

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960



F5

CITY OF FORT BRAGG PLANNING BRIEFING

JULY 15, 2022

APPENDIX

- Presentation by City of Fort Bragg

City of Fort Bragg

California Coastal Commission Update

July 15, 2022

Presented by:



Sarah McCormick
Assistant City Manager



Anna Neumann
Noyo Harbormaster



Tom Lanphar
Senior Environmental Scientist

First off, what is happening with the City's comprehensive LCP update?

- 2017-2020 City initiated a comprehensive community-based planning process for reuse of former mill site.
- 2019 Mendocino Railway acquired +/-70-acres on the northern portion of mill site and the Mill Site Ad Hoc Committee was appointed to focus on completing the community planning process for the northern portion of site (Plan Area B) in order to help facilitate Mendocino Railway development plans.
- 2020 City staff transitions and the COVID-19 pandemic stalled planning for the southern portion (Plan Area A)
- 2021 City initiated conversations with Sherwood Valley Band of Pomo Indians about partnering on reuse strategy and working with US Environmental Protection Agency (EPA) on funding opportunities to remediate mill ponds, including removing the dam and beach berm in order to restore tidal flow and wetlands, as well as daylighting of Maple and Alder creeks.
- 2021 Mendocino Railway filed an eminent domain claim against Georgia Pacific, who dropped verbal agreement with City and instead ceded remaining 210-acres to Mendocino Railway.

Rezoning Timber Resource Industrial

Next Steps: The City is seeking a court declaration stating that Mendocino Railway is an excursion train and does not qualify as a public utility, thereby not having the power of eminent domain, and required to adhere to the City's Local Coastal Program (LCP).

The City will work with Mendocino Railway (property owner), the public, California Coastal Commission, and other responsible agencies on LCP amendment grounded in a community-based comprehensive planning process, per Policy LU-7.3 of the Coastal General Plan.



The Noyo Ocean Collective:

City of Fort Bragg

Noyo Harbor District

Sherwood Valley Band of Pomo Indians

Mendocino College

Noyo Center for Marine Science

West Business Development Center

Exploring what a Blue Economy might
look like on the Mendocino Coast
with the generous support of



MAY 19 TO 22, 2022
FORT BRAGG, CA



Ocean Water Intake & Discharge Project

- Aquariums – Noyo Center for Marine Science
- Commercial & Restorative Aquaculture
- Blue Tech Innovation & Nature Based Solutions



Hawaii Ocean Science
& Technology Park



Aquaculture &
Blue Technology Program



Mariculture & Aquaculture



A collaboration of the
National Oceanic & Atmospheric
Administration (NOAA),
the State of California,
and universities across the state

The Nature
Conservancy



Sunflower Sea star Captive Breeding Program



Bull Kelp Forests

Aquaculture is an allowed Land Use in Timber Resources Industrial Zoning with Use Permit Approval



Monterey Bay Seaweeds, Moss Landing, CA



Bodega Bay
Marine Laboratory



The Cultured Abalone Farm, Goleta, CA

Noyo Harbor District Infrastructure Improvements



Mooring Basin Redevelopment



Dredging & Dredge Spoils



Fuel Dock

...& Advancing Nature Based Solutions Along the Way.

Inspired by innovations in the Port of San Diego, such as **ECONcrete** living shorelines, **Retunder** drive-in boat wash technology, **ecoSPEARS** technology to extract contaminants in marine sediment, **Sunken Seaweed** bioremediation capacity, and **Zephyr** marine debris services.



