



**CITY OF FORT BRAGG**

*Incorporated August 5, 1889*  
416 N. Franklin St.  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802  
www.fortbragg.com

**SPECIAL MEETING AGENDA**

**Wednesday, July 7, 2010 / 6:00 p.m.**  
**Meeting Place: Fort Bragg Town Hall**  
**363 N. Main Street, Fort Bragg, CA**

**NOTICE AND CALL OF SPECIAL JOINT MEETING OF THE FORT BRAGG CITY COUNCIL AND FORT BRAGG PLANNING COMMISSION:**

NOTICE IS HEREBY GIVEN that a special meeting of the above agencies is hereby called to be held at the date and time listed above, or as soon thereafter as the matter can be heard, in Town Hall, 363 N. Main Street, Fort Bragg, California.

Said special meeting shall be for the purpose of:

**MEETING CALLED TO ORDER**

**ROLL CALL**

**1. CONDUCT OF BUSINESS - WORKSHOP**

- A. Conduct Joint City Council/Planning Commission Workshop to Receive Presentation from Georgia-Pacific Regarding Proposed Interim Remedial Action, Dam Stabilization, and Storm Water Rerouting Project in Mill Pond Area of Georgia-Pacific Mill Site Property**

**ADJOURNMENT**

STATE OF CALIFORNIA        )  
  )ss.  
COUNTY OF MENDOCINO    )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on July 1, 2010.

Cynthia M. VanWormer  
Cynthia M. VanWormer, CMC, City Clerk

**NOTICE TO THE PUBLIC**

**DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:**

- Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection in the lobby of City Hall at 416 N. Franklin Street during normal business hours.

- Such documents are also available on the City of Fort Bragg's website at <http://city.fortbragg.com> subject to staff's ability to post the documents before the meeting.

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS:**

It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.

If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.

The Council Chamber is equipped with a Recoton Wireless Stereo Headphone unit for use by the hearing impaired. The unit operates in conjunction with the Chamber's sound system. You may request the Recoton Wireless Stereo Headphone unit from the City Clerk for personal use during the Council meetings.

This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).



AGENCY:	City Council Planning Commission
MEETING DATE:	July 7, 2010
DEPARTMENT:	Community Develop.
PREPARED BY:	C. VanWormer
DEPT. DIR. APPROVAL:	_____
CITY MGR. APPROVAL:	_____
PRESENTED BY:	M. Jones/L. Ruffing

## AGENDA ITEM SUMMARY

**TITLE:**

**CONDUCT JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP TO RECEIVE PRESENTATION FROM GEORGIA-PACIFIC REGARDING PROPOSED INTERIM REMEDIAL ACTION, DAM STABILIZATION, AND STORM WATER REROUTING PROJECT IN MILL POND AREA OF GEORGIA-PACIFIC MILL SITE PROPERTY**

### FOLLOWING IS THE PROPOSED DISCUSSION OUTLINE:

1. **Meeting Called to Order** – Mayor Hammerstrom
2. **Introduction** – City Manager Ruffing
3. **Detailed Explanation of the Project** – Georgia-Pacific/Arcadis Team
4. **Public Comments and Questions**
5. **City Council and Planning Commission Comments and Questions**
6. **Adjournment**

The following documents are attached as part of the Agenda Packet:

1. Interim Corrective Action and Storm Water Rerouting Project – Fort Bragg Mill Site – July 2010
2. June 23, 2009 Corrective Action Letter from Department of Water Resources with June 3, 2009 Department of Water Resources Inspection Report
3. August 28, 2009 Response by Georgia-Pacific to the Inspection Report
4. **Draft** PowerPoint Presentation

**Additional information will be provided at the meeting.**

## Interim Corrective Action and Storm Water Rerouting Project Fort Bragg Mill Site – July 2010



In June 2009 and again in April 2010, the DSOD (California Division of Safety of Dams) inspected the Fort Bragg Mill Pond Dam, located at the western end of the former log pond. DSOD determined that action must be taken to stabilize the 125-year-old dam and reduce the likelihood of failure. Georgia-Pacific has spent the last year analyzing existing conditions to develop alternatives for an interim corrective measure that would immediately stabilize the dam and reroute storm water from the City of Fort Bragg that currently flows into the log pond. Once the interim corrective measures are taken, a second phase of planning would begin to develop options to permanently address the remediation and DSOD issues.

### Existing Conditions

The former log pond, also known as Pond 8, is one in a cluster of ponds located within Operable Unit E (OU-E) of the mill site. The dam at the western end of the log pond has deteriorated due to erosion and undermining by seawater around the supporting crib wall and the concrete spillway. The north wall of the pond dam has also deteriorated due to the passage of time. In the past, the dam and spillway controlled water levels in the pond during mill operations. Approximately 70% of the current flow through the pond comes from storm water runoff from 235 acres of Fort Bragg streets and surfaces (over a third of the City's stormwater). The remaining 30% of flow is runoff from the mill site.

### Preliminary Conceptual Design

The interim corrective action project will reduce the likelihood of dam failure by reducing water volume and pressure behind the dam, which is DSOD's primary recommendation to reduce the risk of failure. To accomplish this, a major component of the work would involve redirecting the stormwater flow from the pond into newly created swales and enhanced ponds and wetlands in the former Powerhouse Area of Operable Unit E (see attached figure). Additional benefits would include:

- Accelerating the remediation of soil and sediment in OU-E.
- Wetland restoration and habitat preservation/enhancement.

