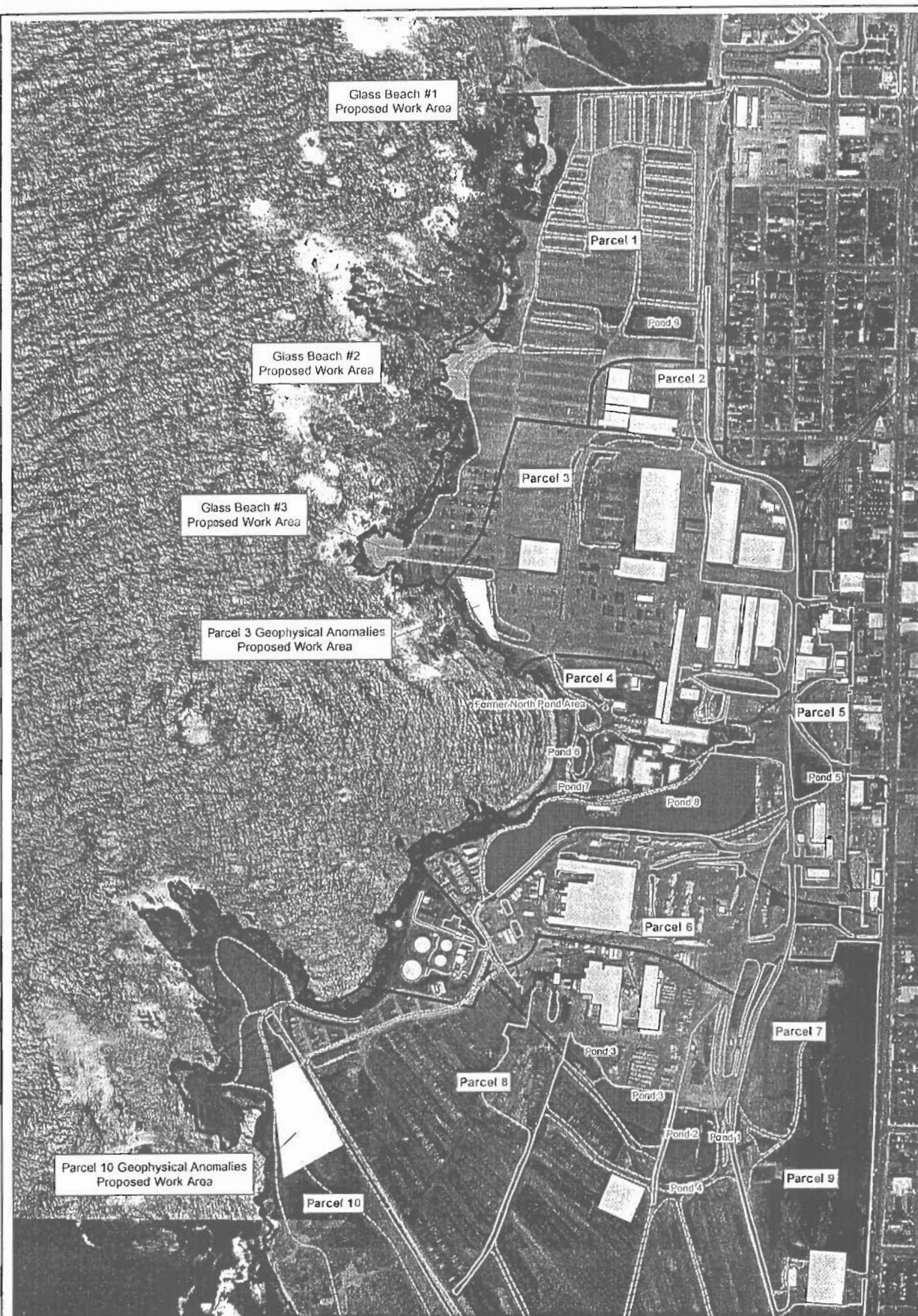
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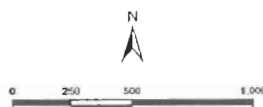
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- Legend**
- Pond
 - Facility Structure
 - Foundation To Be Removed - CDP
 - Parcel Boundary
 - Glass Beach Proposed Work Area
 - Geophysical Anomaly Proposed Work Area
 - Railroad Track
 - Unpaved
 - Pavement

Notes:
1. All locations and dimensions are approximate.