A Rising Tide Lifts All Boats

California Coastal Commission LCP Amendment Planning Grants
California Coastal Conservancy Coastal Resiliency
US Economic Development Agency Investment
California Economic Resilience Fund Program
California Strategic Growth Council Climate Resiliency Program
California Housing & Community Development Housing Grants
Community Development Block Grants

City of Fort Bragg & Noyo Harbor District

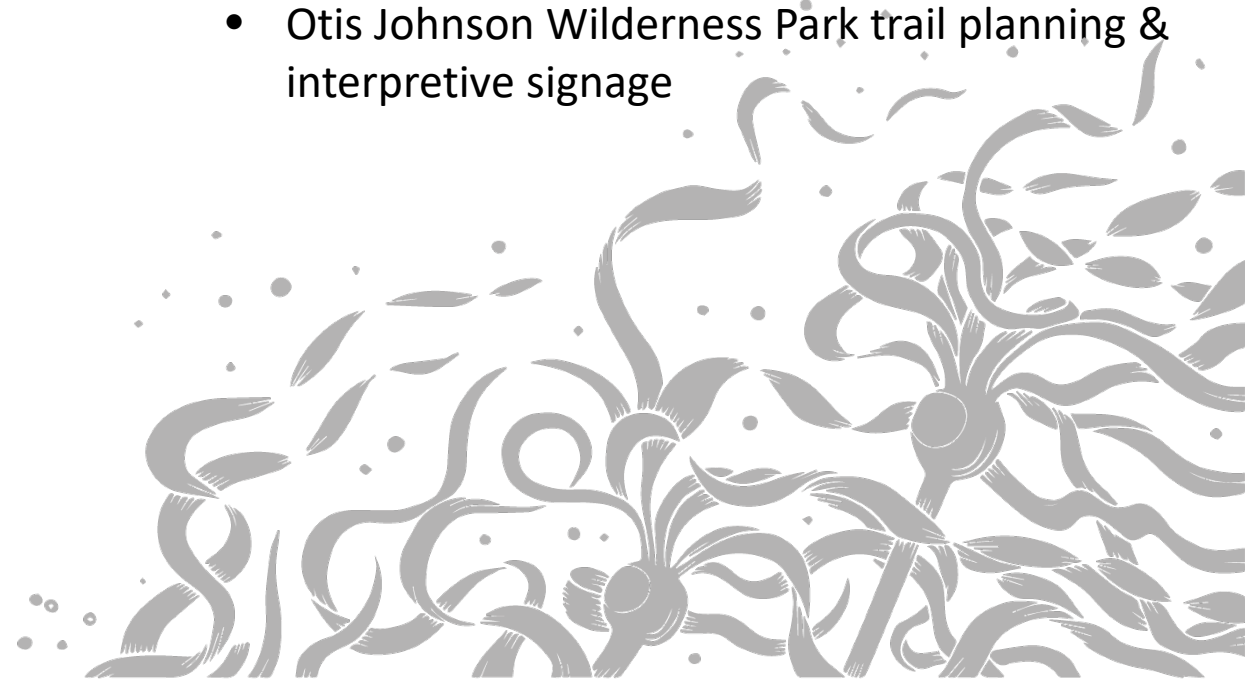
- tsunami and sea level rise vulnerability assessment
- fuel dock feasibility study & environmental assessment
- mooring basin redevelopment to replace original 1950's docks, update electrical services for boats and dredging
- circulation plan for northern harbor
- identify underutilized buildings within the harbor and develop strategies and next steps to support working waterfront opportunities

