

ARARs Matrix - Mill Pond (Pond 8)

Former Georgia-Pacific Mill Site, Fort Bragg, California

Agency _____

| City of Fort Bragg (City) | | | | | |
|---------------------------|---|--|--|--|------------------|
| Level | Standard, Requirement, Criteria, Limitation | Citation | Description | Agency Comments | Type |
| State / Local | California Environmental Quality Act | Article 9, Contents of Environmental Impact Reports, Section 15126.6, Consideration and Discussion of Alternatives to the Proposed Project | An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. | Given the dual purposes of the City's CEQA document (approval of City CDP and DTSC RAP), it has been determined that the two projects are inseparable and that the EIR Alternatives should consider OU-E holistically in order to understand the OU-E remediation project with the least significant environmental impact. To this end, the list of policies provided below is incomplete. Potentially relevant LCP policies are provided as a sperate sheet/tab to to this worksheet. The City looks forward to working with DTSC on the scoping and development of the EIR. As a reminder, at least one public scoping meeting is required. | Location |
| Local | City of Fort Bragg Grading Permit Requirements and Procedures | Title 18, Chapter 18.60 et. seq. | Establishes requirements for excavation and grading | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | Open Space Element (OS) | Includes several policies addressing development in Environmental Sensitive Habitat Areas (ESHA), rivers, streams, riparian habitat, public access, water quality. Policies listed below. | | Location/ Action |

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| Local | City of Fort Bragg, Coastal General Plan Policy | OS-1.3: Development in ESHA Wetlands | Diking, Filling, and Dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted where there is no less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects. Projects would have to provide improved habitat values and increase wetland acreage. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-1.5: Development in Rivers and Streams with ESHA | Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible and be limited to flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-1.6: Development within Other Types of ESHA | Shall protect ESHA against any significant disruption of habitat values and shall be limited to restoration projects where the primary purpose is restoration of the habitat. This policy is for upland ESHA and application depends on results of a botanical report for the proposed area (e.g. are there upland rare plants in the project area?). There is a known ESHA on the Beach Berm. Pursuant to Policy OS-1.6(b) Development within ESHA may be permitted for restoration projects where the primary purpose is restoration of the habitat. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-1.7: Development in areas adjacent to ESHAs | Development in areas adjacent to ESHAs 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. | | Location/ Action |

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| Level | Standard, Requirement, Criteria, Limitation | Citation | Description | Agency Comments | Type |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-1.10: Permitted Uses within ESHA Buffers | Development within an ESHA buffer shall be limited to uses allowed within the adjacent Wetland ESHA (OS-1.3); those allowed within a riparian and other types of ESHA buffer are generally limited to drainage and flood control facilities. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-1.14: Vegetation Removal in ESHA | Prohibit vegetation removal in ESHAs and buffer areas except for vegetation removal authorized through coastal development permit approval to accommodate permissible development and vegetation removal for public safety purposes to abate nuisance consistent with Coastal Act Section 30005. Projects that involve vegetation removal would only be permissible if the project as a whole complies with OS-1.3. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-2.1: Riparian Habitat | Prevent development from destroying riparian habitat to the maximum feasible extent. Preserve, enhance, and restore existing riparian habitat in new development unless the preservation will prevent the establishment of all permitted uses on the property. Projects that require the temporary destruction of riparian habitat when there are project alternatives that do not require habitat destruction would not comply with the "maximum extent feasible". | | Location/ Action |

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| Local | City of Fort Bragg, Coastal General Plan Policy | OS-9.5: Maintain and Restore Biological Productivity and Water Quality | The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-16.2: Right of Public Access | Development in the Coastal Zone shall not interfere with the public's right to access to the sea where acquired through use or legislative authorization. The project would have to provide safe access by the public to a portion of the beach. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-16.17: Coastal Trails | Develop a continuous trail system throughout the City which connects to the California Coastal Trail system. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | OS-16.18: General Standards | Require that all public access easements offered for dedication to public use be a minimum of 25 feet wide. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | Safety Element (SF) | Includes several policies addressing safe development within coastal zone, including along bluff and beaches. Polices listed below. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-1.1: Minimize Hazards | New development shall (a) minimize risks to life and property in areas of high geologic, flood, and fire hazard; and (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. | | Location/ Action |