**FIGURE 1
SITE MAP**

Georgia-Pacific California Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

Project No.	16017.08
Drawn By	K.M.
Prepared By	
Reviewed By	MAA
Scale	As Noted

Acton Mickelson Environmental, Inc.
Consulting Scientists, Engineers, and Geologists

5175 Hillside Circle #100
El Dorado Hills, California 95762
(916) 939-7550

1422



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NOTES:

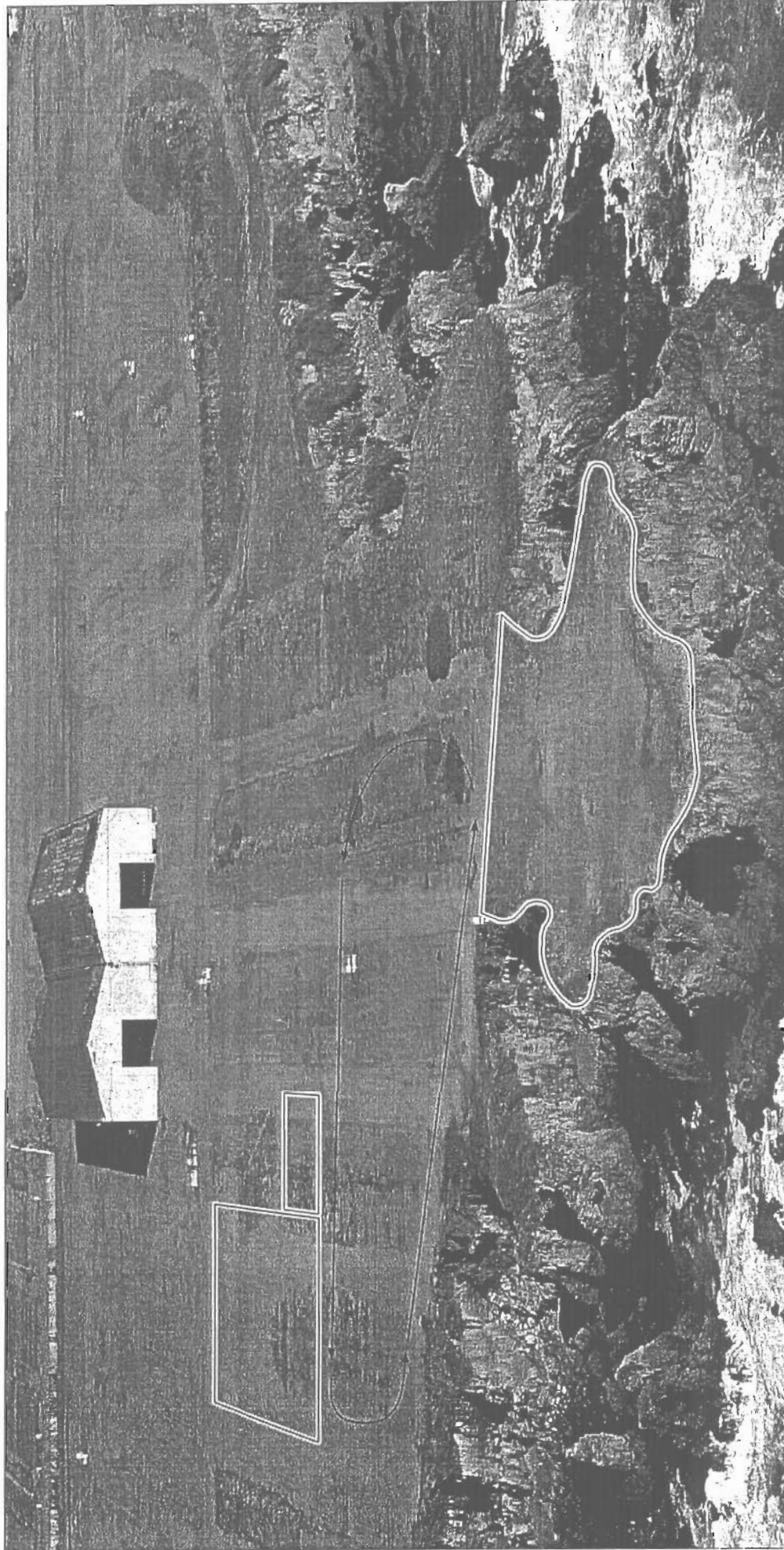
- Estimated volume of soil and debris, Glass Beach #1 - 1,673 cubic yards
- Estimated volume of soil and debris, Glass Beach #2 - 4,750 cubic yards
- Estimated volume of soil and debris, Total - 6,423 cubic yards
- Estimated volume of soil stockpile - 7,407 cubic yards
(200 feet by 200 feet by 5 feet thick)
- Estimated volume of debris stockpile - 1,735 cubic yards
(125 feet by 75 feet by 5 feet thick)