Based on preliminary planning meetings with federal, state and local agencies, and after consideration of several alternatives, a preliminary conceptual design has emerged that will address immediate needs while keeping the door open to various long-term land uses of interest to the community. Consistent with findings of the 2005 "Stetson Report" commissioned by the City, the project will:

- Remediate soils within the project area and sediments within Ponds 6 and 7 of OU-E.
- Stabilize vulnerable slopes and grade the area to create adequate storm water storage capacity.
- Lower the water level behind the dam by placing a weir and gate valve in the center of Pond 8.
- Create a new spillway in Pond 8 East.
- Create a vegetated drainage swale and modify the existing Pond 6 outfall to accommodate up to a 100-year storm
- Create an integrated wetland complex to provide storm water treatment and habitat diversity.

### Next Steps and Public Review Process

The dam is under the jurisdiction of DSOD, but Georgia-Pacific is coordinating a multi-agency planning, design, permitting and public review process so the required corrective action can be implemented in 2011 before the 2011-2012 winter season begins and the potential for failure of the dam increases. Opportunities for community input are included in the CEQA and permitting processes which are getting underway now with an expected conclusion in early 2011.

# Proposed Conceptual Plan View



**DEPARTMENT OF WATER RESOURCES**

1416 NINTH STREET, P.O. BOX 942836  
SACRAMENTO, CA 94236-0001  
(916) 653-5791



**JUN 23 2009**

Mr. Doug Heitmeyer, Plant Operator  
Georgia Pacific Corporation  
Fort Bragg Wood Products Manufacturing Facility  
90 West Redwood Avenue  
Fort Bragg, California 95437

Mill Pond Dam, No. 2381  
Mendocino County

Dear Mr. Heitmeyer:

On June 2, 2009, Field Engineer Jim Lowe inspected Mill Pond Dam. The enclosed report documents his observations, conclusions, and recommendations with regard to the safety of the dam.

The erosion created void behind and beneath the timber supported portion of the embankment, first noted in the June 5, 2003 inspection report, has not been repaired as requested. The following deficiency requires immediate corrective action:

1. Fill the large void at the timber supported portion of the embankment with compacted fill, and protect the restored surface with rock or other suitable material.

As noted in the report, several longstanding maintenance items also require immediate attention:

2. Patch the damaged base of the reinforced concrete spillway structure.
3. Remove the tule growth along the downstream toe of the right embankment. If live flow is detected afterwards, evaluate the source and significance of this seepage.
4. Clear the brush and dense vegetation that obstructs the embankment, groins, and abutments.
5. Clear the vegetation that obstructs the spillway entrance.

Complete this work by October 1, 2009. Also, please keep us apprised of your work schedule for the repair items described in the first two items.

If you have any questions or need additional information, you may contact Area Engineer Dave Borger at (916) 227-4629 or Regional Engineer Y-Nhi Enzler at (916) 227-4604.

Sincerely,

A handwritten signature in black ink, appearing to read "D. A. Gutierrez".

David A. Gutierrez, Chief  
Division of Safety of Dams

Enclosure

**ATTACHMENT 2**

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
DIVISION OF SAFETY OF DAMS

**INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS**

Name of Dam	Mill Pond	Dam No.	2381	County	Mendocino
Type of Dam	ERTH	Type of Spillway	Concrete flashboard structure		
Water is	0.1	feet	above	spillway crest (no flashboard in place).	
Weather Conditions	Partly cloudy and mild.				
Contacts made	Doug Heitmeyer during the inspection.				
Reason for Inspection	Periodic evaluation.				

**Important Observations, Recommendations or Actions Taken**

As with other periodic inspections over the past several years, no substantive maintenance or repairs have been performed on the deteriorated timber supported portion of the embankment dam. Similar to those past inspections, loss of soil from behind the timbers is evident, and transported soils can be observed behind and beneath the increasingly poorly supported base of the timber cribbing. I directed Mr. Heitmeyer to repair the deteriorated timber supported portion of the embankment, and to restore the compacted fill behind and beneath the timber cribbing.

Standing water has accumulated within low areas along the right embankment toe. Supply pipes to and from the pond perforate the embankment within this area, and neither the condition of the pipes nor the status of encasement of the pipes is known. I directed Mr. Heitmeyer to investigate the cause of the seepage and to make whatever repairs are necessary to prevent uncontrolled seepage from damaging the embankment.

Vegetation control is unsatisfactory, and tall and dense vegetation throughout the embankment makes a thorough inspection for seepage, sliding, and other defects impractical. Tall and dense vegetation must be removed from the embankment, groins, and abutments.

The spillway entrance is partially impeded by dense vegetation. Dense vegetation must be removed from in front of the spillway entrance and measures taken to prevent clogging of the spillway by vegetation during storm flows.

There are no prior outstanding administrative requirements. The total class weight of 0 appears satisfactory at this time.

**Conclusions**

From the known information and the visual inspection, the dam, reservoir, and the appurtenances are judged satisfactory for continued use pending repair of the timber wall and demonstration of satisfactory control of seepage along the downstream toe of the right embankment.

**Observations and Comments**

**Embankment:** In the absence of any substantive maintenance, the timber-cribbing wall to the left of the spillway remains in very poor condition and continues to deteriorate. Embankment material continues to be transported from behind the wall, opening voids and causing a loss of contact and support between the structural timbers and the supported embankment.

