COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
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pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

July 16, 2025

Department of Transportation
Environmental Health HazMat
Building Inspection -Fort Bragg
Assessor
Air Quality Management
Archaeological Commission
Sonoma State University
Mendocino County Farm Bureau
Department of Forestry/ CalFire
Department of Fish and Wildlife
California Coastal Commission
Regional Water Quality Control Board
Department of Toxic Substances Control
Army Corps of Engineers
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Municipal improvement District
Fort Bragg Rural Fire District
Fort Bragg City Planning

CASE#: CDPM_2025-0006
DATE FILED: 5/20/2025
OWNER/APPLICANT: Noyo Harbor District
AGENT: SHN, Scott Perkins
REQUEST: Amendment of Coastal Development Permit CDP_2023-0001 to authorize the excavation, cleaning, and removal of an underground storage tank. Any associated piping discovered during excavation of the tank would also be removed. The area would be backfilled and compacted with native soil.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 1± mile south of Fort Bragg, on the north side of Basin Street (CR 417) and the east side of South Harbor Drive (CR 415) 0.25± miles north of its intersection with State Route 20 (SR 20), located at 32400 Basin Street, Fort Bragg (APN: 018-240-22).
SUPERVISORIAL DISTRICT:
STAFF PLANNER: LIAM CROWLEY
RESPONSE DUE DATE: July 30, 2025

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDPM_2024-0012

OWNER/ APPLICANT: NOYO HARBOR DISTRICT

AGENT: SHN

REQUEST: Amendment of Coastal Development Permit CDP_2023-0001 to authorize the excavation, cleaning, and removal of an underground storage tank. Any associated piping discovered during excavation of the tank would also be removed. The area would be backfilled and compacted with native soil.

LOCATION: 1± mile south of Fort Bragg, on the north side of Basin Street (CR 417) and the east side of South Harbor Drive (CR 415) 0.25± miles north of its intersection with State Route 20 (SR 20), located at 32400 Basin Street, Fort Bragg (APN: 018-240-22).

APN/S: 018-240-22

PARCEL SIZE: 21.5± Acres

GENERAL PLAN: Fishing Village (FV)

ZONING: Fishing Village (FV)

EXISTING USES: Coastal-Related Support Services

DISTRICT: 4 (Norvell)

RELATED CASES: See below.

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	Fishing Village (FV)	Fishing Village (FV)	0.75± Acres	Coastal-Related Support Services
EAST:	Rural Residential (RR:5)	Rural Residential (RR:5)	1± Acre	Residential
SOUTH:	Fishing Village (FV)	Fishing Village (FV)	1± Acre	Residential
WEST:	Fishing Village (FV)	Fishing Village (FV)	1± Acre	Coastal-Related Support Services

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Archaeological Commission
- ☒ Assessor's Office
- ☒ Building Division (Fort Bragg)
- ☒ Department of Transportation (DOT)
- ☒ Environmental Health (HazMat)
- ☒ Fort Bragg City Planning Department
- ☒ Fort Bragg Rural Fire District
- ☒ Fort Bragg Municipal Improvement District
- ☒ Sonoma State University
- ☒ Mendocino County Farm Bureau

STATE
- ☒ CALFIRE (Land Use)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife
- ☒ Regional Water Quality Control Board
- ☒ Department of Toxic Substances Control

FEDERAL
- ☒ US Army Corps of Engineers

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: During construction related to CDPM_2024-0012 (see details below), an underground storage tank of unknown size and unknown previous use was discovered. After being extracted, the underground storage tank and surrounding soil would be stored within a fenced area south of the parking lot where the tank is buried (39°25'18.9"N, 123°48'08.6"W). The tank would then be sanitized. If bleach is used, it would be applied within the same fenced area. A local contractor would use a compact excavator to extract the tank. The excavator would be transported to the site from the contractor's yard in Fort Bragg. Equipment and fill soils would be stored in the fenced area south of the parking lot. If any contaminated soil is found, it would be disposed of at the WM landfill in Anderson, CA, a registered disposal site. No new replacement tank would be installed. The area would be filled and compacted with native soil generated from the nearby ice house project (See 1-24-0776-W below).

Related projects include:

- **CDP_2023-0001:** Standard Coastal Development Permit for the following improvements at Grader Park: construction of a new covered fish cleaning station, extension of concrete sidewalk, new post and rope fencing adjacent to proposed sidewalks along the riverbank, new "Caught from Noyo Harbor" bulletin board sign, new cold-water shower, connections to utilities including water, sewer, and stormwater, and reroofing of two existing restrooms. Approved 02/22/2024.
- **CDPM_2024-0012:** Amendment of Coastal Development Permit CDP_2023-0001 to authorize the drilling of one (1) exploratory boring using a truck mounted drill rig to collect soil samples. The boring would be backfilled with a cement slurry and capped. Approved 10/25/2024.
- **1-24-0776-W:** Coastal Commission Jurisdiction Coastal Development Permit Waiver to install an ice house to support the commercial and recreational fishing industries of Noyo Harbor. Project includes demolition of ±150 LF of ±10 FT tall wooden and chainlink fencing, ±300 SF concrete pad, and ±144 SF wood storage building. Construct 18" thick, 96 LF concrete perimeter foundation, ±450 SF concrete pad, and ±24 FT tall wooden access platform with stairs. Place 3 stacked 320 SF shipping containers for a total height of <31 FT. Bury ±91 LF of aluminum piping between the proposed ice house and the foot of the high dock. Trench utility connections to existing utilities through disturbed areas. Place ±140 LF of 6"x6" lumber protection rail atop ±140 LF of 3"x6" lumber riser block for hose protection. Place ±140LF of 4" OD aluminum pipe between protection lumber and existing high dock protection rail secured by aluminum U-strap bolted to high dock and resting on a rubber gasket. Install fabricated metal hinge boom for ice service deliver on northern face of high dock at its northeast corner. Approved 04/10/2025.

STAFF PLANNER: LIAM CROWLEY **DATE:** 7/14/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
None

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
Very High

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
Local Responsibility Area (LRA)

4. FARMLAND CLASSIFICATION:
GIS
Urban and Built-Up Land (D)

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
Within flood hazard area

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
Marginal Water Resources (MWR)

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Soil Unit No. 139

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
None

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
No

10. TIMBER PRODUCTION ZONE:
GIS
No

11. WETLANDS CLASSIFICATION:
GIS
Noyo River (Estuarine Saline Natural Subtidal Non-vegetated) and marina (Estuarine Saline Subtidal Non-vegetated)

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
No

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
No

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
No

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
Yes

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
No

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
No

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:
Policy
No

22. OAK WOODLAND AREA:
USDA
No

23. HARBOR DISTRICT:
Sec. 20.512
Yes

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
Rare or Endangered Plant Habitat, Riparian Vegetation, Flooding

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
Marine Terrace Deposits, Moderate Productivity Timberlands

26. LCP HABITATS & RESOURCES:
LCP Habitat maps/GIS; 20.496
Coastal Forest, Riparian, Plant Habitat, Anadromous Stream

27. COASTAL COMMISSION APPEALABLE AREA:
Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544
Yes

28. CDP EXCLUSION ZONE:
CDP Exclusion Zone maps/GIS
N/A

29. HIGHLY SCENIC AREA:
Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020
No

30. BIOLOGICAL RESOURCES & NATURAL AREAS:
Biological Resources & Natural Area Map; GIS; General Plan 4-9
N/A

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
N/A

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

Case No(s)	CDPM_2025-0006
CDF No(s)	—
Date Filed	5-20-2025
Fee	1,849 ⁰⁰
Receipt No.	PDJ-066771
Received by	@WALDMANJ

Office Use Only

COASTAL ZONE APPLICATION FORM

AMENDMENT

APPLICANT

Name: Noyo Harbor District
Mailing Address: 19101 South Harbor Drive
City: Fort Bragg State: California Zip Code: 95437 Phone: 707-964-4719

PROPERTY OWNER

Name: Same as Applicant
Mailing Address:
City: State: Zip Code: Phone:

AGENT

Name: SHN
Mailing Address: 329 East Redwood Avenue
City: Fort Bragg State: California Zip Code: 95437 Phone: 707-354-0145

PARCEL SIZE

21.50 ☐ Square feet ■ Acres

STREET ADDRESS OF PROJECT

32400 BASIN ST, FORT BRAGG

ASSESSOR'S PARCEL NUMBER(S)

018-240-22

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I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent — Date: 5.20.25
Signature of Owner — Date: 5/20/25

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that your give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. CDPM 2024-0012

An old underground storage tank is to be pulled, sanitized with bleach, broken into pieces, and disposed of at a proper facility. Any associated piping that is discovered during the tank's excavation would also be removed. Tank will be removed in coordination with the Mendocino County Health Department and a UST Closure/Removal application, and would include sampling of nearby soils. The tank is of unknown size.

