



**Mill Site Update**  
**Planning Commission**  
**September 28, 2022**

## What is the status of 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 (north of Redwood Ave) and the Mill Site Ad Hoc Committee was appointed to focus the community planning effort on the northern portion of site (Plan Area B) in order to facilitate Mendocino Railway development plans.
- **2020** City staff transitions and the COVID-19 pandemic stalled planning for the southern portion (Plan Area A)
- **2020** 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 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 and is required to adhere to the City's Local Coastal Program (LCP) and Coastal Act regulations.

The City is prepared to 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 City's LCP contains policy requiring a comprehensive planning process to rezone the Mill Site

## **Policy LU-7.2 Comprehensive Planning Process Required**

LCP Amendments that propose to re-designate lands designated Timber Resources Industrial must be developed through a comprehensive community based planning process that addresses, at a minimum an area including one or more subareas as shown in Map LU-4. Community participation shall be solicited throughout the planning process in accordance with established City practices and CLUDC requirements. The LCP amendment shall:

- a) Designate new land use classifications, and include development policies and standards that establish the kinds, locations and intensity of land uses;
- b) Identify adequate connections for existing and future infrastructure such as roads, utilities, and coastal access to surrounding developed and undeveloped areas, including ensuring adequate public vehicular, bicycle, and pedestrian access is provided from Hwy 1 to the coastal trail within each of the subareas shown on Map LU-4;
- c) Establish orderly phasing for development and future rezoning activities, including ensuring that adequate public services are available for new development;
- d) Include other measures as needed to protect the health, safety, and well-being of the community;
- e) Map land uses and transportation facilities, including coastal access; and
- f) Be consistent with the policies of the Coastal Act and Fort Bragg's LCP.



# 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



Sunflower Sea Star Captive Breeding

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



Monterey Bay Seaweeds  
Moss Landing, CA



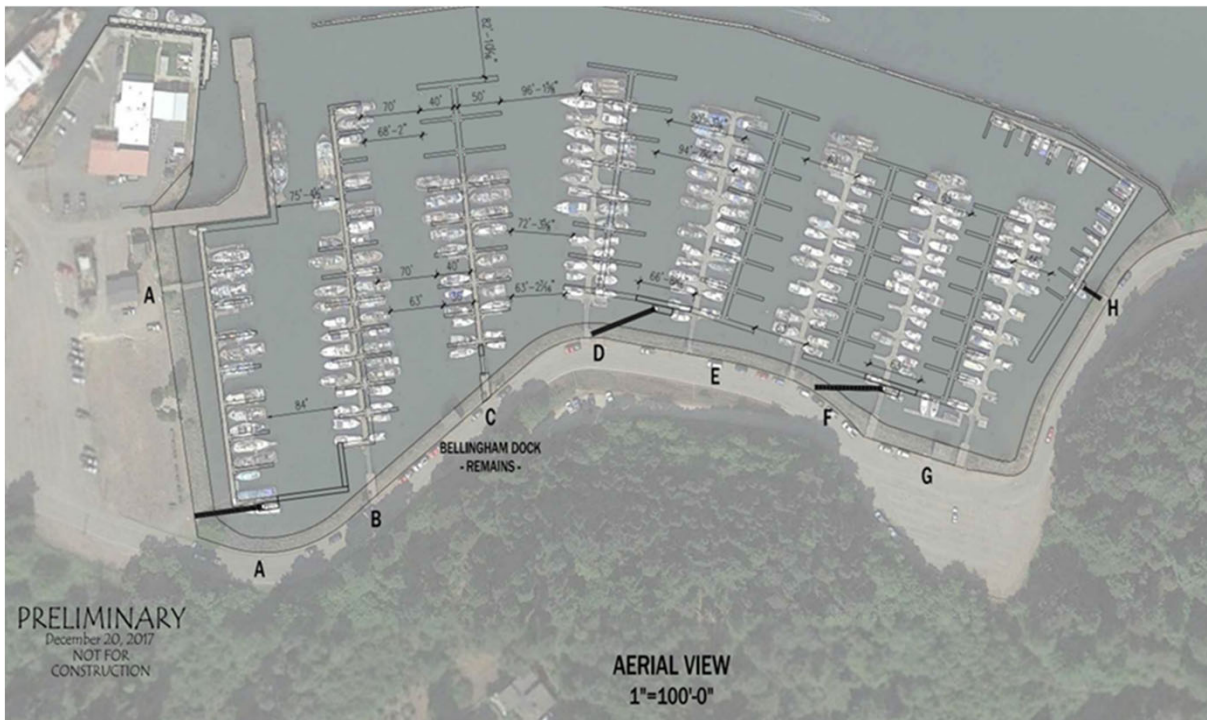
Bodega Bay Marine Laboratory  
Marshall, CA