The visible portions of the remainder of the upstream and downstream faces, including the crest, the abutment contacts, and the stacked concrete retaining wall to the right of the spillway, remain in what appears to be marginally satisfactory condition. The generally haphazard construction of the pond embankments, combined with little to no substantive maintenance over long periods of time, means the dam is in poorer condition than is either desirable or sustainable over time. Maintenance and repairs must be made in a timely fashion because further deterioration of the embankment will likely render the dam unsatisfactory for continued use in the near future.

Vegetation control is unsatisfactory, and tall and dense vegetation throughout the embankments makes a thorough inspection for seepage and other defects impractical.

Rodent control cannot be ascertained because of the tall and dense vegetation throughout the embankment.

Typed by J.A. Lowe  
Date 4 June 2009  
cc for Owner/Book

Inspected by J.A. Lowe  
Date of Inspection 2 June 2009  
Date of Report 3 June 2009  
Photos taken? Yes  No

## INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of Dam Mill Pond Dam No. 2381

Date of Inspection 2 June 2009

**Spillway:** The spillway entrance is partially impeded by dense vegetation. Abundant floating vegetation throughout the pond, including immediately adjacent to the spillway entrance, makes the possibility of clogging of the spillway with floating vegetation and other debris during a storm a concern. The control section and exit channel were open and clear, and all flashboards have been removed from the spillway section. The "Petro Barrier" was in place in front of the spillway entrance.

Total freeboard is 5.2 feet and the residual freeboard for the design storm is 0.7 feet. Freeboard is marginal.

**Outlet:** There is no outlet.

**Seepage and Drainage:** Clear seepage from the base of the timber cribbing retaining wall was flowing at a rate of approximately 2 to 3 gpm. The rate of flow observed is similar to the 2 gpm reported by John Leonhardt during his May 18, 2001 inspection, but is less than the 10 to 15 gpm reported following the February 20, 2002 inspection. The reduced seepage rate is probably the result of lowering the reservoir by removal of the stop logs from within the spillway control section.

Standing water occupies the downstream toe of the right embankment at the former location of a water treatment plant. While several supply and feed pipes from the facility are known to perforate the embankment in this area, neither the condition of the pipes nor the status of pipe encasements is known. It appears likely that seepage from, or around, the pipes are a likely source of the seepage observed. While the seepage appears to be clear, tall and dense vegetation within the standing water prevents a thorough evaluation of seepage conditions.

**Instrumentation:** There is no instrumentation and none is believed necessary at this time.



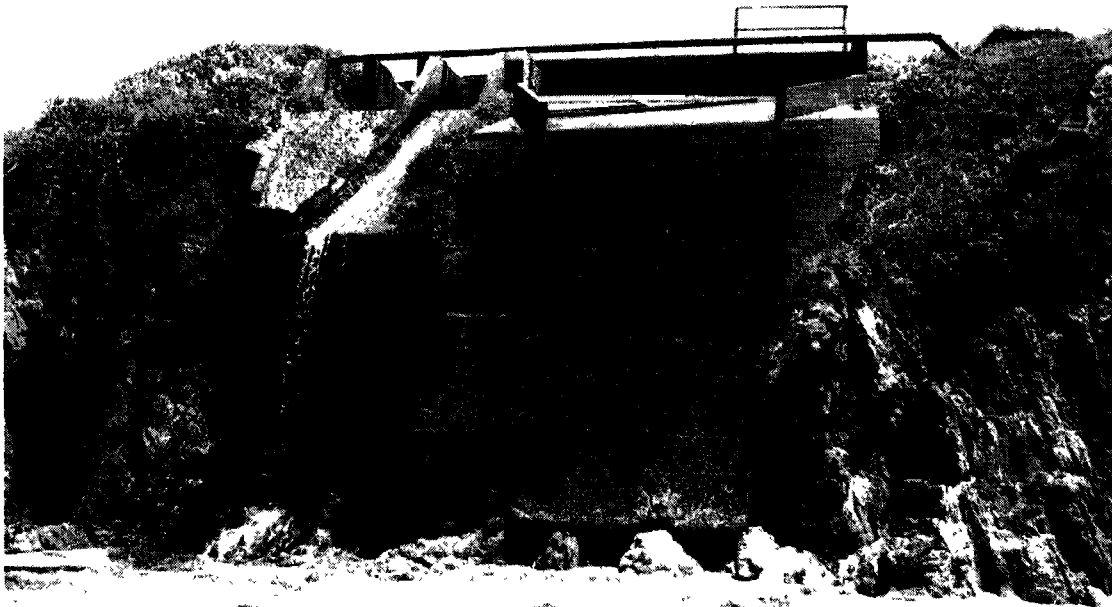
The timber-cribbing wall to the left of the spillway remains in very poor condition and continues to deteriorate. Embankment material continues to be transported from behind the wall, opening voids and causing a loss of contact and support between the structural timbers and the supported embankment.



# INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of Dam Mill Pond Dam No 2381

Date of Inspection 2 June 2009



The concrete spillway (top photograph, above) is also deteriorating, and rebar is exposed beneath and behind the concrete facing (bottom photograph, below).



# INSPECTION OF DAM AND RESERVOIR IN CERTIFIED STATUS

Name of Dam Mill Pond Dam No 2381

Date of Inspection 2 June 2009



The spillway entrance is partially impeded by dense vegetation (top photograph, above). Abundant floating vegetation throughout the pond, including immediately adjacent to the spillway entrance, makes the possibility of clogging of the spillway with floating vegetation and other debris during a storm a concern.