No new replacement tank will be installed. The area will be filled and compacted with native soil generated from the nearby permitted ice house project (Coastal Commission CDP Waiver 1-24-0776-W).

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	N/A	N/A
☐ Mobile Home	N/A	N/A
☐ Duplex	N/A	N/A
☐ Multifamily	N/A	N/A

If Multifamily, number of dwelling units per building: N/A

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: N/A
Estimated employees per shift: N/A
Estimated shifts per day: N/A
Type of loading facilities proposed: N/A

4. Will the proposed project be phased? ☐ Yes ■ No
If Yes, explain your plans for phasing.

N/A

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5. Are there existing structures on the property? ■ Yes ☐ No

If yes, describe below and identify the use of each structure on the plot plan.

The activity will be on Noyo Harbor District property with several existing Fishing Village related structures and uses. The District's eight-dock Marina, high dock, public restrooms, office building, storage building, and fish cleaning station are all existing on the parcel.

Approximately half of the public boat launch and marina parking area is on the parcel, including the majority of the bio-retention basin. Basin Street, a County road, traverses the property.

The property also has a concrete/rock sitting area with benches and picnic tables, and is host to the annual "World's Largest Salmon Barbecue."

6. Will any existing structures be demolished? ☐ Yes ■ No
Will any existing structures be removed? ☐ Yes ■ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

N/A

7. Project Height. Maximum height of structure N/A feet.

8. Lot area (within property lines): 21.50 ☐ square feet ■ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	2,020 square feet	0 square feet	2,020 square feet
Paved area	43,553 square feet	0 square feet	43,553 square feet
Landscaped area	26,728 square feet	0 square feet	26,728 square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet

GRAND TOTAL: 72,301 (excludes marina) square feet
(Should equal gross area of parcel)

10. Gross floor area: N/A square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 91 Proposed 0 Total 91

Number of covered spaces	0	Size
Number of uncovered spaces	37 (boat and trailer parking)	Size
Number of standard spaces	50 (vehicle spaces), multiple on Basin St.	Size
Number of handicapped spaces	2 (boat and trailer), 2 (vehicle)	Size

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12. Utilities will be supplied to the site as follows:

A. Electricity
- ☐ Utility Company (service exists to the parcel).
- ☐ Utility Company (requires extension of services to site: _____ feet _____ miles
- ☐ On Site generation, Specify: _____
- ■ None

B. Gas
- ☐ Utility Company/Tank
- ☐ On Site generation, Specify: _____
- ■ None

C. Telephone: ☐ Yes ■ No

13. Will there by any exterior lighting? ☐ Yes ■ No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- ☐ Community sewage system, specify supplier _____
- ☐ Septic Tank
- ■ Other, specify N/A

15. What will be the domestic water source?

- ☐ Community water system, specify supplier _____
- ☐ Well
- ☐ Spring
- ■ Other, specify N/A

16. Is any grading or road construction planned? ☐ Yes ■ No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: N/A cubic yards
B. Amount of fill: N/A cubic yards
C. Maximum height of fill slope: N/A feet
D. Maximum height of cut slope: N/A feet
E. Amount of import or export: N/A cubic yards
F. Location of borrow or disposal site: N/A

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17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ■ No
If yes, explain:

N/A

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ■ No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ■ No
If yes, how many acres will be converted? N/A _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ☐ Yes ■ No
If yes, explain:

21. Is the proposed development visible from:

A. State Highway 1 or other scenic route? ☐ Yes ■ No
B. Park, beach or recreation area? ■ Yes ☐ No

Answer to both is "NO" (form will not allow both "no" boxes to be checked.

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ■ Yes ☐ No
If yes, explain:

It is presently unknown the content of the soils around the tank, but it appears to not be leaking or leeching based on preliminary observation. Soils around tank will be tested in coordination with the Mendocino County Health Department and a UST Closure/Removal application, and will be disposed of consistent with their requirements.

23. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

A. Diking ☐ Yes ☐ No
B. Filling ☐ Yes ■ No
C. Dredging ☐ Yes ☐ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ■ No

Amount of material to be dredged or filled? N/A _____ cubic yards.

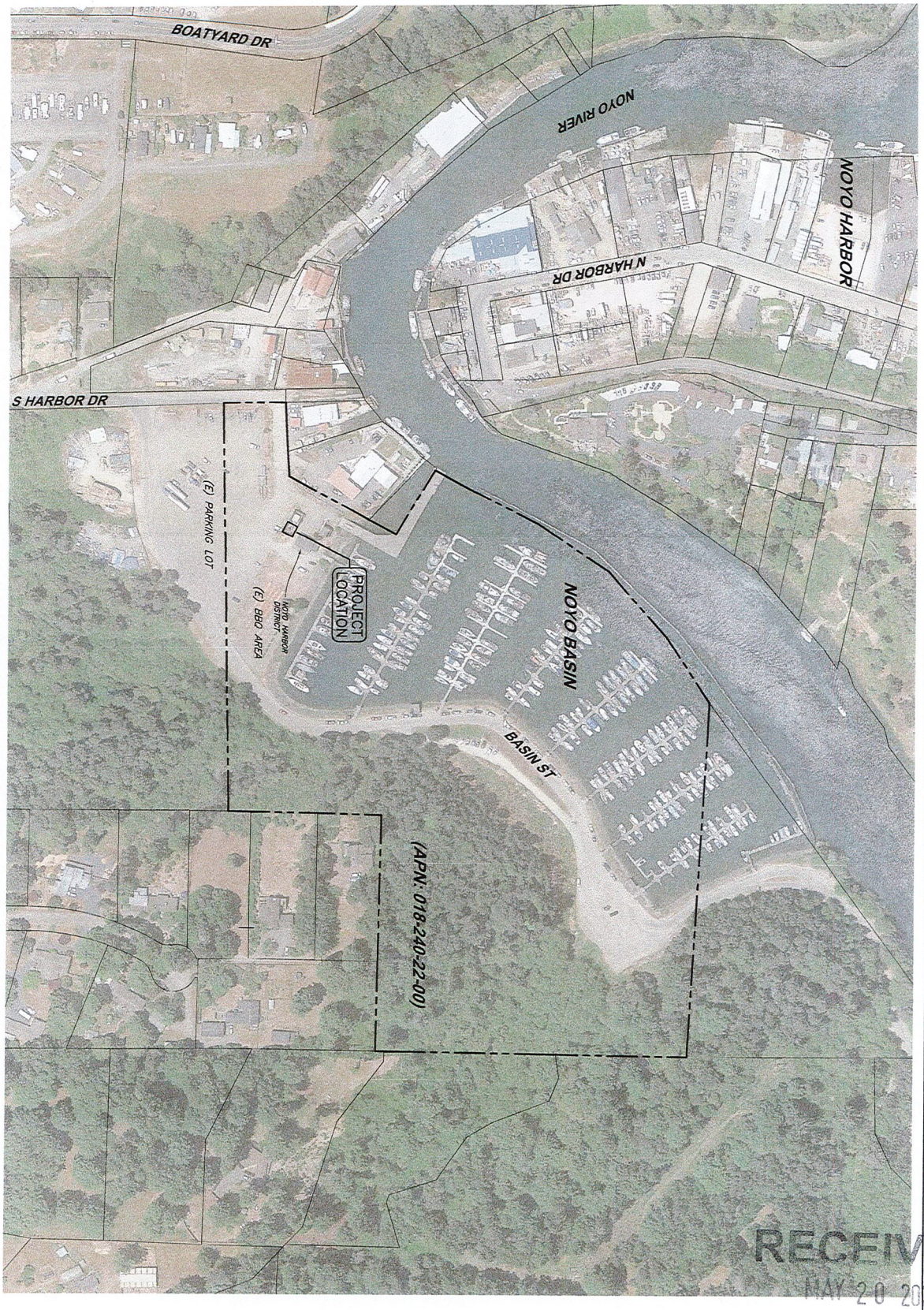
Location of dredged material disposal site: N/A _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ■ No

If you need additional room to answer any question, attach additional sheets.