The Cultured Abalone Farm  
Goleta, CA



# Noyo Harbor District Infrastructure Improvements



Mooring Basin Redevelopment



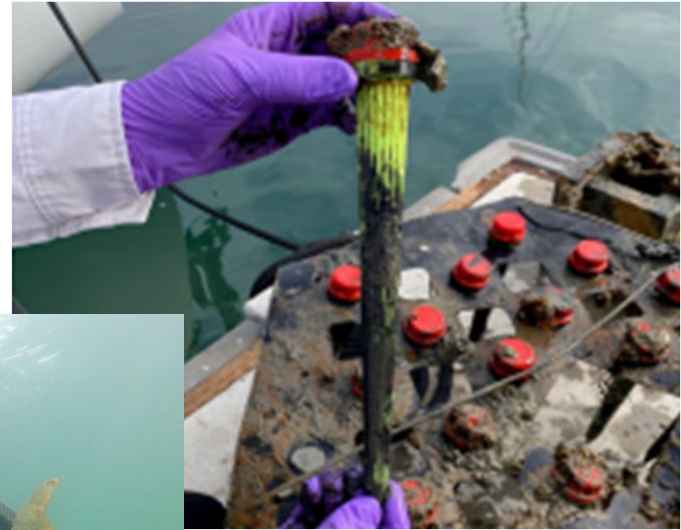
Dredging & Dredge Spoils



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 Administration Investment

California Economic Resilience Fund Program

California Strategic Growth Council Collaborative 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