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| Local | City of Fort Bragg, Coastal General Plan Policy | SF-1.2: Ocean-front and Blufftop Development | All ocean-front and blufftop development shall be sized, sited and designed to minimize risk from wave run-up, flooding, and beach and bluff erosion hazards, and avoid the need for a shoreline protective structure at any time during the life of the development. Removal of beach berm could result in wave run up and significant amounts of coastal erosion. Beach berm may have to be replaced to protect the lowland area from erosion. | | Location/Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-1.5: New Blufftop Development and Shoreline Protective Devices | Siting and design shall take into account anticipated future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered. Development shall be set back a sufficient distance landward and elevated to a sufficient foundation height to eliminate or minimize to the maximum extent feasible hazards associated with anticipated sea level rise over the expected 100-year economic life of the structure. | | Location/Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-1.7: Alterations to Landforms | Minimize, to the maximum feasible extent, alterations to cliffs, bluff tops, faces or bases, and other natural land forms in the Coastal Zone. | | Location/Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-1.9: Bluff Face and Bluff Retreat Setback | Prohibit development on the bluff face and within the bluff retreat setback except that the following uses may be allowed with a conditional use permit:...(3) habitat restoration; (4) hazardous materials remediation. | | Location/Action |

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| Local | City of Fort Bragg, Coastal General Plan Policy | SF-1.10: Seawalls, Breakwaters and Other Shoreline Structures | Prohibit construction of seawalls, breakwaters, revetments, groins, harbor channels, retaining walls, and other structures altering the natural shoreline processes unless a finding is made that such structures are required: (1) to serve coastal-dependent uses; or (2) to protect public beaches in danger from erosion; or (3) to protect existing structures that were legally constructed prior to the effective date of the Coastal Act; or (4) that were legally permitted prior to the effective date of this Coastal General Plan provided that the CDP did not contain a waiver of the right to a future shoreline or bluff protection structure; or (5) for a development consistent with Section 30233(a) of the Coastal Act and only when it can be demonstrated that said existing structures are at risk from identified hazards if no feasible or less environmentally damaging alternative is available and the structure has been designed to eliminate or mitigate adverse environmental impacts, including impacts upon local shoreline sand supply. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-2.1: Seismic Hazards | Reduce the risk of loss of life, personal injury, and damage to property resulting from seismic hazards. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-2.4: Tsunami | Minimize development in area subject to tsunami. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | SF-2.5 | Review development proposals to ensure that new development is not in an area subject to tsunami damage and if such development is otherwise allowable that it is designed to withstand tsunami damage. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | Community Design Element (CD) | Includes several policies addressing design issues like views, scenic areas, alteration of landforms. Policies listed below. | | Location |

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| Local | City of Fort Bragg, Coastal General Plan Policy | CD-1.1 | Visual Resources: Permitted development shall be designed and sited to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance scenic views in visually degraded areas. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | CD-1.3 | Visual Analysis required. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | CD-1.4 | New development shall be sited and designed to minimize adverse impacts on scenic areas visible from scenic roads or public viewing areas. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | CD-1.5: Seawalls, Breakwaters and Other Shoreline Structures | All new development shall be sited and designed to minimize alteration of natural landforms by: conforming to natural topography... preventing substantial grading or reconfiguration... mimicking natural contours... blending with existing and surrounding terrain.... minimizing height and length of cut and fill slopes. | | Location/ Action |
| Local | City of Fort Bragg, Coastal General Plan Policy | LCP Element 10: Glossary | Defines the life of a project as 100 years. This policy is intended to guide the analysis of effects over time, i.e. any impacts analysis should look at a 100 year time frame. | | Location |
| Local | City of Fort Bragg, Coastal General Plan Policy | Chapter 17.54 Hazards and Shoreline Bluff Development Section 17.58.054(a)- Limitations on Development | Prohibition on development needing shore protection. Proposed development shall not be approved where the review authority determines that shoreline protective structures will be necessary to protect the new structures at the time of development, or within 100 years of development. | | TBC |

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| Local | City of Fort Bragg, Coastal General Plan Policy | Chapter 17.58 Wetland Protection and Restoration Section 17.58.040(a)(b)- Wetland Mitigation Requirements(a)(b) | Permissible diking, filling, or dredging within wetlands shall maintain or enhance the functional capacity of the resource area. Any development including diking, filling, or dredging shall include mitigation for wetland impacts. Sets off-site mitigation ratios in excess of a 1:1 replacement, may be 4:1 or higher. | | Location |
| Local | City of Fort Bragg, Coastal General Plan Policy | Chapter 17.100, Definitions | Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors | | Location |