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SAVED: 9/13/2024 4:05 PM JNAULTY, PLOTTED: 9/13/2024 4:07 PM JUSTIS NAULTY
T:\Willits\2021\421058-Noyo-CSP\106-Ice-Plant\Dwgs\PERMITTING\421058-106-VICINITY-MAP-Geo.dwg

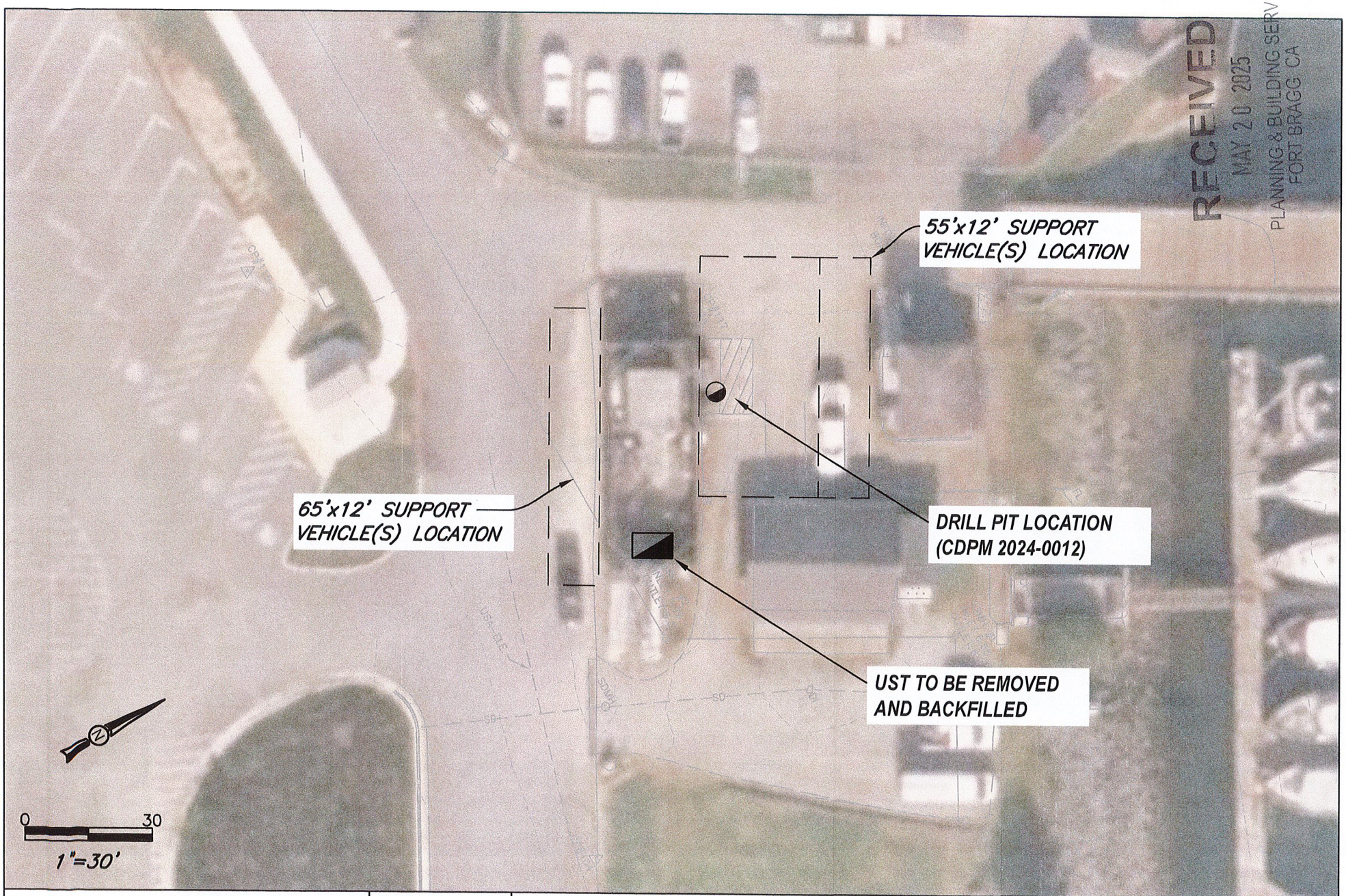


PLAN
1"=100'

PRELIMINARY

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PROJ. NO. 421058.106	SEQ	SHEET G1.0	NOYO HARBOR DISTRICT ICE HOUSE 19101 SOUTH HARBOR DR., FORT BRAGG, CA VICINITY MAP	DSGN DR CHK APVD	NO.	DATE / REVISION / BY	SHN 335 S. MAIN ST. WILLITS, CA. 95490 WWW.SHN-ENGR.COM 707-459-4518	VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
DATE 04/2024								



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LEGEND

BORING LOC. UST LOC.

NOYO HARBOR DISTRICT
UNDERGROUND STORAGE TANK REMOVAL
19101 SOUTH HARBOR DRIVE, FORT BRAGG, CA

SITE PLAN
UST REMOVAL LOCATION
MAY 2025

Figure 1

Phone: (707) 459-4518 **Email:** info@shn-engr.com **Web:** shn-engr.com
335 S. Main Street, Willits, CA 95490-3977

Reference: 424053

September 16, 2024

Scott Perkins
SHN
329 East Redwood Avenue
Fort Bragg, CA 95437

RECEIVED
MAY 20 2025
PLANNING & BUILDING SERV
FORT BRAGG, CA

Subject: Habitat Assessment, Ice Plant, Addendum 2, Grader Park Fish Cleaning Station, Fort Bragg, CA

Dear Scott Perkins:

Introduction

On March 31, 2022, SHN conducted a special-status botanical species[1] and Environmentally Sensitive Habitat Area (ESHA) for the proposed construction of a Fish Cleaning Station and associated Noyo Harbor District (District) improvements within Grader Park in the City of Fort Bragg (see Figure 1). On August 17, 2023, an SHN senior biologist conducted a supplemental habitat assessment of the project area to address potential biological or environmental impacts that could result from the District's desire to re-roof two existing restrooms (see Figure 2) located along Basin Street in conjunction with current permit conditions. On September 12, 2024, an SHN senior biologist conducted an additional supplemental habitat assessment as a result of the District's desire to construct an Ice Plant (consisting of three stacked shipping containers) directly west of the proposed Fish Cleaning Station (See Figure 3).

Prior to both the September 12, 2024, and the August 17, 2023, site visits, SHN's *Habitat Assessment, Grader Park Fish Cleaning Station, Fort Bragg* (421058.101*)*, dated April 20, 2022 was reviewed for baseline information for study area habitat comparisons. The California Natural Diversity Data Base (CDFW, 2024) and the United States Fish and Wildlife Information for Planning and Conservation (IPaC; USFWS, 2024) were also queried and compared for the addition of any new special-status wildlife and botanical species likely to occur within the Fort Bragg and its adjacent 7.5-minute quadrangles. No additional, relevant species were added to either the State or federal lists that would be affected by the implementation of these two additional projects.

[1]The term "Special-status Species" is used collectively to refer to species that are State or federally listed, species that are State or federal candidates for listing, and all species listed by the California Natural Diversity Database. This term is consistent with the biological resources that need to be assessed pursuant to the California Environmental Quality Act.


Figure 1
Legend
Bishop Pine Forest
Study Area
Top of Bank
Wetland/Riparian Forest
Google Earth
200 ft
N

Habitat associated with the two restrooms proposed for re-roofing consists of Basin Street to the south and the Noyo Harbor Marina basin to the north. The east restroom also has a large (100 foot x 200 foot) parking area separating it from the vegetation to its south. The habitat between Basin Street and the marina basin is comprised of a boulder rip rapped slope with isolated populations of brackish marsh-dependent vegetation and mowed grass vegetation associated with the existing walkway.

The east and west restrooms are located at latitude and longitude 39.424321 and -123.80011 and 39.423664 and -123.800757, respectively.

Habitat associated with the footprint of the proposed ice plant is currently a fenced area used by the Harbor District for storage of miscellaneous items (see Appendix 1, Photos). Habitat to the west-southwest is comprised of the South Harbor Parking lot, habitat to the northwest is the US Coast Guard Station on Noyo River, habitat to the north northeast is the Noyo Harbor Marina, and habitat to the east is the regularly mowed vegetation of Grader Park and the site of the permitted Fish Cleaning Station. Ground disturbance will be minimal for the development of the Ice Plant and will have minimal effect on flora and fauna. The proposed Ice Plant will be located at latitude 39.422938, longitude -123.802107.