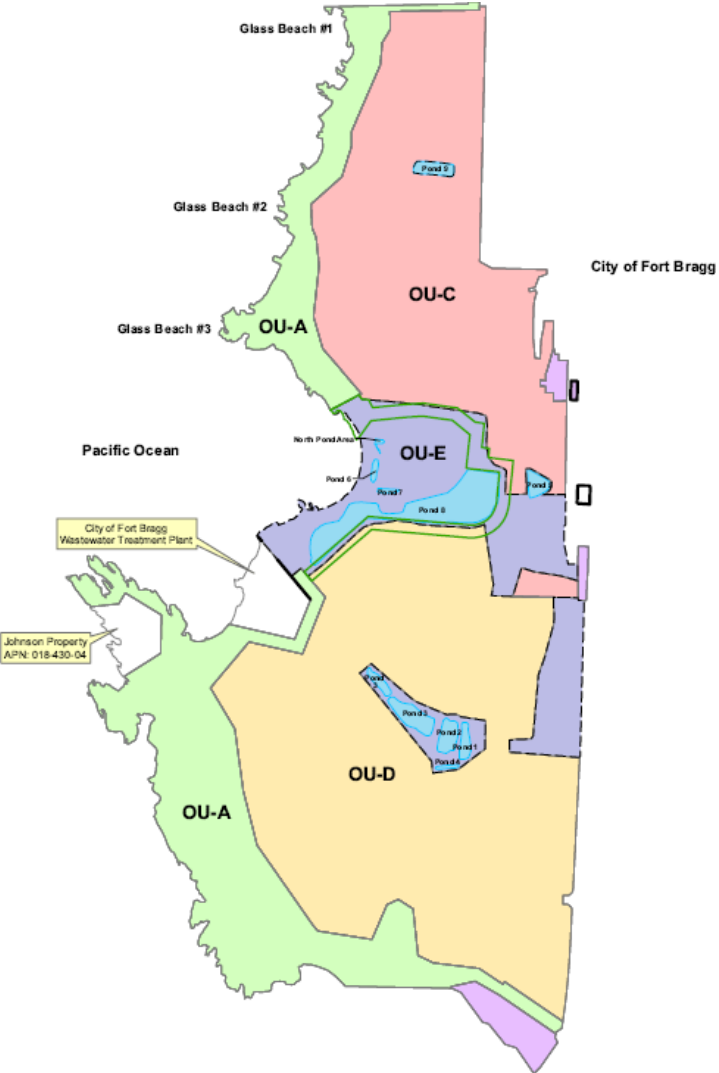
## Noyo Ocean Collective

- 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

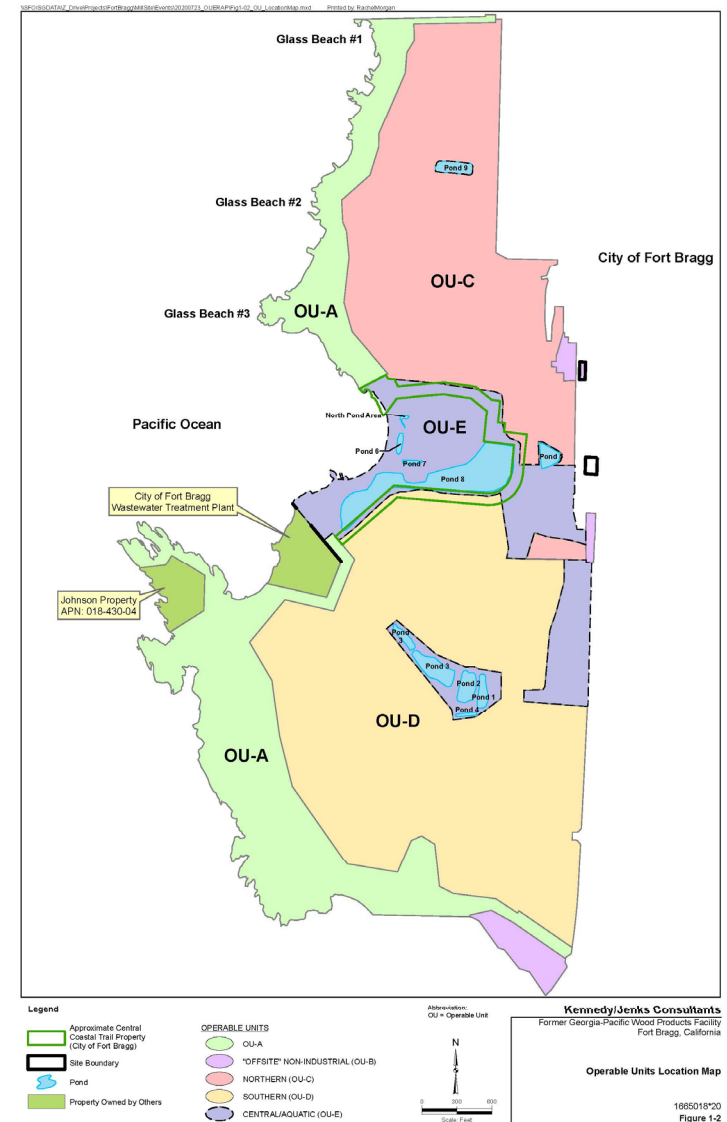
Tom Lanphar  
Senior Environmental Scientist