- ☐ PROPOSED WORK AREA
- ☐ PROPOSED SOIL STOCKPILE AREA
- ☐ PROPOSED DEBRIS STOCKPILE AREA
- ☐ DIRECTION OF HAUL ROUTE

FIGURE 3

GLASS BEACH #2 PROPOSED WORK AND STOCKPILE AREAS OBLIQUE VIEW FROM WEST

Georgia-Pacific California Wood Products Manufacturing Facility 90 West Redwood Avenue, Fort Bragg, California		Drawn By	KJJ
Sheet No.	16017.08	Field No.	
Adrian Mickelson Environmental, Inc. Consulting Scientists, Engineers, and Geologists		Drawn By	MAA
5175 Hillside Circle #100 El Dorado Hills, California 95762 (916) 939-7550		Scale	None



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Notes:

- Estimated volume of soil and debris - 1,792 cubic yards
- Estimated volume of soil stockpile - 1,852 cubic yards
(600 feet by 100 feet by 3 feet thick)
- Estimated volume of debris stockpile - 888 cubic yards
(70 feet by 20 feet by 5 feet thick)

- PROPOSED WORK AREA
- PROPOSED SOIL STOCKPILE AREA
- PROPOSED DEBRIS STOCKPILE AREA
- DIRECTION OF HAUL ROUTE

FIGURE 4
GLASS BEACH #3 PROPOSED WORK AND STOCKPILE AREAS
OBLIQUE VIEW FROM WEST

Georgia-Pacific Containers, Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

Acton Mickelson Environmental, Inc.
Consulting Scientists, Engineers, and Geologists
5175 Hillside Circle #100
El Dorado Hills, California 95762
(916) 939-7550

Project No.	Date	Revised By	Revised Date	Notes
10017.08	1/22/05			

17021



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Notes:

- 24 anomalies, estimated size 6 feet by 6 feet by 6 feet
- Estimated volume of soil and debris - 182 cubic yards
- Estimated volume of soil stockpile - 222 cubic yards (40 feet by 30 feet by 5 feet thick)
- Estimated volume of debris stockpile - 42 cubic yards (15 feet by 15 feet by 5 feet thick)





-  PROPOSED WORK AREA
-  PROPOSED SOIL STOCKPILE AREA
-  PROPOSED DEBRIS STOCKPILE AREA
-  DIRECTION OF HAUL ROUTE

FIGURE 5

**PARCEL 3 GEOPHYSICAL ANOMALIES
PROPOSED WORK AND STOCKPILE AREAS
OBLIQUE VIEW FROM WEST**

Georgia-Pacific California Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

Project No.	15017.05	Drawn By	KJJ
Revised No.		Reviewed By	
		Checked By	MAA
		Scale	None

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Notes:

47 anomalies, estimated size 5 feet by 6 feet by 6 feet thick (376 cubic yards)
1 anomaly, estimated size 80 feet by 50 feet by 6 feet thick (889 cubic yards)

Estimated volume of soil and debris - 1,265 cubic yards

Estimated volume of soil stockpile - 1,852 cubic yards
(100 feet by 100 feet by 5 feet thick)

Estimated volume of debris stockpile - 116 cubic yards
(25 feet by 25 feet by 5 feet thick)