A pedestrian survey was conducted from the proposed Fish Cleaning Station and Ice Plant locations along the west bank of the marina basin eastward along Basin Street to the east restroom site and back to the Fish Cleaning Station/ Ice Plant locations. During the survey, particular attention was given to wildlife and vegetation communities and any significant changes to habitat characteristics identified in the previous Habitat Assessments of March 21, 2022, and August 17, 2023.

During the survey, an Osprey (*Pandion haliaetus*) was observed in the Marina area and bird whitewash was observed at the entrances of several of the attic soffit vents of both restroom sites. These observations raise the matter of potential nesting bird activities during reroofing activities. If project implementation occurs during the nesting bird season (February 1 to August 31), then a preconstruction nesting bird survey would need to be conducted.

As a result of the supplemental habitat site assessments, the proposed re-roofing project will have no ground disturbance, therefore will not alter, affect or impact the Noyo River or its banks, nor should it have any impact on the marina banks habitat. The proposed Ice Plant will have a minimal ground disturbance, which can be minimized through the use of standard Best Management Practices during construction activities.

Recommendations to further minimize any potential disturbance to flora and fauna associated with the two restroom sites include:

1. Install hardware cloth over the attic soffit vents in restrooms prior to the nesting bird season in order to prevent bird access to the attic space of the restrooms.
2. Conduct nesting bird surveys, as needed.

3. Install a tarp around the perimeter of each restroom to prevent falling debris from entering the water or banks of the marina basin prior to the removal of the existing roof and during the installation of the new roof.
4. Stage roofing construction materials away from the water edge as far as practical.

Please call me at 707-459-4518 if you have any questions.

Sincerely,

SHN

Warren Mitchell
Senior Fisheries & Wildlife Biologist

WSM:amg

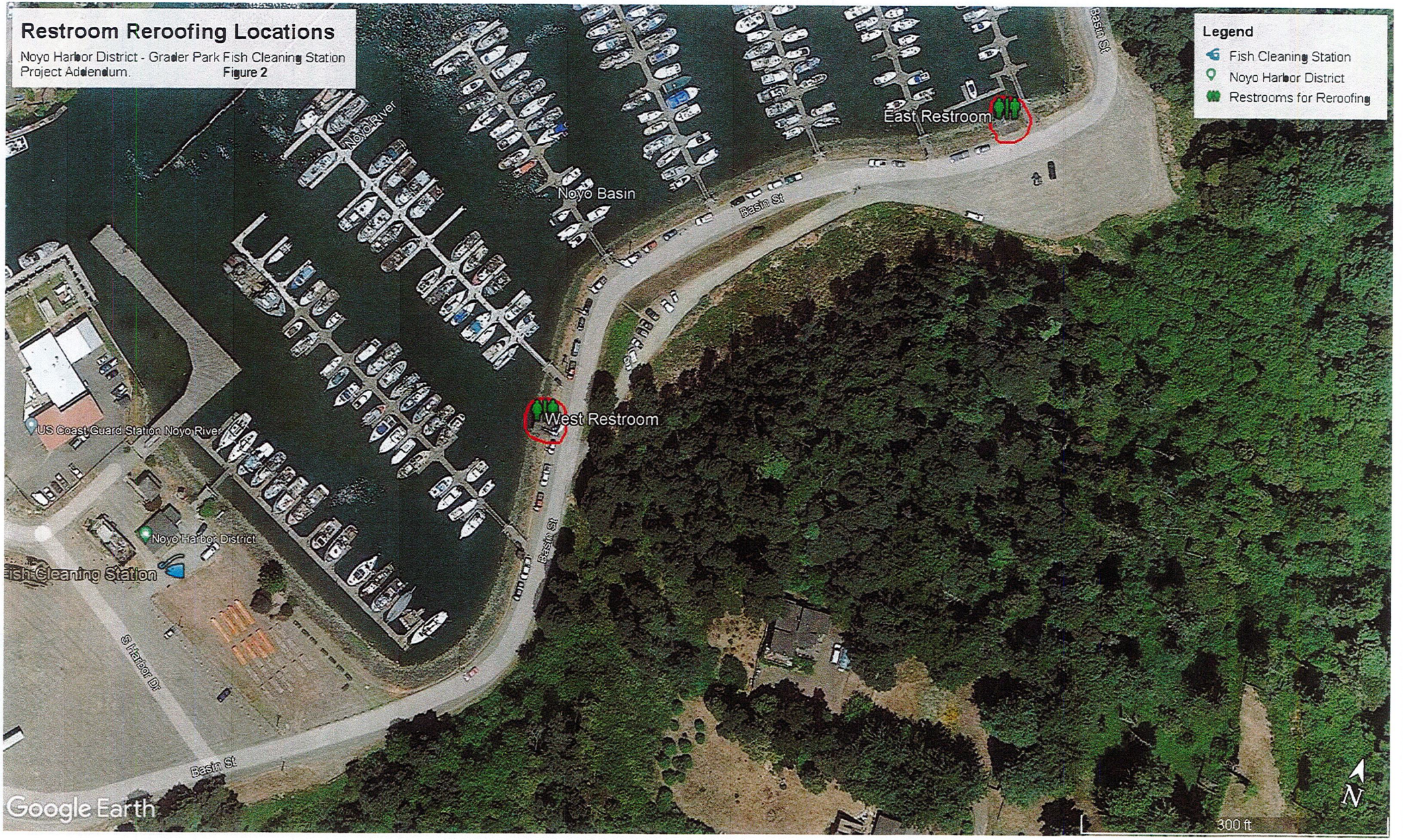
Appendix: 1. Site Photographs

References

California Department of Fish and Wildlife. (2023). "California Natural Diversity Database (CNDDB)." Accessed September 2024 at: http://www.dfg.ca.gov/biogeodata/cnddb/. Sacramento, CA:CDFW.

SHN. (2022). "Habitat Assessment, Grader Park Fish Cleaning Station, Fort Bragg. Willits, CA

U.S. Fish and Wildlife Service. (2024). Information, Planning and Conservation System (IPAC), Trust Resources List." Washington D.C.:USFWS. Accessed September 2024 at: https://ecos.fws.gov/ipac/.


Restroom Reroofing Locations
Noyo Harbor District - Grader Park Fish Cleaning Station
Project Addendum. Figure 2
Legend
Fish Cleaning Station
Noyo Harbor District
Restrooms for Reroofing
East Restroom
West Restroom
Noyo Basin
Noyo River
Basin St
US Coast Guard Station Noyo River
Noyo Harbor District
Fish Cleaning Station
S Harbor Dr
Google Earth
300 ft
N


Ice Plant Location near Fish Cleaning Station
Noyo Harbor District - Grader Park Fish Cleaning Station and Ice Plant Addendum.
Legend
Figure 3
Fish Cleaning Station
Ice Plant
Ice Plant Footprint
Noyo Harbor District
South Harbor Parking Lot
US Coast Guard Station Noyo River
West Restroom
19325
19275
US Coast Guard Station Noyo River
West Restroom
S Harbor Dr
Fort Bragg Fishing
Basin St
South Harbor Parking Lot
Noyo Harbor District
Ice Plant
Fish Cleaning Station
S Harbor Dr
Basin St
Google Earth
Image © 2024 Airbus
N
100 ft

Site Photographs

1



Photo 1. South side of East restroom.