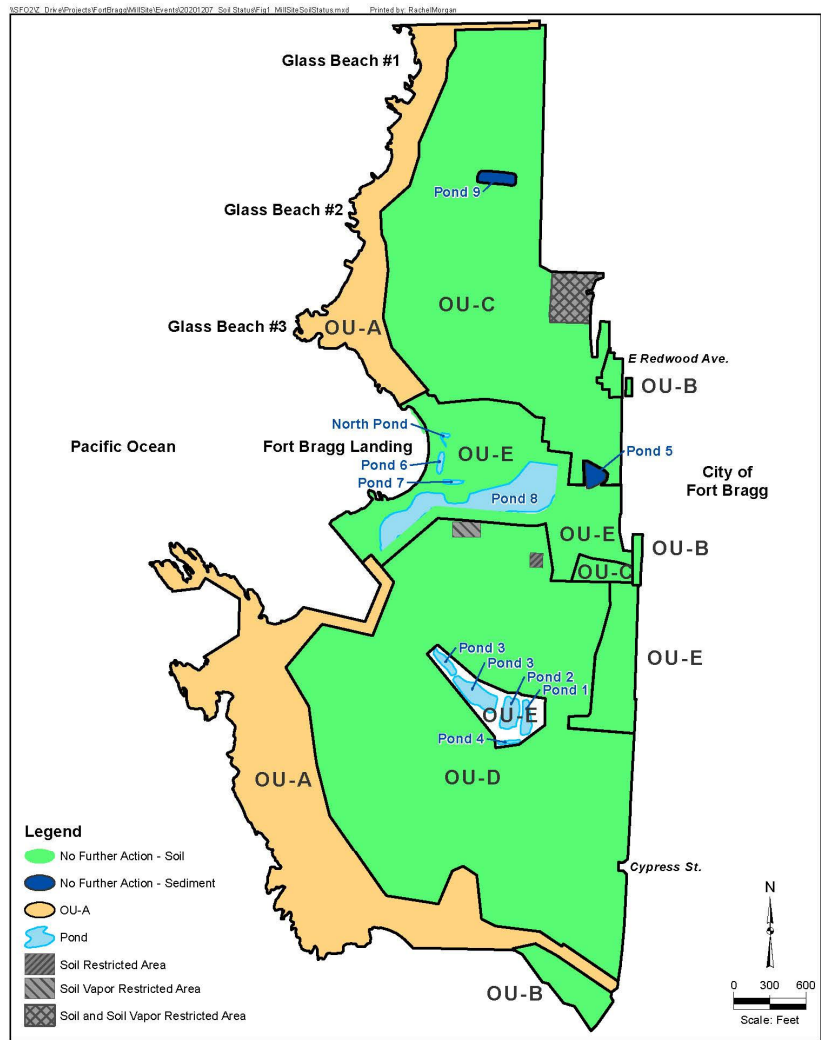


# DTSC Authority to regulate hazardous substance release

- 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 added Mendocino Railway to Site Investigation and Remediation Order