Standing water occupies the downstream toe of the right embankment at the former location of a water treatment plant (bottom photograph, above). While several supply and feed pipes from the facility are known to perforate the embankment in this area, neither the condition of the pipe nor the status of pipe encasements is known. It appears likely that seepage from, or around, the pipes are a likely source of the seepage observed.



**Georgia-Pacific**

Georgia-Pacific LLC

909 Harris Avenue, Ste 201D  
Bellingham, WA 98225

(360) 733-2482

August 28, 2009

Mr. David A. Gutierrez, Chief  
Division of Safety of Dams  
Department of Water Resources  
1416 Ninth Street, P. O. Box 94236  
Sacramento, CA 94236-001

Re: Mill Pond Dam, No. 2381  
Mendocino County

Dear Mr. Gutierrez,

Georgia-Pacific LLC (Georgia-Pacific) is in receipt of the Division of Safety of Dams (DSOD) letter dated June 23, 2009 to Mr. Doug Heitmeyer regarding the findings of the June 2, 2009 Mill Pond Dam inspection. I thank you for your recommendations concerning the Mill Pond Dam.

Georgia-Pacific is conducting further evaluation of DSOD's recommendations to determine the appropriate solution and timing for implementing the identified corrective actions and maintenance activities in light of current planning efforts for the Mill Site. You may be aware that Georgia-Pacific currently is in the middle of the remediation process for the Mill Site which is under the oversight of the Department of Toxic Substances Control (DTSC) through a Site Investigation and Remediation Order. Recently, the City of Fort Bragg and Georgia-Pacific also initiated a specific plan process for the redevelopment of the property. As part of these efforts, Georgia-Pacific is exploring long-term solutions for improving the Mill Pond Dam stability in a manner consistent with the ongoing site remediation and future plans for the site. Due to the ongoing remediation and site planning and local, state, and federal permitting requirements, Georgia-Pacific is faced with certain constraints in its ability to undertake DSOD's recommended dam repair and maintenance activities at this time, as further discussed below.

#### **DSOD Item #1 - Dam Repair**

While we agree with the identified corrective actions in Item #1, it appears that DSOD's recommended actions will require certain local, state and federal permits (e.g., coastal development permit, Section 404 permit, etc.) before we can initiate the work. In order to plan and initiate the necessary work, Georgia-Pacific also intends to complete further investigations to determine the scope and extent of such repairs (which we plan to conduct during the development review process), as well as ongoing site characterization work with respect to hazardous materials contamination in the Mill Pond. Consequently, given the need for further studies and the time necessary to prepare the engineering documents required to



## Overview



- Mill Site update
- Existing conditions
- Project purpose and objectives
- Planning process and public input
- Alternatives evaluation
- Preliminary conceptual design
- Project benefits
- Next steps

## Mill Site Update

### Completed:

- OU-A cleanup
- OU-A transfer to City
- Interim Actions RAP

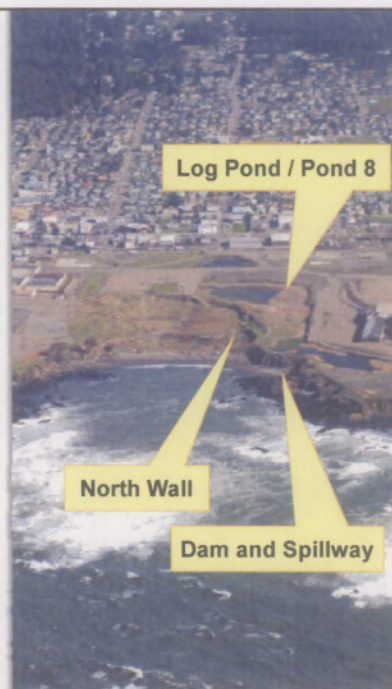
### In progress:

- OU-C/D Remedial Investigation Report
- OU-C/D RAP in preparation
- OU-E Remedial Investigation ongoing



## Log Pond and Dam Existing Conditions

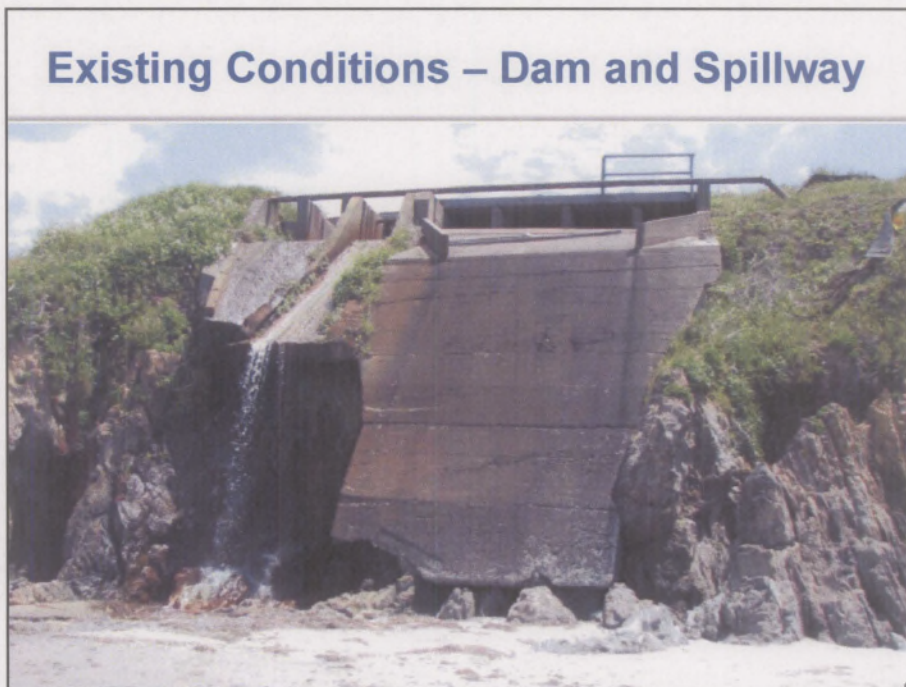
- Dam and log pond (Pond 8) are 100+ years old
- 70% of stormwater into Pond 8 comes from the City (40% of total City stormwater)
- Division of Safety of Dams (DSOD) June 2009 inspection identified safety concerns
- DSOD determined corrective actions are needed to prevent further dam deterioration and potential failure of the dam