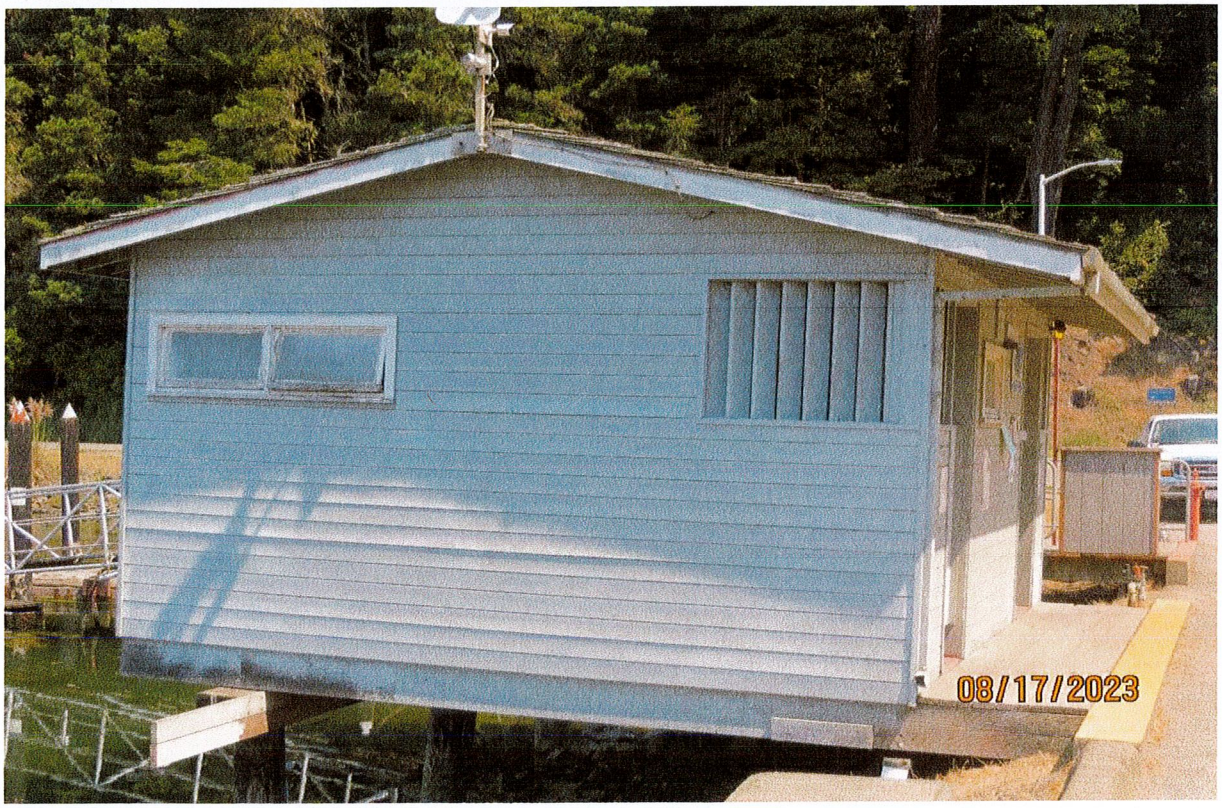


Photo 2. West side of East restroom.



Photo 3. East side of East restroom.



Photo 4. North side of East restroom, note the parking lot in the background.

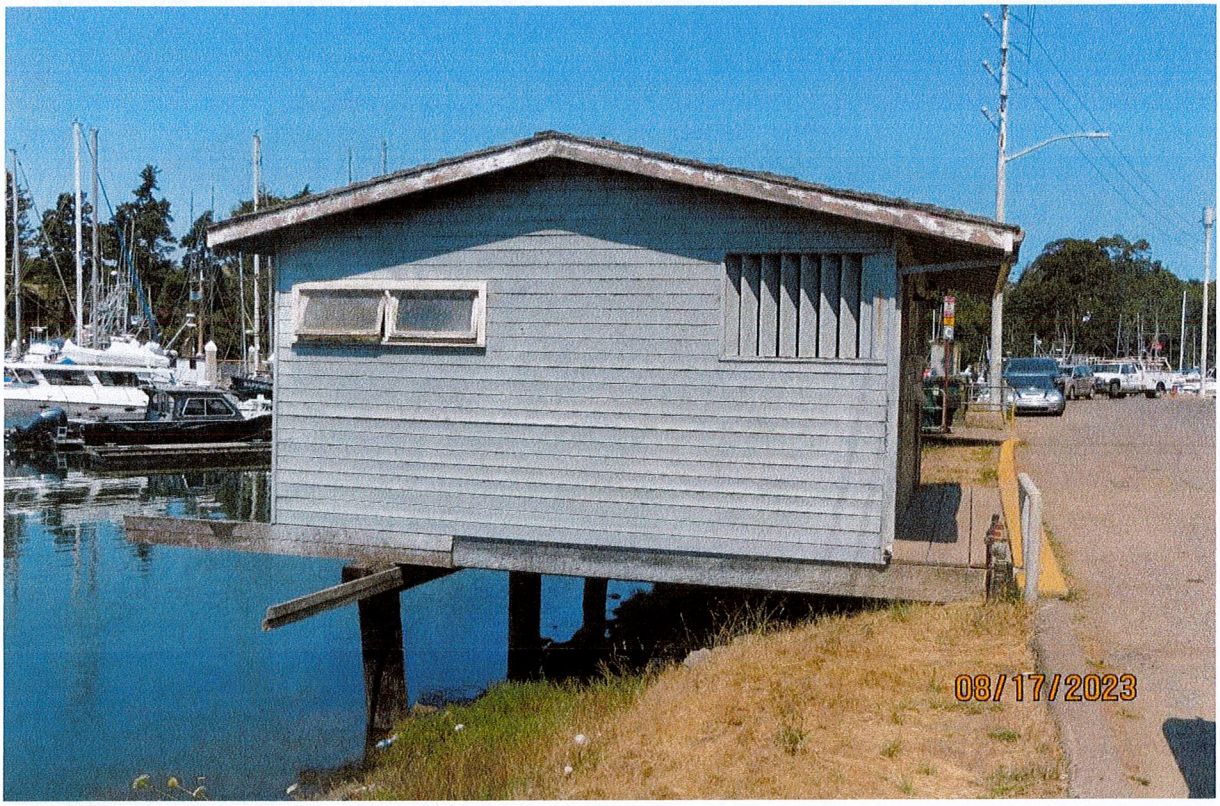


Photo 5. West side of West restroom.



Photo 6. South side of West restroom.

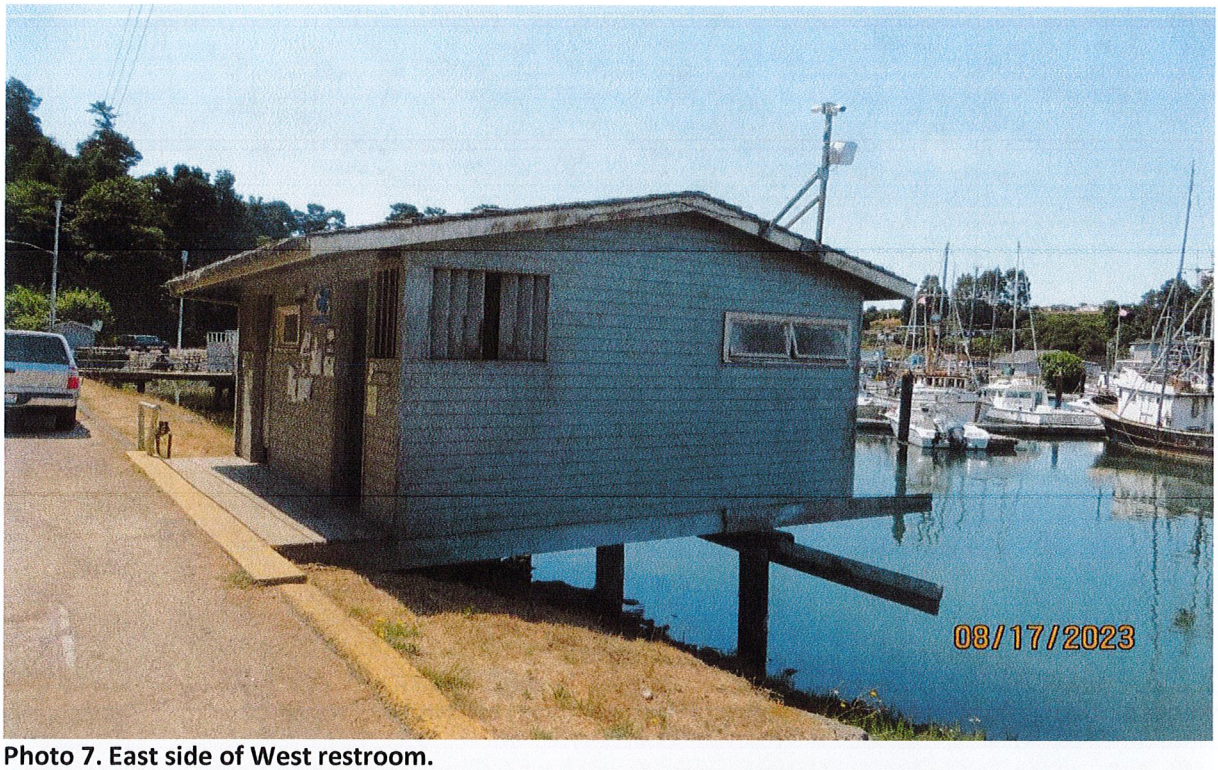


Photo 7. East side of West restroom.