City of Fort Bragg & Noyo Ocean Collective

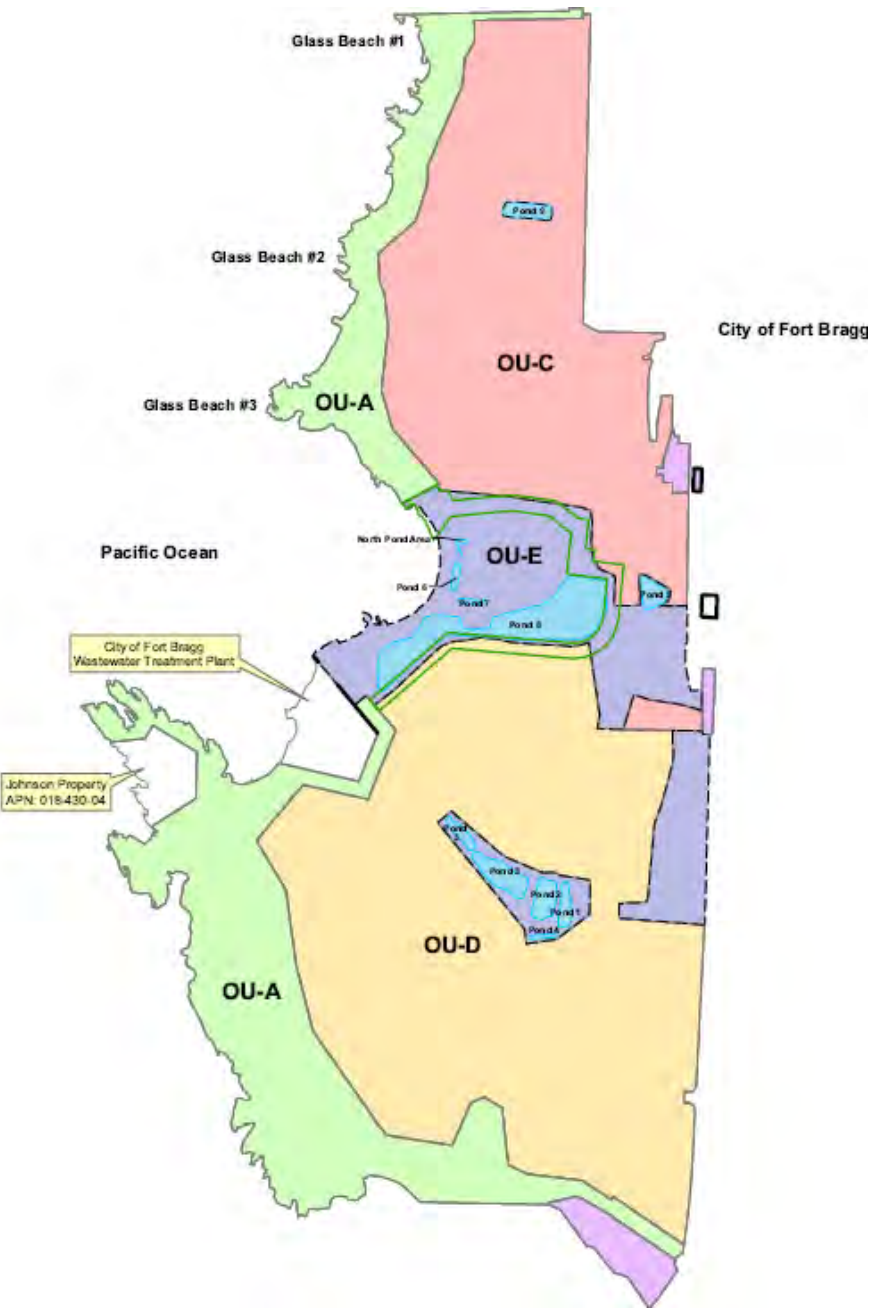
- Strategic planning to move blue economy initiatives forward including feasibility studies, environmental assessments, planning entitlements, design, engineering, addressing STEM education and workforce training needs, and more.