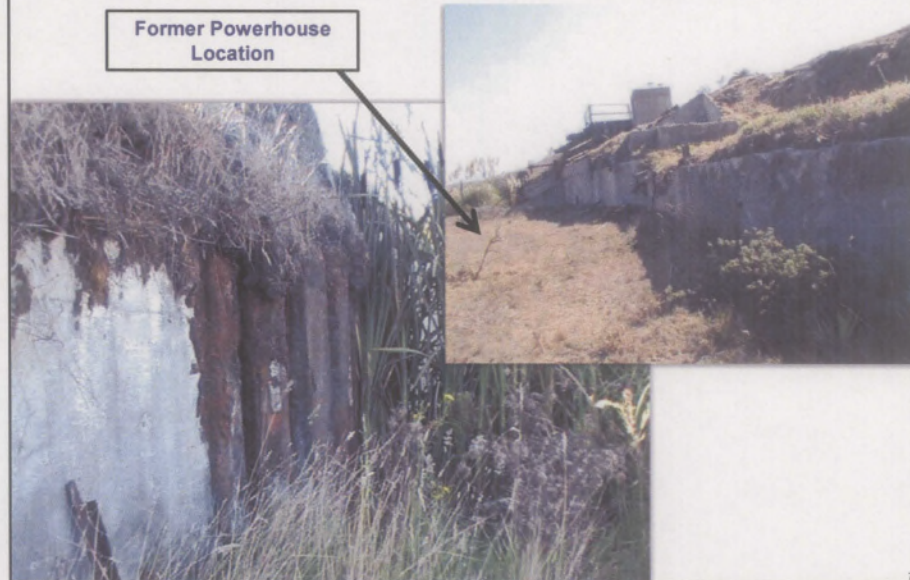
**Existing Conditions – Cribwall**



**Existing Conditions – Dam and Spillway**



## Existing Conditions – North Wall



## Georgia-Pacific's Recent Actions

- Initiated vegetation removal in 2009 per DSOD request
- Initiated studies to evaluate the appropriate course of action
- Conducted geotechnical studies to assess dam stability and develop an approach to address safety issues
- Determined that an interim corrective action (Phase I) is needed to reduce the risk of dam failure
- Subsequent long-term planning process will be done to permanently address remediation & DSOD issues (Phase II)
- Determined that the dam is at greatest risk of failure during high-flow storm events

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## **Interim Corrective Action and Stormwater Rerouting Project – Purpose and Objectives**

- Respond to DSOD, reduce potential for dam failure by rerouting stormwater to reduce water volume and pressure behind the dam
- Maintain existing stormwater quality and capacity
- Strengthen portions of the dam's north wall
- Develop project that is:
  - Compatible with site remediation and closure process
  - Adaptable to future conditions and land use
  - Ready for construction in 2011