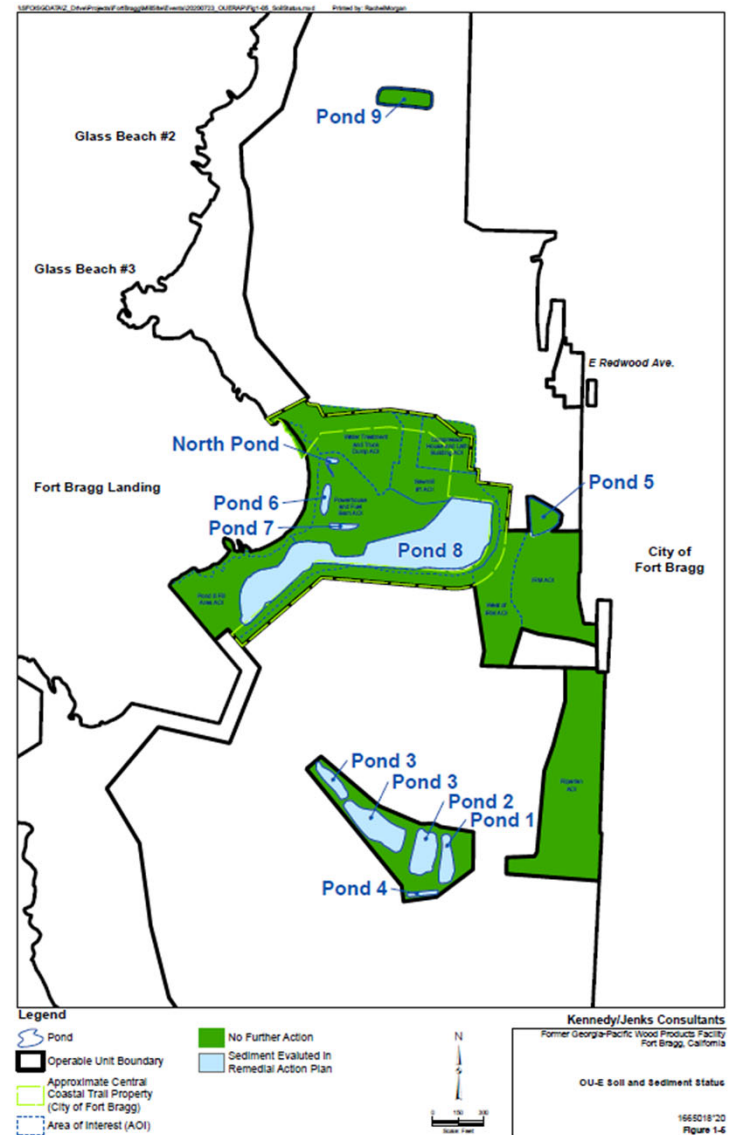
- Operable Unit A: Remedy Certified Complete in 2012. Noyo Headlands Park and Coastal Trail
- Operable Unit B: Non-industrial Parcels. DTSC determine No Further Action in 2008
- Operable Unit C. Partial Certification in 2020, additional cleanup needed near Skunk Train Facility
- Operable Unit D. Remedy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