City of Fort Bragg & Mendocino Land Trust

- Otis Johnson Wilderness Park trail planning & interpretive signage



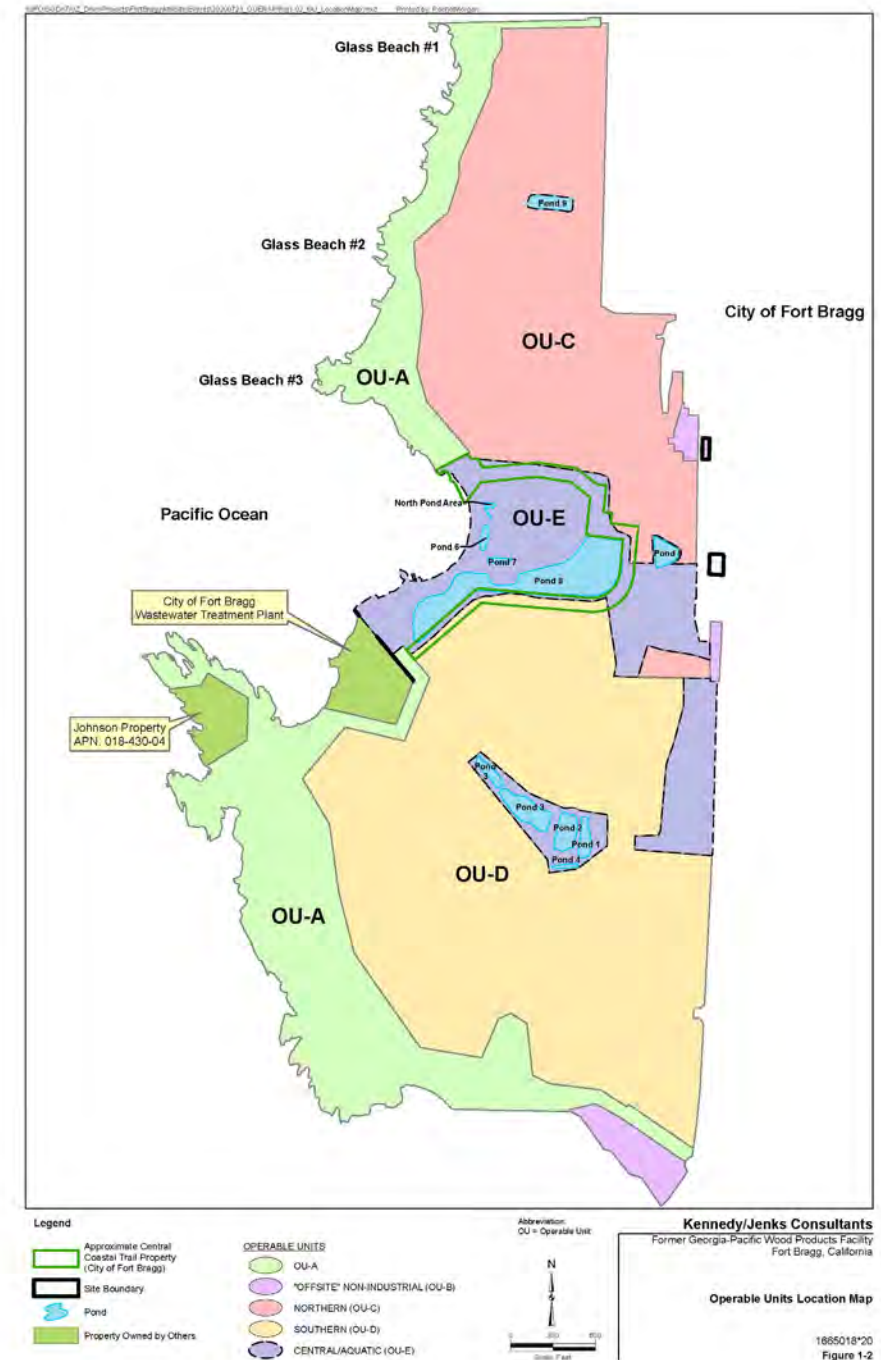
Tom Lanphar
Senior Environmental Scientist