Photo 8. North side of West restroom, note the parking lot in the background.



Photo 9. Condition of the existing roofing material of both restrooms.



Photo 10. Bird whitewash at entrance of attic vent soffit.



Photo 11. Osprey observed on a treetop overlooking the marina basin.



Photo 12. Ice Plant location to replace the fenced storage area west of the Noyo Harbor District Office, looking southeast.



Photo 13. Ice Plant location to replace the fenced storage area west of the Noyo Harbor District Office, looking northwest.



Photo 14. Ice Plant location west of the Noyo Harbor District Office, and location of proposed Fish Cleaning Station in foreground, looking northwest.

Mendocino County
Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: NOYO HARBOR DISTRICT
19001 S HARBOR DR

FORT BRAGG CA 95437

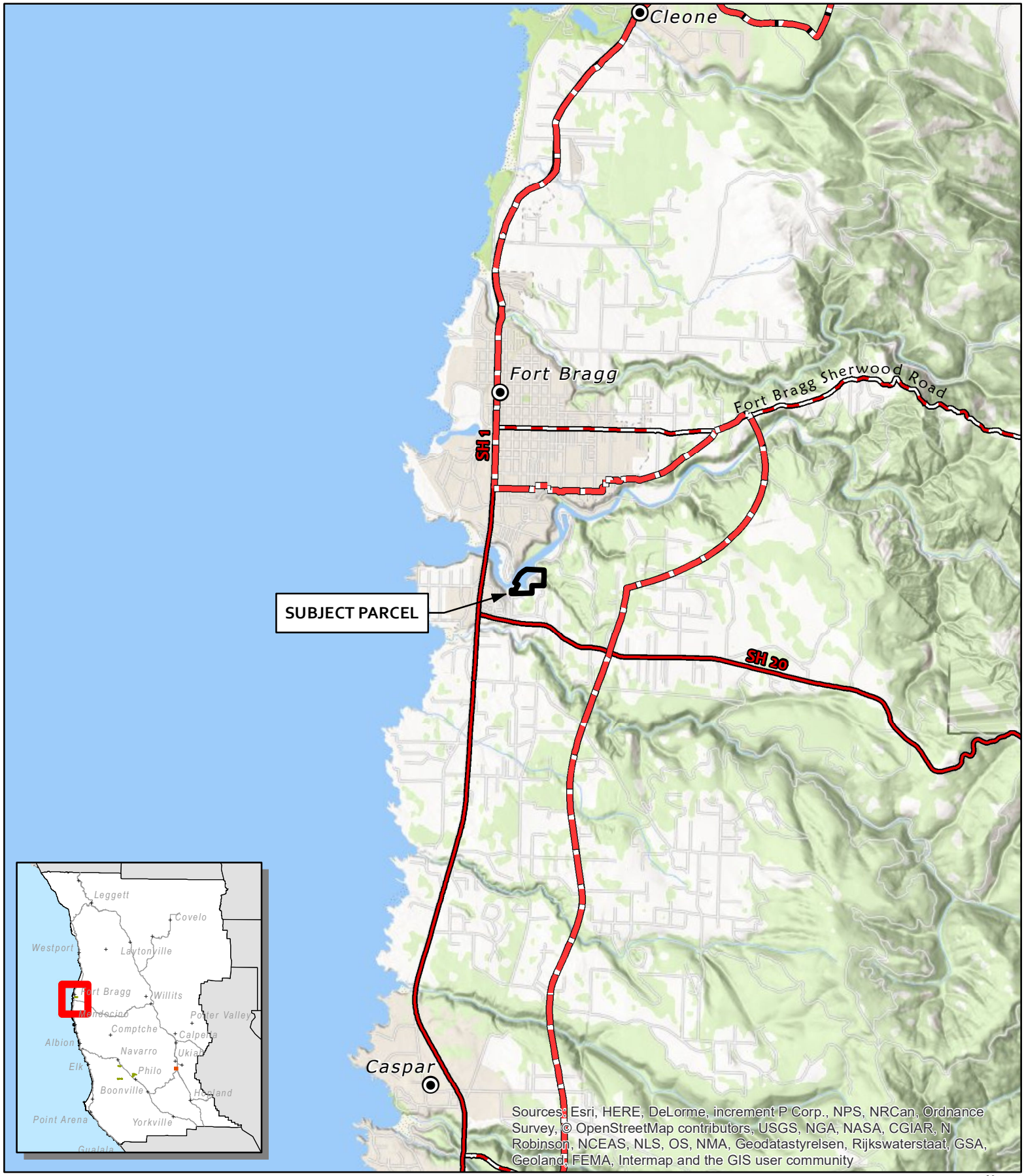
CDPM_2024-0012

Receipt: PRJ_064001
Date: 9/26/2024
Pay Method: CHECK 16958
Received By: SANDY ARELLANO

Project Number: CDPM_2024-0012
Project Description: CDP Standard MOD
Site Address: 32400 BASIN ST

Fee Description	Account Number	Qty	Fee Amount
EH FEES	1100-4011-822606		$381.00
CDPA CDPS EM EH FEE			$381.00
GENERAL PLAN	1100-2851-826188		$200.00
			$200.00
MODIFICATION	1100-2851-822609		$1,090.00
CDPA MODIFICATION			$1,090.00
RECORDS MANAGEMENT	1222-2852-826260		$147.00
			$147.00
SONOMA STATE UNIVERSITY	1100-2851-826390		$75.00
			$75.00

Total Fees Paid: $1,893.00



CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Major Towns & Places
Major Roads
Coastal Zone Boundary
Highways

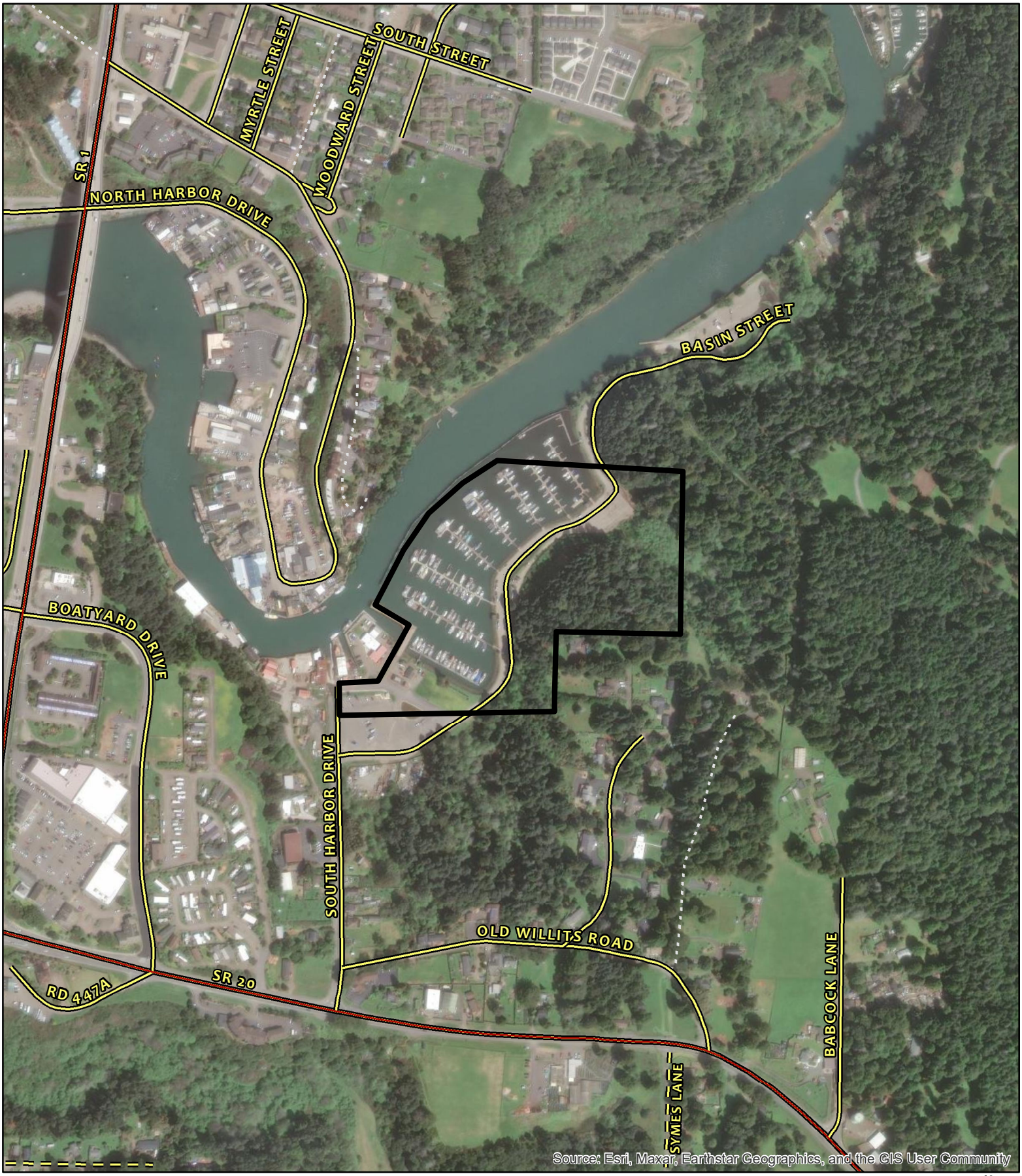
0 2,800 5,600 Feet
0 0.5 1 Miles

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LOCATION

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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ADDRESS: 32400 Basin St, Fort Bragg