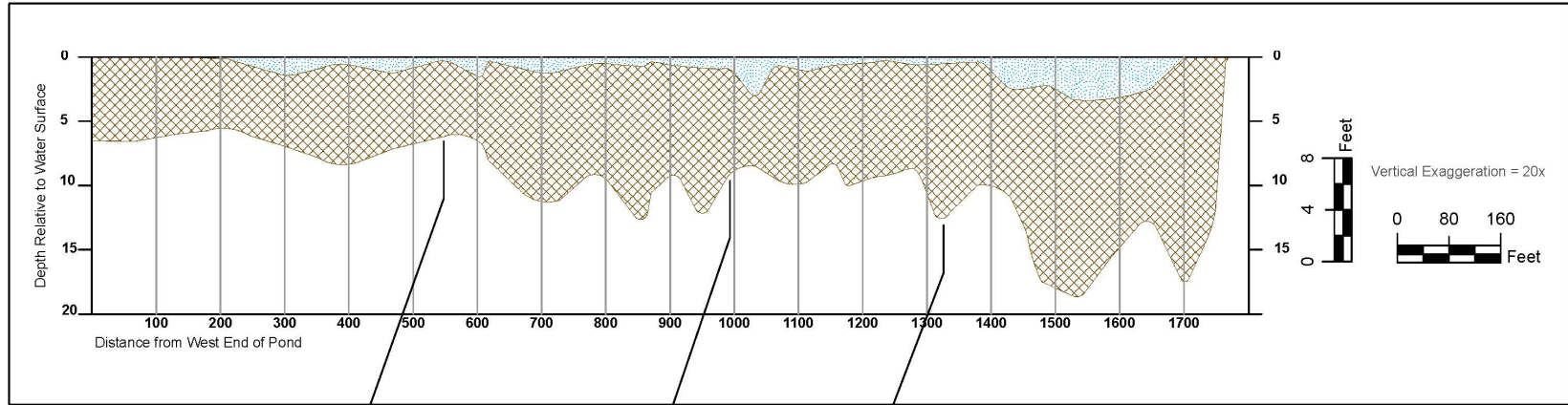


**Figure: Mill Site Soil and Sediment Status for OU-C, OU-D, and OU-E  
December 2020**

- 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







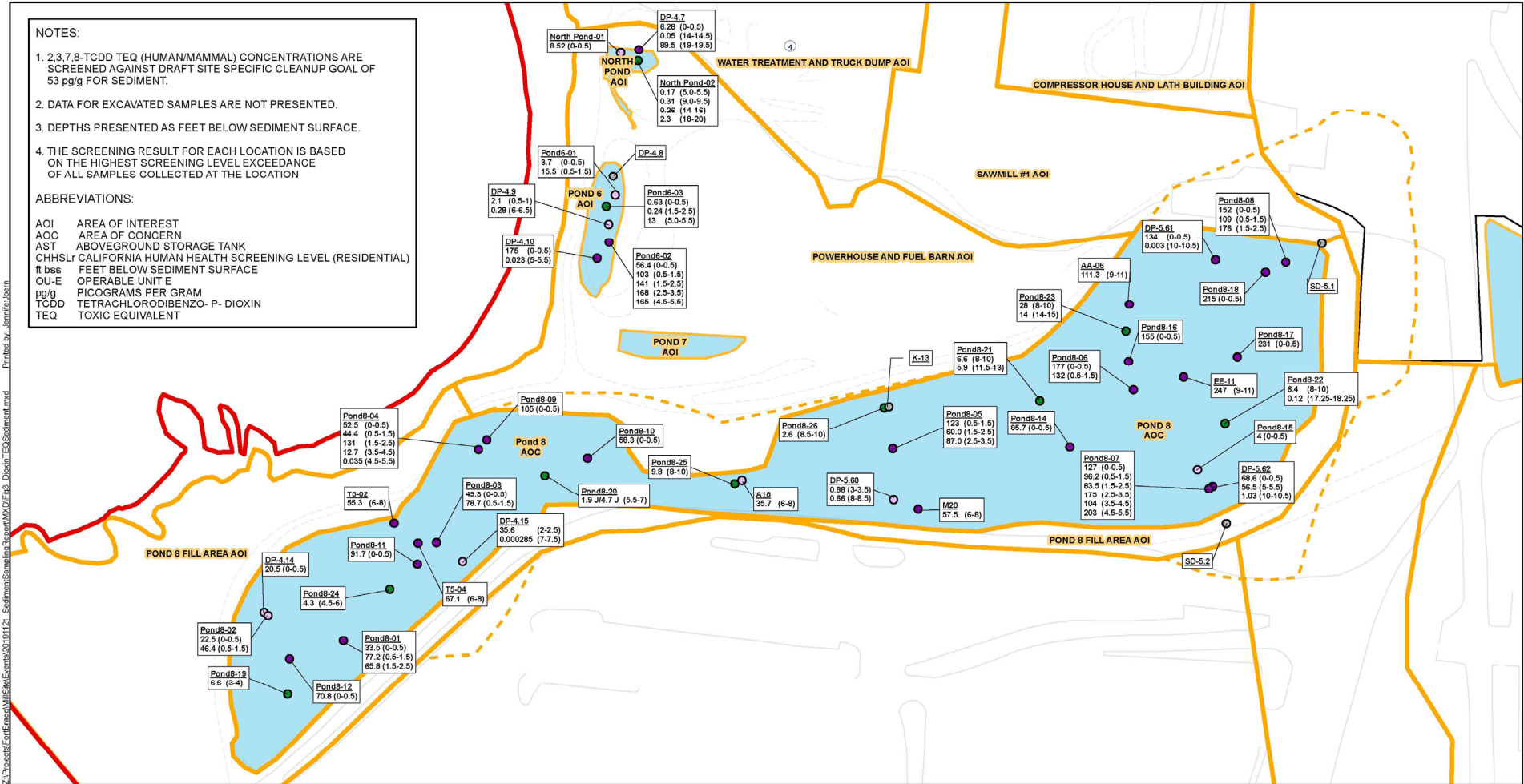
- Legend**
- Transect Location
  - Approximate Pond 8 Extent
  - Water
  - Sediment
- Notes:**
1. A total of eight (8) new sample locations are proposed. A total of twelve (12) samples will be collected.
  2. Assumed 2 feet of sample is required per sample based on hand tool collection quantity.
  3. 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**