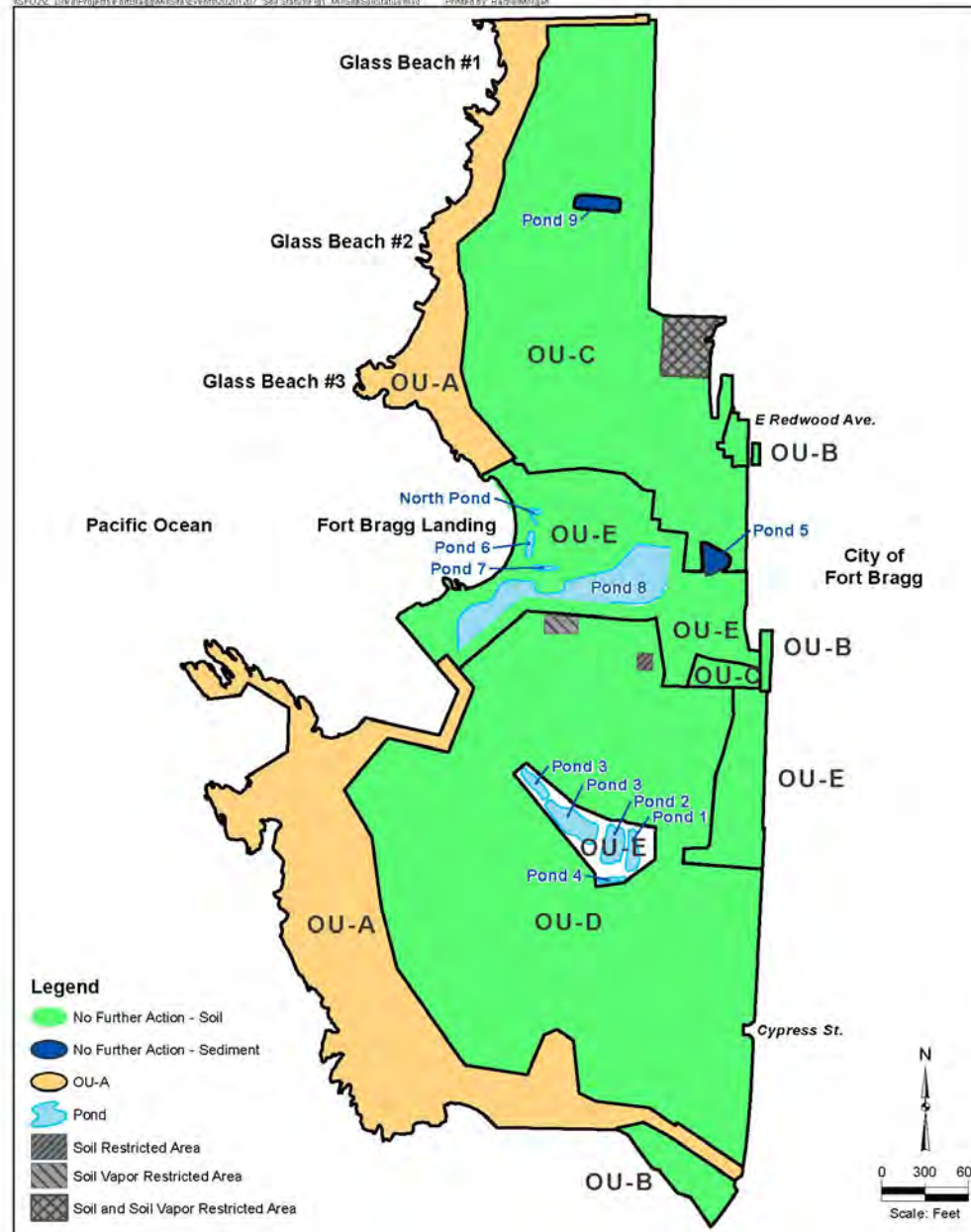


DTSC Authority to regulate hazardous substance Release

- Health and Safety Code Section 25355.5(a)(1)(B) and (C), 25358.3(a), 58009 and 58010
- February 2007: DTSC issues Site Investigation and Remediation Order to Georgia-Pacific
- June 9, 2022: DTSC add Mendocino Railway to Site Investigation and Remediation Order