- ☐ PROPOSED WORK AREA
- ☐ PROPOSED SOIL STOCKPILE AREA
- ☐ PROPOSED DEBRIS STOCKPILE AREA
- ☐ DIRECTION OF HAUL ROUTE

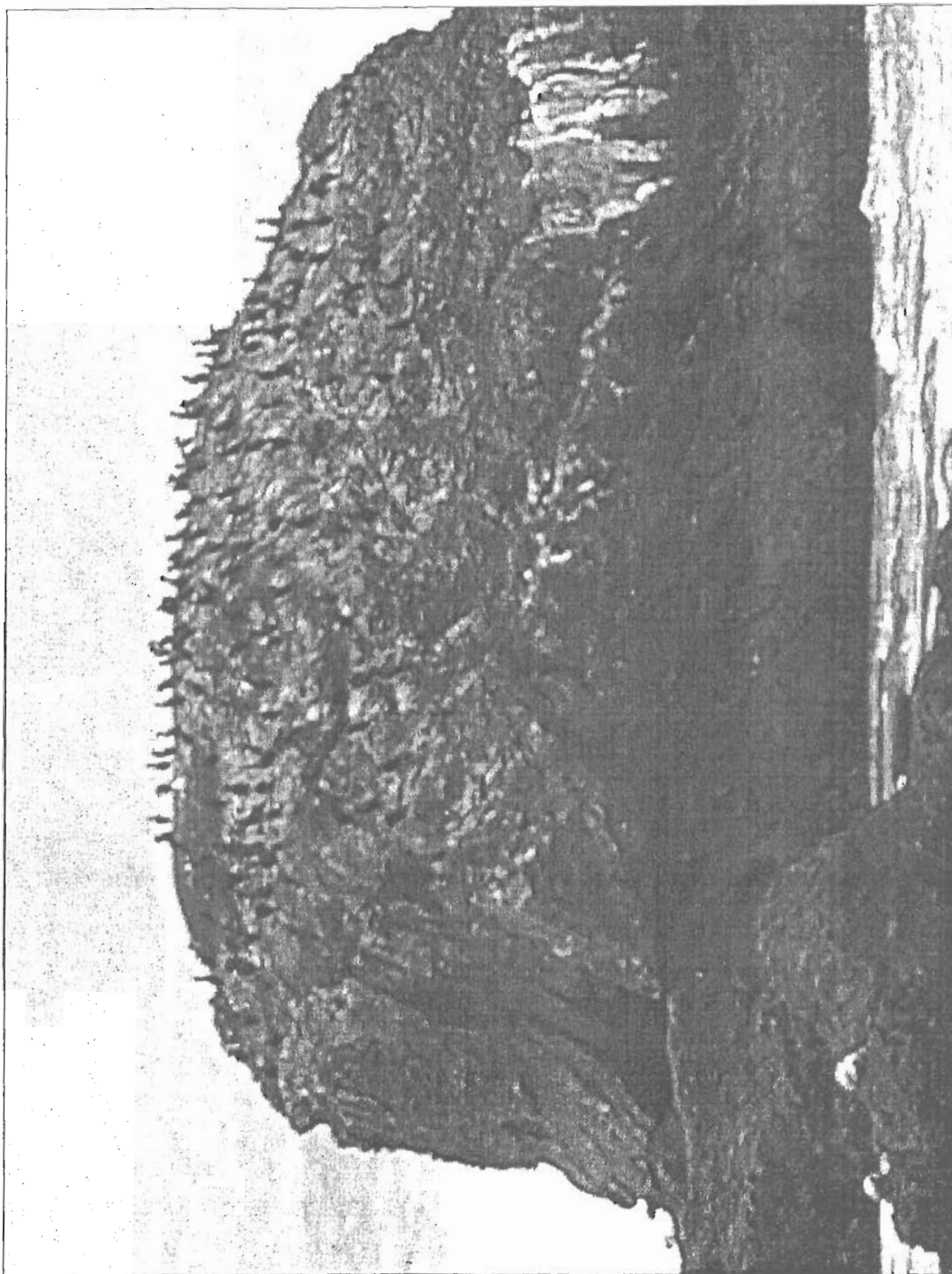
FIGURE 6

PARCEL 10 GEOPHYSICAL ANOMALIES
PROPOSED WORK AND STOCKPILE AREAS
OBLIQUE VIEW FROM WEST

Georgia-Pacific California Wood Products Manufacturing Facility
90 West Redwood Avenue, Fort Bragg, California