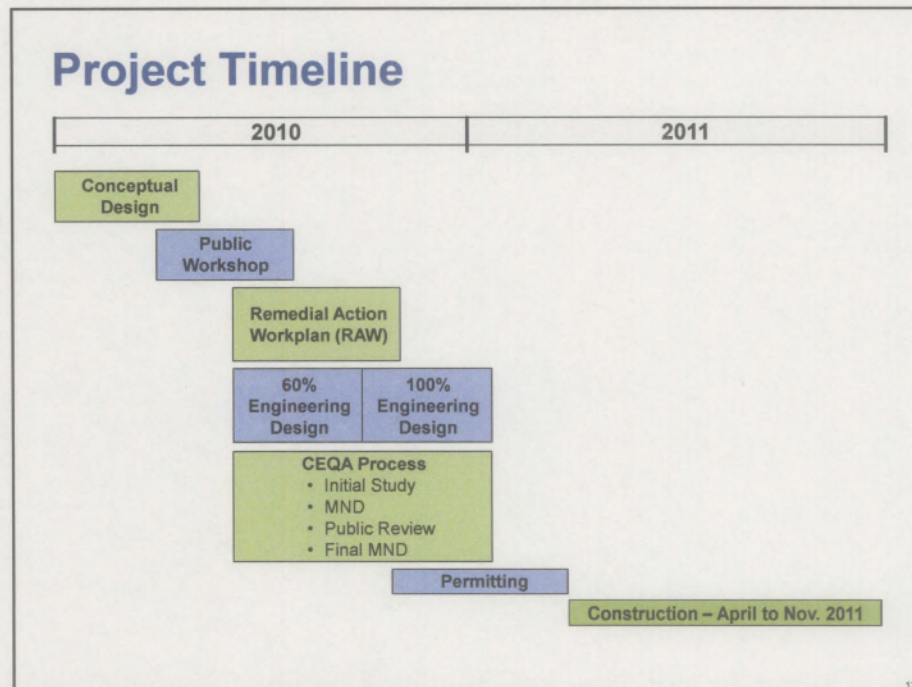
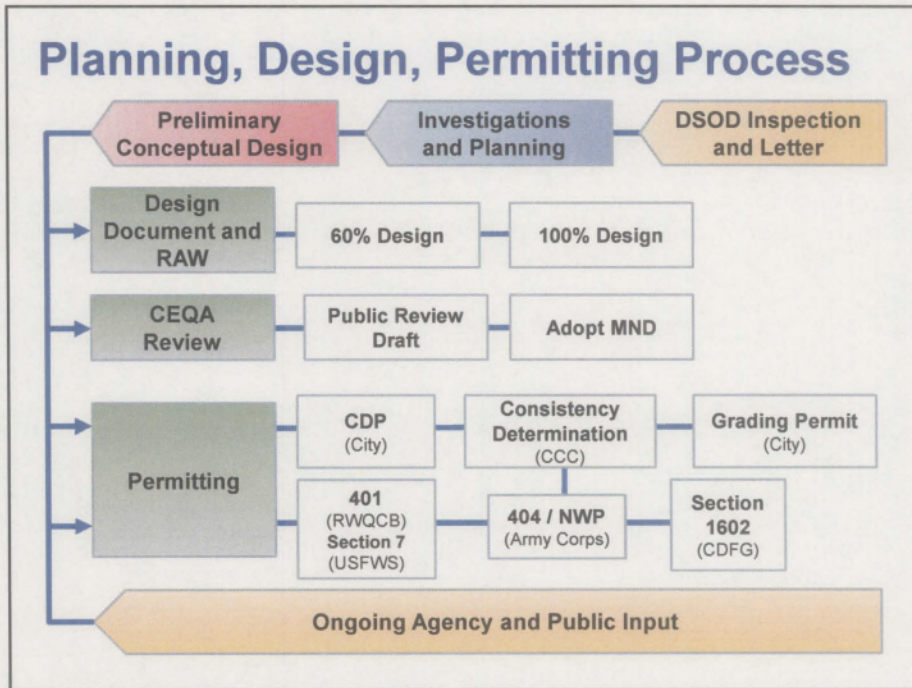
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## **Planning Process and Community Input**

- Dam is under jurisdiction of DSOD but multiple agencies are engaged in planning, design and permitting
- Interim project is a corrective measure requiring expedited action so construction can occur in 2011
- Normal remedial process continues for mill site and remainder of OU-E
- Community input is important; opportunities provided through CEQA, DTSC, and permitting processes







## Project Criteria and Objectives

Criteria	Objectives
Dam Safety	➤ Address DSOD concerns
Stormwater	➤ Maintain stormwater flow and treatment capacity
Adaptable	➤ Provide flexibility for potential future land uses
Remediation Process	➤ Meet requirements for an interim action
Independent Project	➤ Project can be completed separate and apart from other site activities
Implementation	➤ Completion in the 2011 construction season

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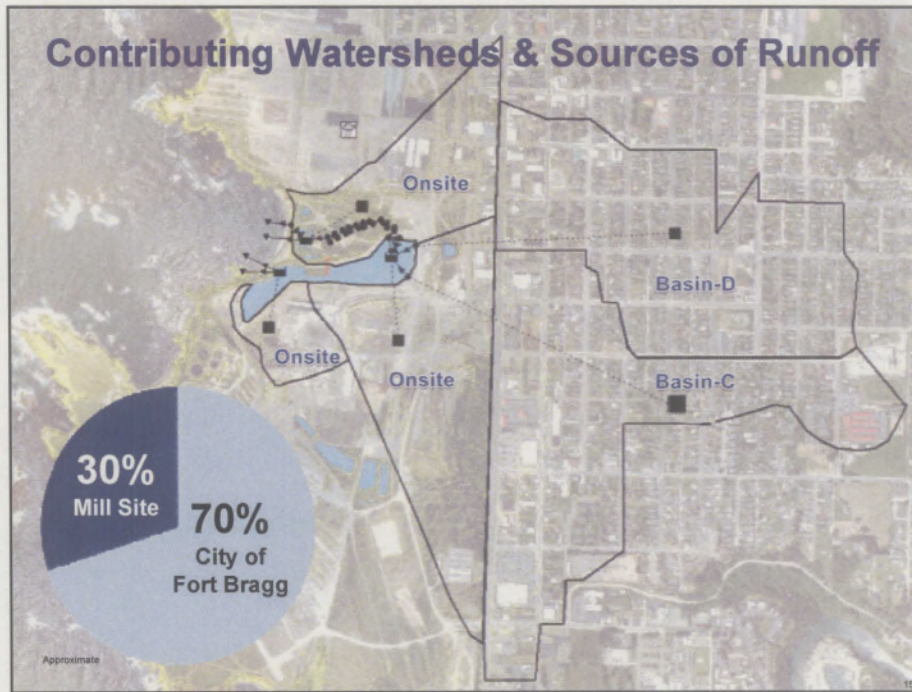
## Stetson Report 2005: Option 2 mirrors proposed Phase 1 project