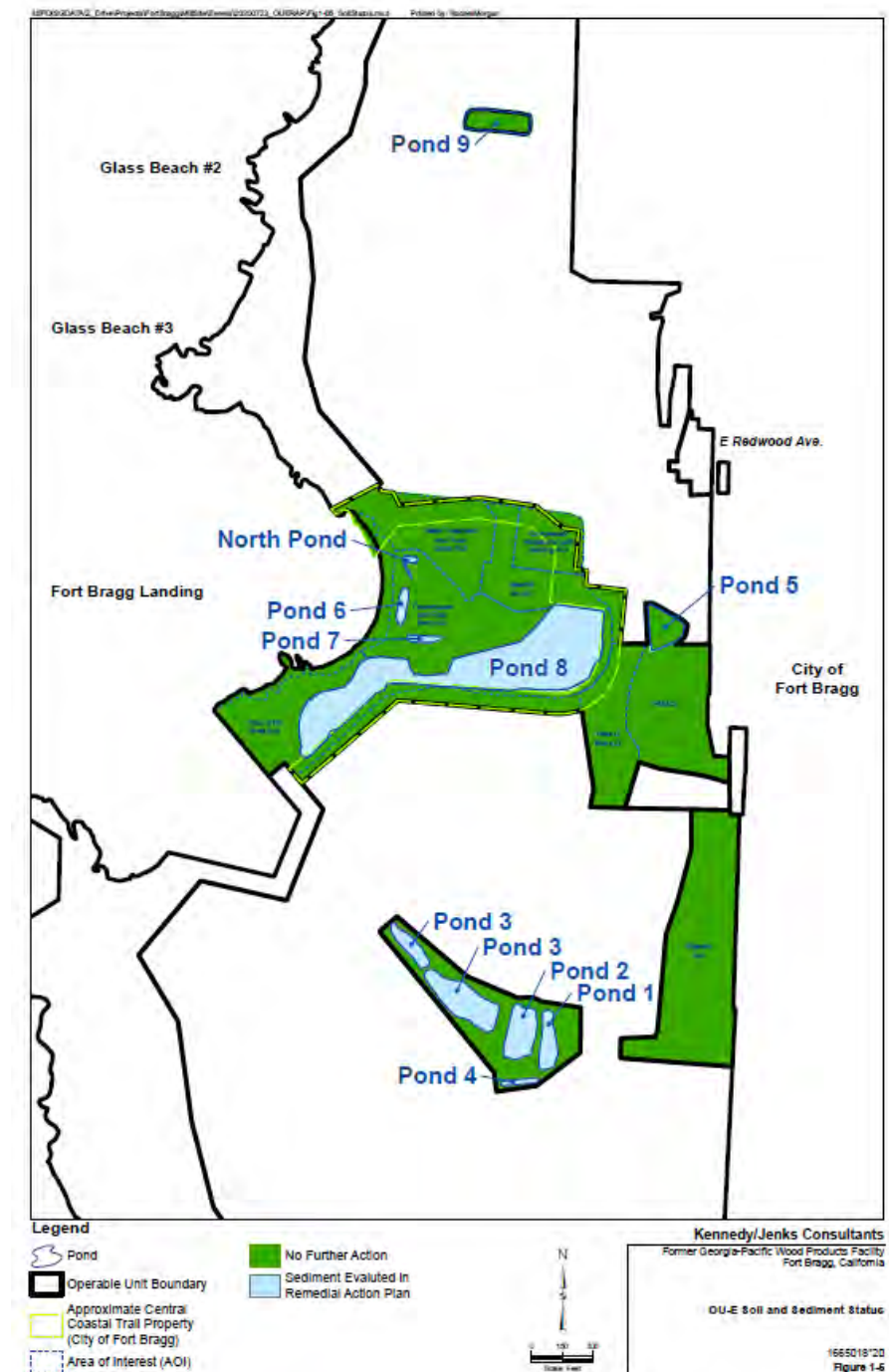
- Operable Unit A: Remedy Certified Complete in 2012. Noyo Headlands Park and Coastal Trail
- Operable Unit B: Non-industrial Parcels. DTSC determine No Further Action in 2008
- Operable Unit C. Partial Certification in 2020, additional cleanup needed near Skunk Train Facility
- Operable Unit D. Remedy Certified Complete in 2020