1665018\*19



**NOTES:**

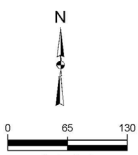
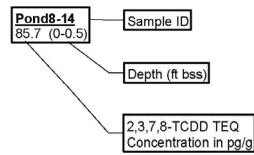
- 2,3,7,8-TCDD TEQ (HUMAN/MAMMAL) CONCENTRATIONS ARE SCREENED AGAINST DRAFT SITE SPECIFIC CLEANUP GOAL OF 53 pg/g FOR SEDIMENT.
- DATA FOR EXCAVATED SAMPLES ARE NOT PRESENTED.
- DEPTHS PRESENTED AS FEET BELOW SEDIMENT SURFACE.
- THE SCREENING RESULT FOR EACH LOCATION IS BASED ON THE HIGHEST SCREENING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

**ABBREVIATIONS:**

AOI AREA OF INTEREST  
 AOC AREA OF CONCERN  
 AST ABOVEGROUND STORAGE TANK  
 CHHSLr 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

Z:\Projects\Site\Example\SiteEvents\01151121\_Sediment\Samples\Report\MXD\FR\_Dioxin\TEQ\_Sediment.mxd Printed by: jennifer.levan

- Legend**
- 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



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

**Dioxin (2,3,7,8-TCDD) TEQ Concentrations in Sediment – Ponds 6, 8 and North Pond**

1665018\*19

# OU-E Pond Sediment Proposed Remedy

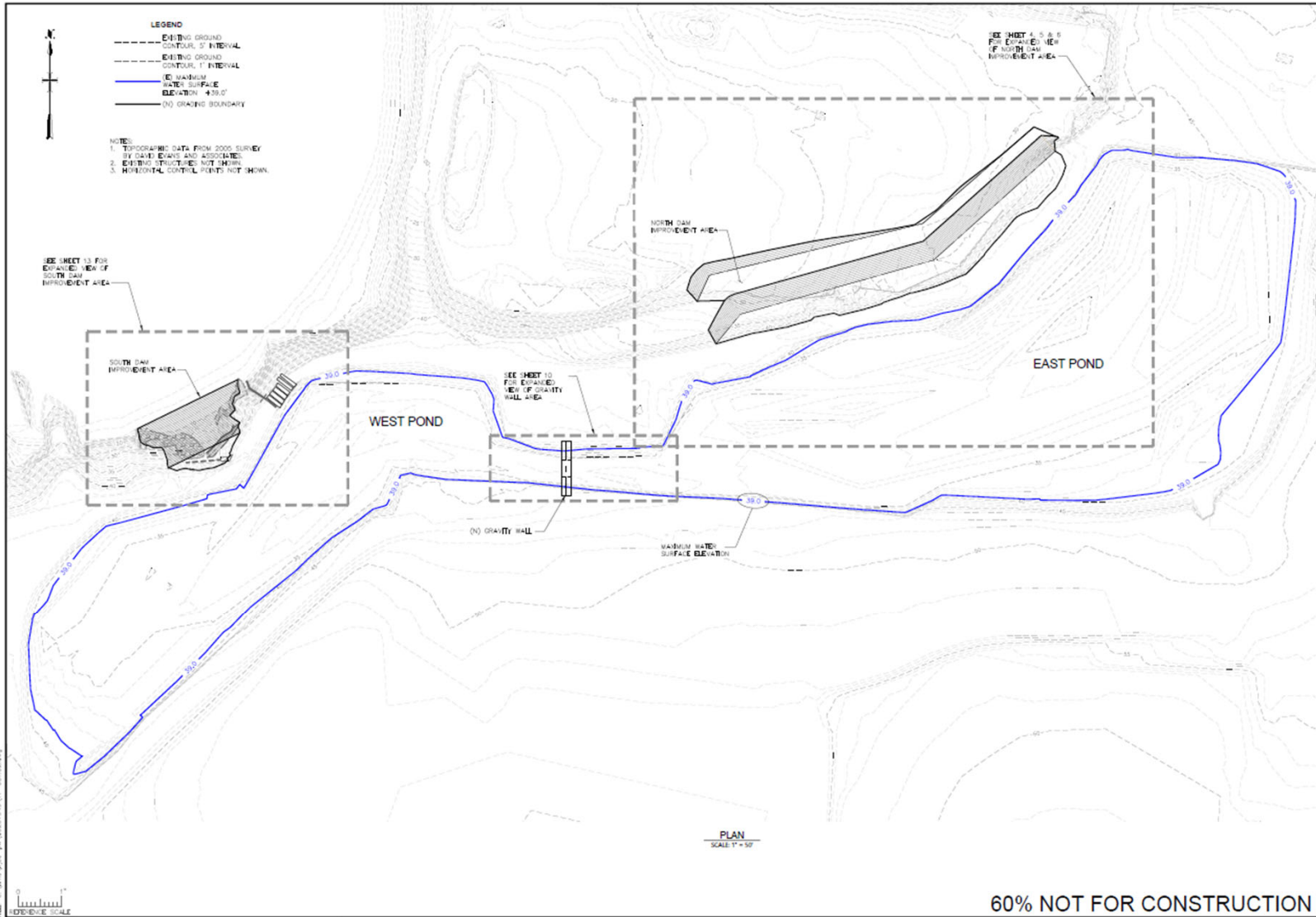
- Pond 8:
  - Containment by repaired and enhanced dam structure;
  - Institutional Controls -Operation and Maintenance, Land Use Restrictions
- Ponds 6, 7 and North Pond