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads

0 270 540 Feet
0 0.05 0.1 Miles

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AERIAL IMAGERY

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Public Roads
Driveways/Unnamed Roads

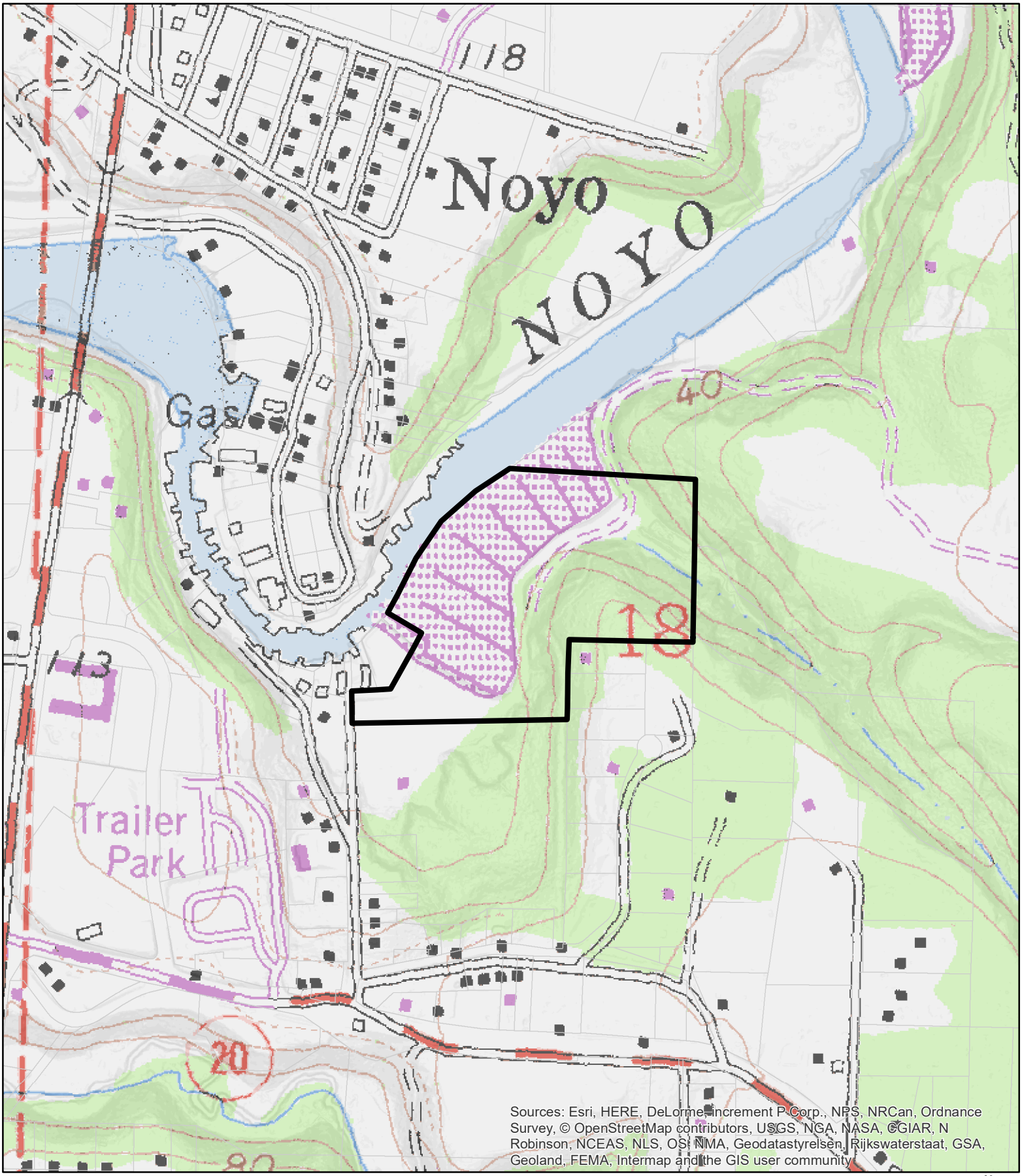
0 100 200 Feet
0 0.0175 0.035 Miles

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AERIAL IMAGERY

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

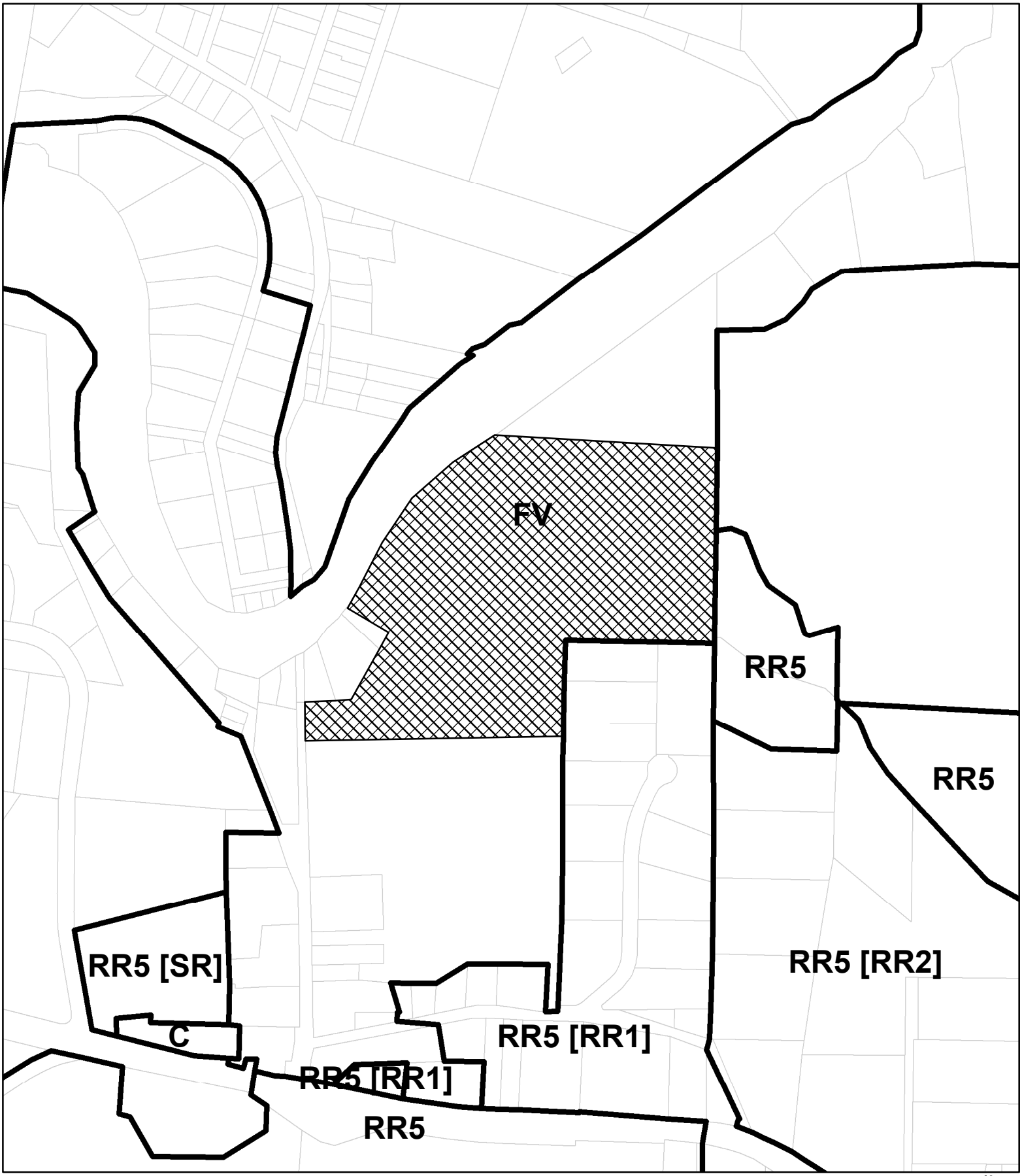
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0 0.05 0.1 Miles