NOTE  
 1. SCALE 1:4,000  
 2. RESTORATION OPTIONS TAKEN FROM STETSON ENGINEERING (JANUARY 2005)

FORMER GEORGIA-PACIFIC CALIFORNIA WOOD PRODUCTS MANUFACTURING FACILITY  
 FORT BRAGG, CALIFORNIA  
**RESTORATION OPTION 2**

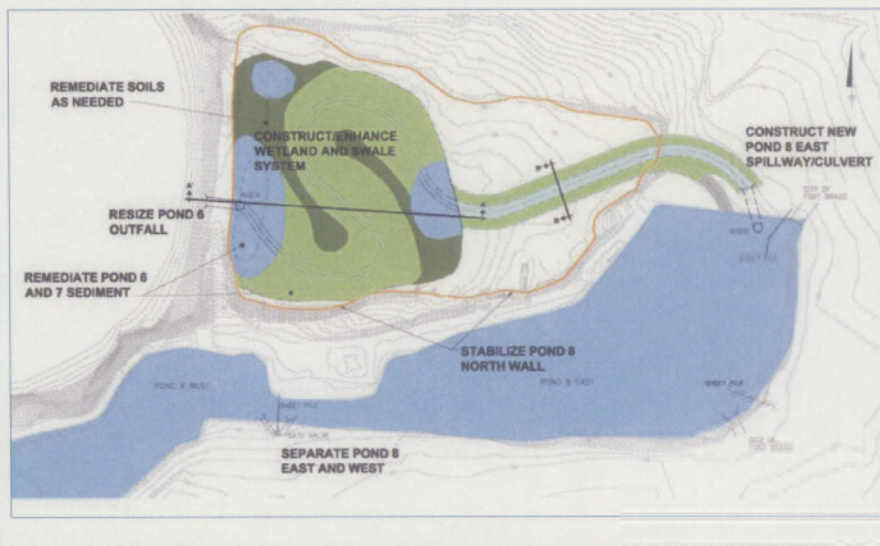
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### Which alternatives meet project objectives?

Alternative	Meets Project Objectives?	Key Project Objectives					
		Dam Safety	Storm-water	Adaptable	Remediation Process	Independent Project	2011 Implementation
<b>Dam Repair Alternatives</b>							
Spillway Fortification	N	P	Y	Y	Y	Y	N
Crib Wall Fortification	N	N	Y	Y	Y	Y	Y
Spillway Reconstruction	N	P	P	P	P	Y	N
<b>Upgradient Stormwater Management</b>							
Alder/Maple Creek Stormwater Discharge	N	Y	N	N	N	N	N
Reroute City of Fort Bragg Stormwater Flow	N	Y	P	P	N	N	N
Watershed C & D Stormwater Improvements	N	Y	P	Y	Y	N	N
<b>Downgradient Stormwater Management</b>							
Seawall Removal	N	Y	P	N	N	P	N
Pond Expansion	N	Y	Y	N	N	N	N
Beach Outfall	P	Y	P	Y	Y	Y	Y
Detention Basin	Y	Y	Y	N	P	Y	Y
Transitional Ponds	Y	Y	Y	Y	P	Y	Y
Vegetated Swale Complex <i>(proposed project)</i>	Y	Y	Y	Y	Y	Y	Y

## Preliminary Conceptual Design Vegetated Swale Complex

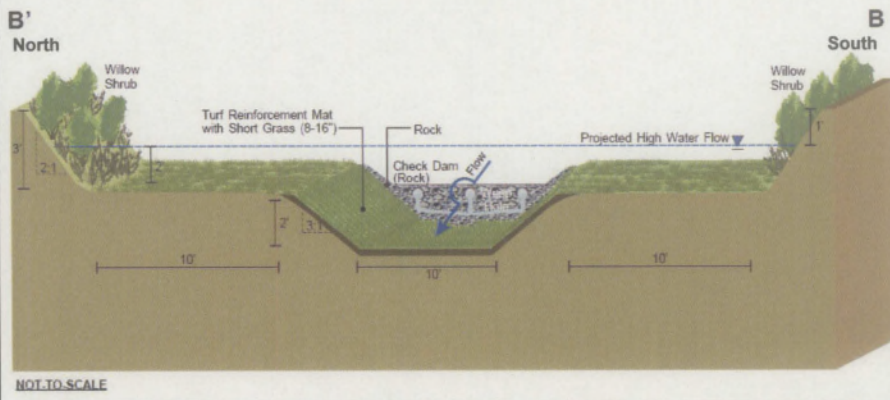
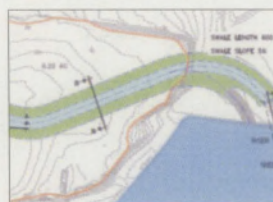


## Project Benefits

- Addresses DSOD's immediate safety concerns
- Maintains water quality and stormwater management system capacity for City of Fort Bragg
- Enhances wetland quality and function, including improved habitat for both plants and wildlife
- Functional, aesthetically appealing design
- Remediate soil and pond sediments, which advances cleanup of OU-E while normal Remedial Action Plan (RAP) process continues
- Adaptability/flexibility for future conditions and land uses