  - Containment by beach berm
  - Institutional Controls – Operations and maintenance, Land Use Restrictions
- Ponds 1, 2, 3 and 4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

FILED DATE: Monday, May 10, 2022 TIME: 10:56:19 AM BY: STEPHANIE GUTCH  
 FILE: C:\Users\jleatham\Documents\17-00032.dwg



- LEGEND**
- EXISTING GROUND CONTOUR, 5' INTERVAL
  - EXISTING GROUND CONTOUR, 1' INTERVAL
  - (D) MINIMUM WATER SURFACE ELEVATION: 439.0'
  - (N) GRATING BOUNDARY

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



**PLAN**  
SCALE: 1" = 50'

**SLATE**  
 REGISTERED CONSULTANTS  
 200 ANAHEIM AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92801  
 PHONE: 714.944.8000  
 WWW.SLATECALIF.COM

NO.	DESCRIPTION	DATE	BY	CHECKED

**SITE IMPROVEMENT PLAN**  
**MILL POND DAM**  
 MERCED COUNTY, CALIFORNIA  
 PROJECT NO. 17-00032

**NOT FOR CONSTRUCTION**

DATE: 02/06/2022  
 SCALE: 1"=50'  
 DESIGNED BY: J. LEATHAM  
 CHECKED BY: J. LEATHAM  
 REVISED BY: M. RYAN  
 JOB NO.: 22-079-001  
 FILE: 17-00032.dwg

**60% NOT FOR CONSTRUCTION**

**3**  
 SHEET 3 OF 15

- 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 8<sup>th</sup> 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