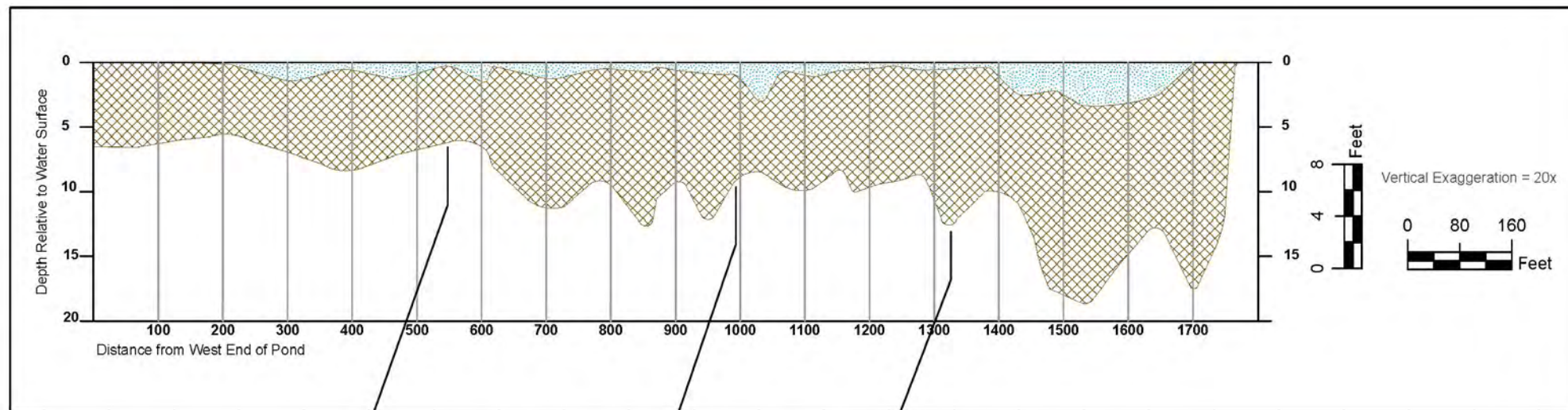




**Figure: Mill Site Soil and Sediment Status for OU-C, OU-D, and OU-E
December 2020**

- Operable Unit E:
 - Removal Action Completion Report, 2018: No Further Action for Soil and Ponds 5 and 9
 - Draft Remedial Action Plan, October 14, 2020
 - Mendocino Railway submits Coastal Development Permit for OU-E Remedy July 2022





Legend

- Transect Location
- Approximate Pond 8 Extent
- Water
- Sediment

Notes:

1. A total of eight (8) new sample locations are proposed. A total of twelve (12) samples will be collected.
2. Assumed 2 feet of sample is required per sample based on hand tool collection quantity.
3. Locations shown on plan view and cross-section are approximate.

Kennedy/Jenks Consultants
Former Georgia-Pacific Wood Products Facility
Fort Bragg, California

**Pond 8 Sediment Probe Transect
Overview**







Figure 3

1685018*19

1. 2,3,7,8-TCDD TEQ (HUMAN/MAMMAL) CONCENTRATIONS ARE SCREENED AGAINST DRAFT SITE SPECIFIC CLEANUP GOAL OF 53 pg/g FOR SEDIMENT.
2. DATA FOR EXCAVATED SAMPLES ARE NOT PRESENTED.
3. DEPTHS PRESENTED AS FEET BELOW SEDIMENT SURFACE.
4. THE SCREENING RESULT FOR EACH LOCATION IS BASED ON THE HIGHEST SCREENING LEVEL EXCEEDANCE OF ALL SAMPLES COLLECTED AT THE LOCATION

AOI	AREA OF INTEREST
AOC	AREA OF CONCERN
AST	ABOVEGROUND STORAGE TANK
CHHSr	CALIFORNIA HUMAN HEALTH SCREENING LEVEL (RESIDENTIAL)
ft bss	FEET BELOW SEDIMENT SURFACE
OU-E	OPERABLE UNIT E
pg/g	PICOGRAMS PER GRAM
TCDD	TETRACHLORODIBENZO- P- DIOXIN
TEQ	TOXIC EQUIVALENT



 Not Analyzed
 Detected ≤ 53 pg/g
 Detected > 53 pg/g
 September 2019 Sample Location
 Site Boundary
 OUE Boundary