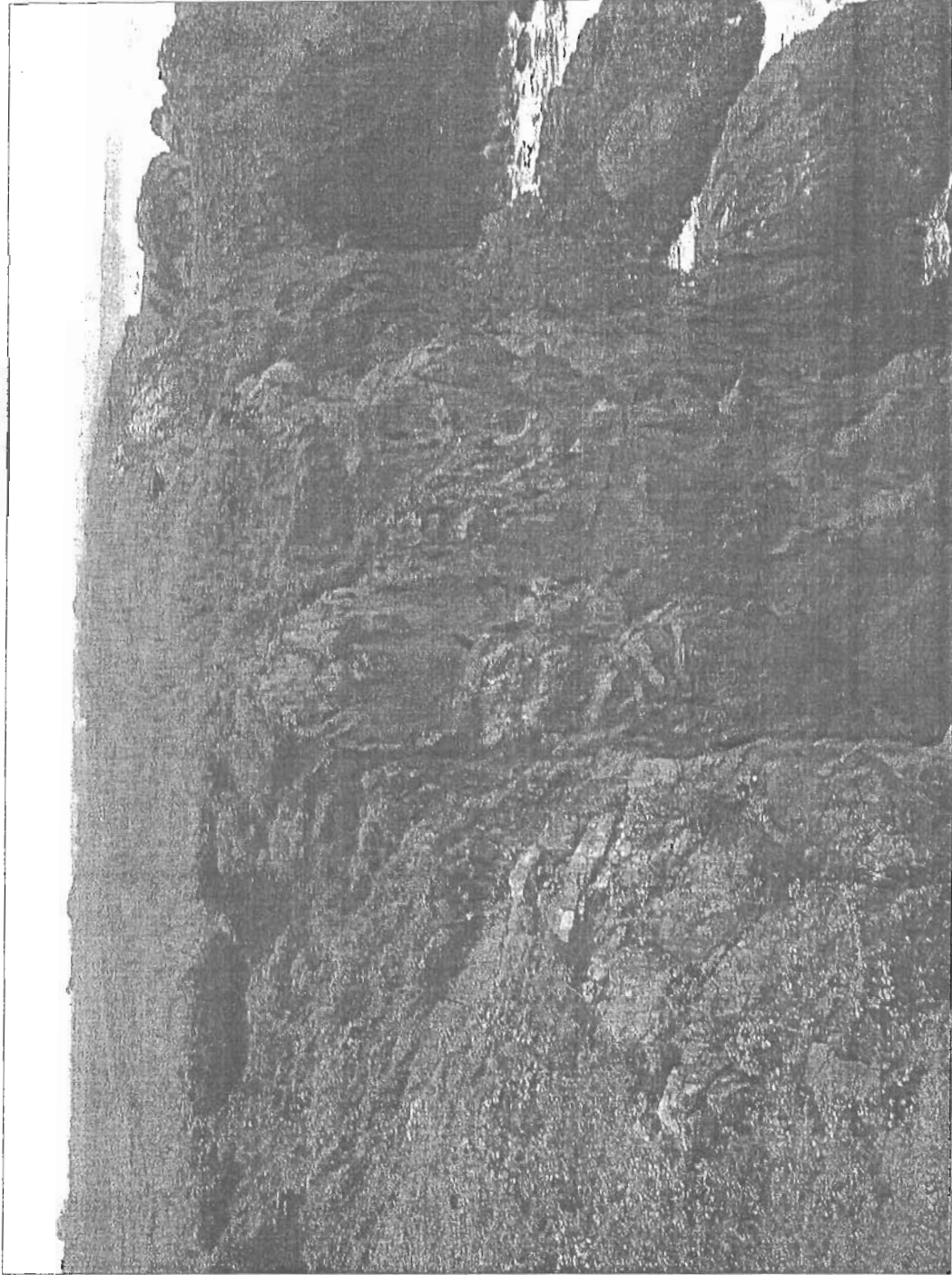
Project No.	16017.08	Prepared By	KJU	Checked By	MAA	None
Adcon Mickelson Environmental, Inc. Consulting Scientists, Engineers, and Geologists 5175 Hillside Circle #100 El Dorado Hills, California 95762 (916) 939-7550						

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Source: WRA, Inc.

FIGURE 7
SEA STACK OFFSHORE WITH HARBOR SEALS AND CORMORANTS



Source: WRA, Inc.

FIGURE 8
COASTAL BLUFF WITH ROOSTING CORMORANTS