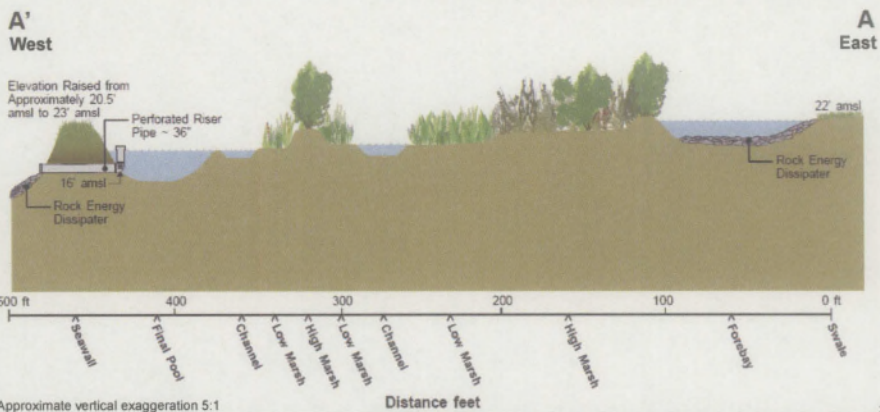
## Preliminary Conceptual Design

Vegetated swale for stormwater flow from Pond 8 East to wetland



## Preliminary Conceptual Design

Wetland complex and outfall



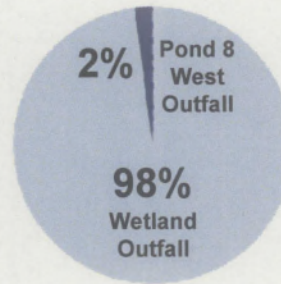
## Change in Stormwater Routing

Project will reduce water volume and pressure on dam

### Existing Routing



### Proposed Routing



Approximate  
Proposed Conditions

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## Remediation Components

### Interim action will address:

- Sediments in Ponds 6 and 7
- Soils within footprint of stormwater retention/wetland system

### Chemicals of concern (current):

- Metals
- Petroleum Hydrocarbons
- Dioxins/Furans

### Remedial Action Workplan will:

- Evaluate remedial alternatives
- Set cleanup levels
- Describe remediation methods

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## Site Characterization

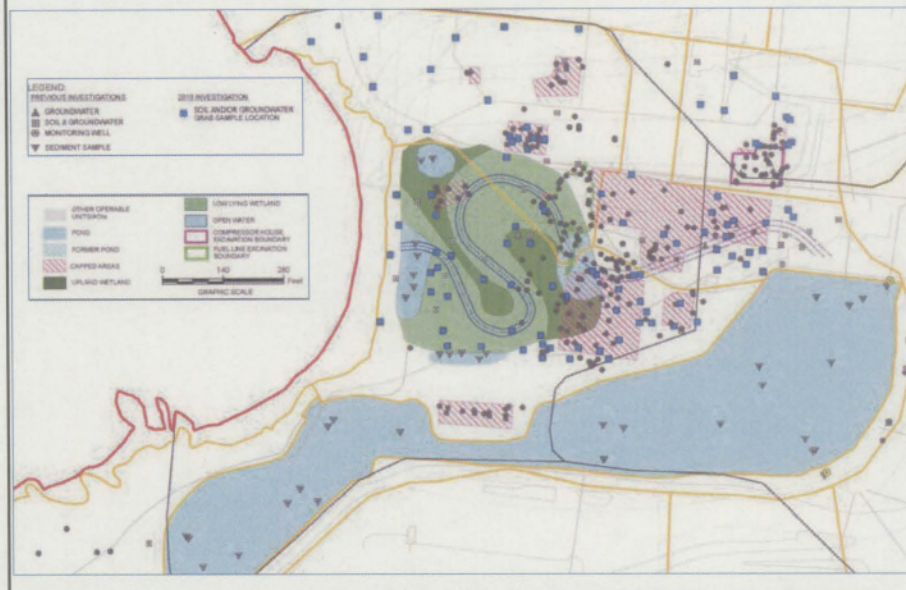
### Upland Areas

- Historically, 292 soil samples from 246 locations and 22 grab groundwater samples, plus multiple quarters of sampling from 13 monitoring wells collected (from 2003 to 2009)
- In June 2010, approximately 200 additional soil samples were collected from 92 locations. Grab groundwater samples were collected from 38 of these locations.
- Work plan in May 2010 summarized all upland area historical data
- Site characterization report for the upland area will be provided in August 2010 incorporating new data within planned project footprint

### Ponds

- Over 100 sediment samples collected 2005-2009
- Characterization reports delivered in May 2009 and May 2010

## Site Characterization Sample Locations

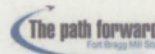


## Summary of Project Benefits

- Address immediate safety concerns
- Maintain water quality and stormwater management
- Enhance wetlands
- Functional, aesthetically appealing design
- Remediate soil and pond sediments as necessary
- Adaptable/flexible to allow future decisions on land use

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## Next Steps



Activity	Approximate Schedule
Evaluate agency and public input	July 2010
Complete OU-E investigation	July 2010
Conduct field studies	July/Aug 2010
60% Engineering Design	July/Aug 2010
Remedial Action Workplan	Aug/Sept 2010
CEQA Initial Study/Mitigated Negative Declaration (MND)	Aug/Sept 2010
Prepare permit applications	Aug to Dec 2010
Complete CEQA process	Dec 2010 to Jan 2011
Obtain necessary permits	Jan to Mar 2011
Implement	Apr to Oct 2011

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