AOI Boundary
 Newly Identified Pond 8 Fill Area AOIs
 Pond
 Unpaved Roadway
 Paved Roadway

1665018*19

OU-E Pond Sediment Proposed Remedy

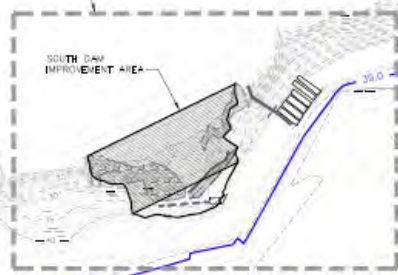
- Pond 8:
 - Containment by repaired and enhanced dam structure;
 - Institutional Controls -Operation and Maintenance, Land Use Restrictions
- Ponds 6, 7 and North Pond
 - Containment by beach berm
 - Institutional Controls – Operations and maintenance, Land Use Restrictions
- Ponds 1, 2, 3 and 4
 - Institutional Controls – Operations and Maintenance, Land Use Restrictions



- LEGEND**
- EXISTING GROUND CONTOUR, 5' INTERVAL
 - EXISTING GROUND CONTOUR, 1' INTERVAL
 - (E) MAXIMUM WATER SURFACE ELEVATION 4.56.0'
 - (D) GRADING BOUNDARY

- NOTES**
1. TOPOGRAPHIC DATA FROM 2005 SURVEY BY DAVID EVANS AND ASSOCIATES.
 2. EXISTING STRUCTURES NOT SHOWN.
 3. HORIZONTAL CONTROL POINTS NOT SHOWN.

SEE SHEET 13 FOR EXPANDED VIEW OF SOUTH DAM IMPROVEMENT AREA



WEST POND

SEE SHEET 10 FOR EXPANDED VIEW OF GRAVITY WALL AREA



(D) GRAVITY WALL

NORTH DAM IMPROVEMENT AREA



EAST POND

SEE SHEET 4, 5 & 6 FOR EXPANDED VIEW OF NORTH DAM IMPROVEMENT AREA

MAXIMUM WATER SURFACE ELEVATION

PLAN
SCALE 1" = 50'



REV	BY	DATE	DESCRIPTION

SITE IMPROVEMENT PLAN
MILL POND DAM

CALIFORNIA

MENDOCINO COUNTY

NORT BRIDGE

NOT FOR CONSTRUCTION

DATE: 03/09/2022
SCALE: 1"=50'
DESIGNED BY: J. LEATHAM
DRAWN BY: J. LEATHAM
CHECKED BY: M. RYAN
JOB NO.: 22-075-01
FILE: 17-201-02.dwg

3

SHEET 3 OF 15

60% NOT FOR CONSTRUCTION

FILE: C:\Users\jleatham\OneDrive\Documents\22-075-01\17-201-02.dwg
PLOT DATE: Tuesday, May 10, 2023 10:56:15 AM BY: STEPHANIE GOTTEN

- Public Participation
 - Public Notice
 - Public Meeting
 - Comment period concurrent with EIR comment period
- California Environmental Quality Act – Lead Agency, City of Fort Bragg
 - EIR must be Certified prior to DTSC approval of the RAP
- Coastal Development Permit – Required for Proposed Remedy Implementation
- Regulatory Acceptance is one of nine criteria DTSC must consider

Remedial Action Plan Decision

Mill Pond Remediation

July 13, 2022: Mendocino Railway submitted a coastal development permit application to implement the Operable Unit E Remediation Action Plan required by DTSC. The DTSC order requires an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The City of Fort Bragg is identified as the Lead Agency.

The City will seek proposals from qualified environmental consulting firms to prepare a project level EIR. Scope of work is anticipated to come forward to City Council for approval at the August 8th meeting.

Field Trip

Mill Pond Complex



Walk perimeter of Mill Pond Complex along Noyo Headlands Park trail

Cypress Street Overlook



Hear from The Nature Conservancy about on-going bull kelp recovery efforts

Noyo Harbor



Hear from the Noyo Harbormaster from the vantage point of Noyo Center for Marine Science's water fronting property