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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Zoning Districts

Assessors Parcels

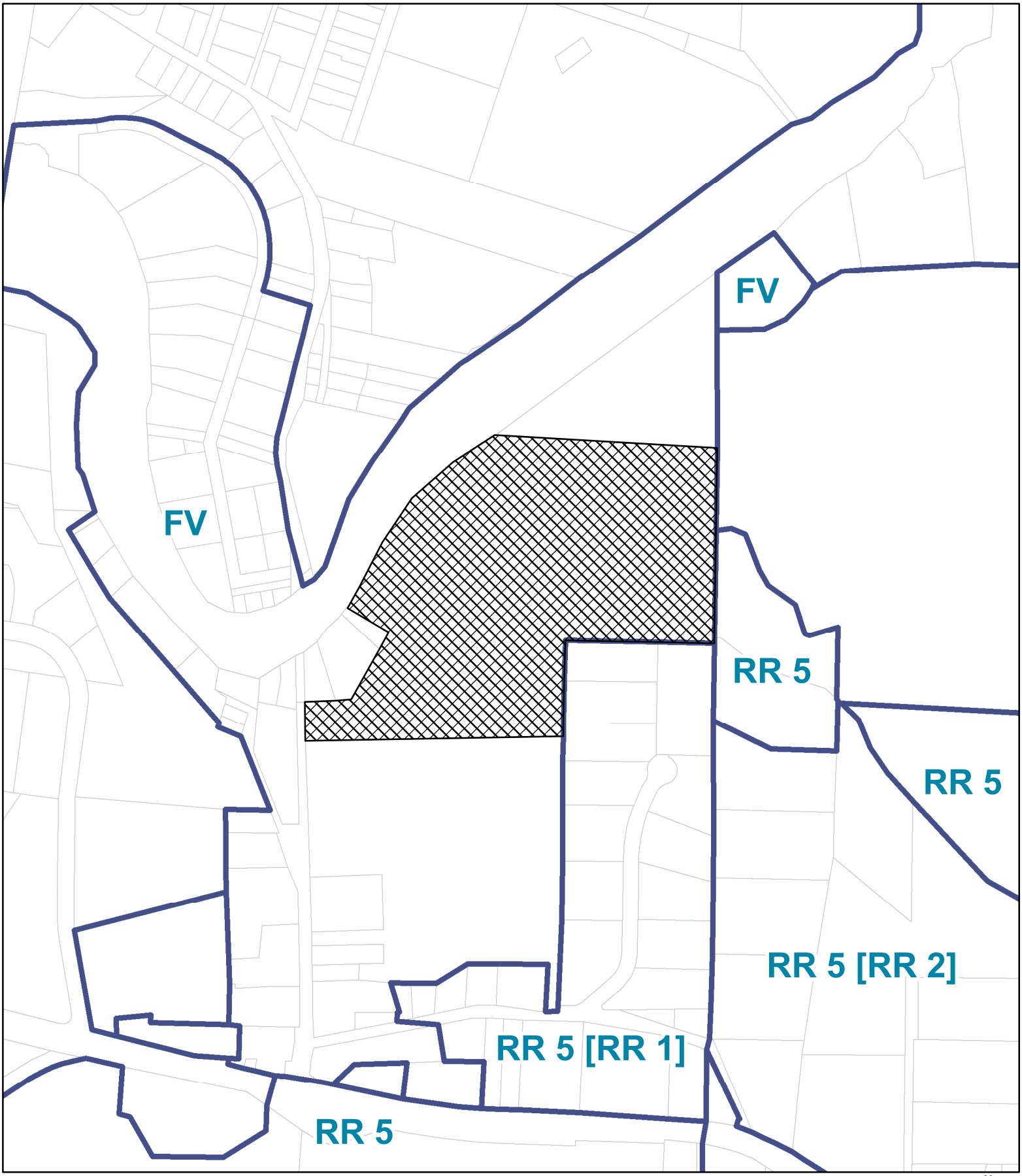
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0 0.04 0.08 Miles

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ZONING

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

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GENERAL PLAN

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

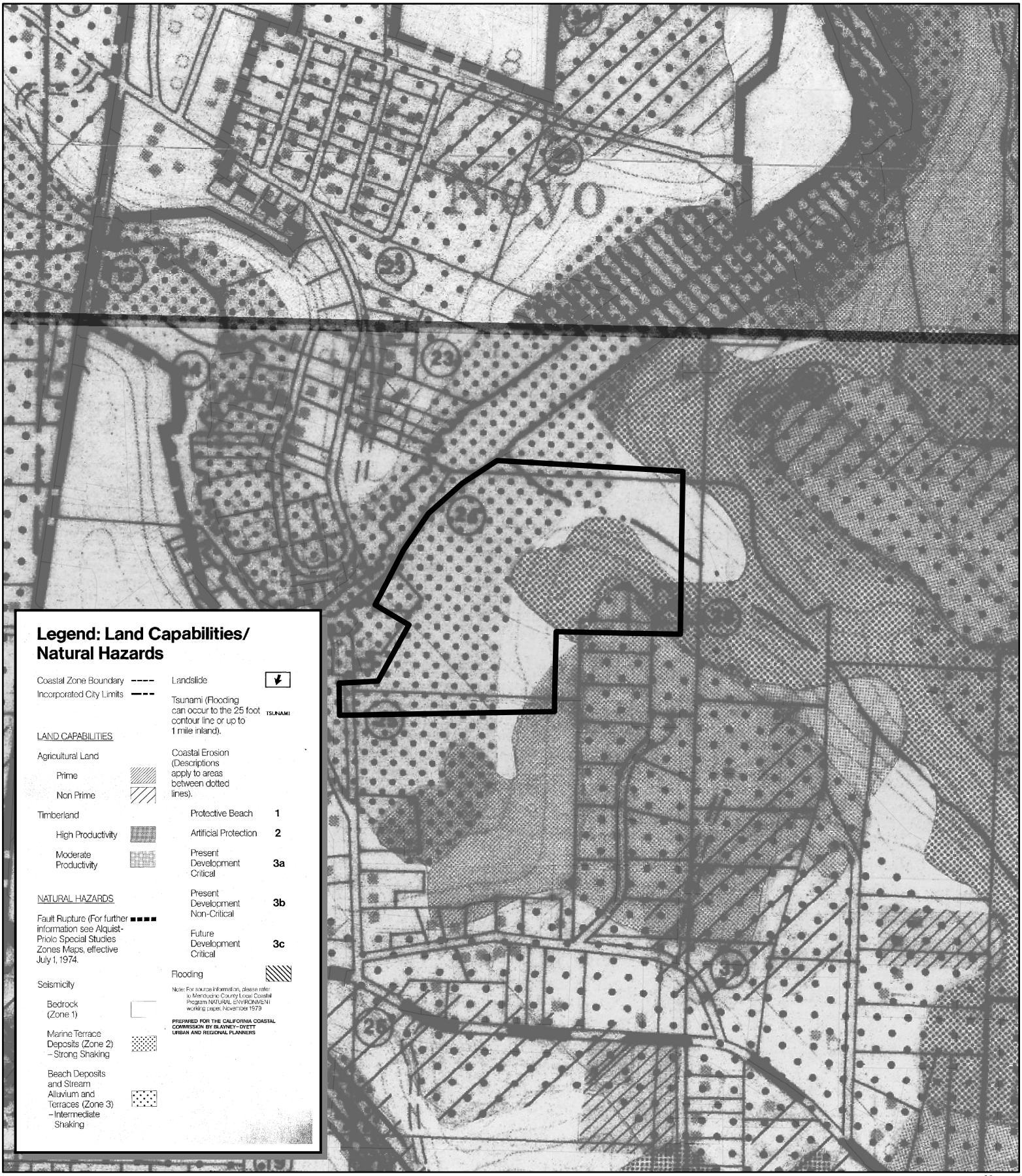
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LCP LAND USE MAP 14: BEAVER

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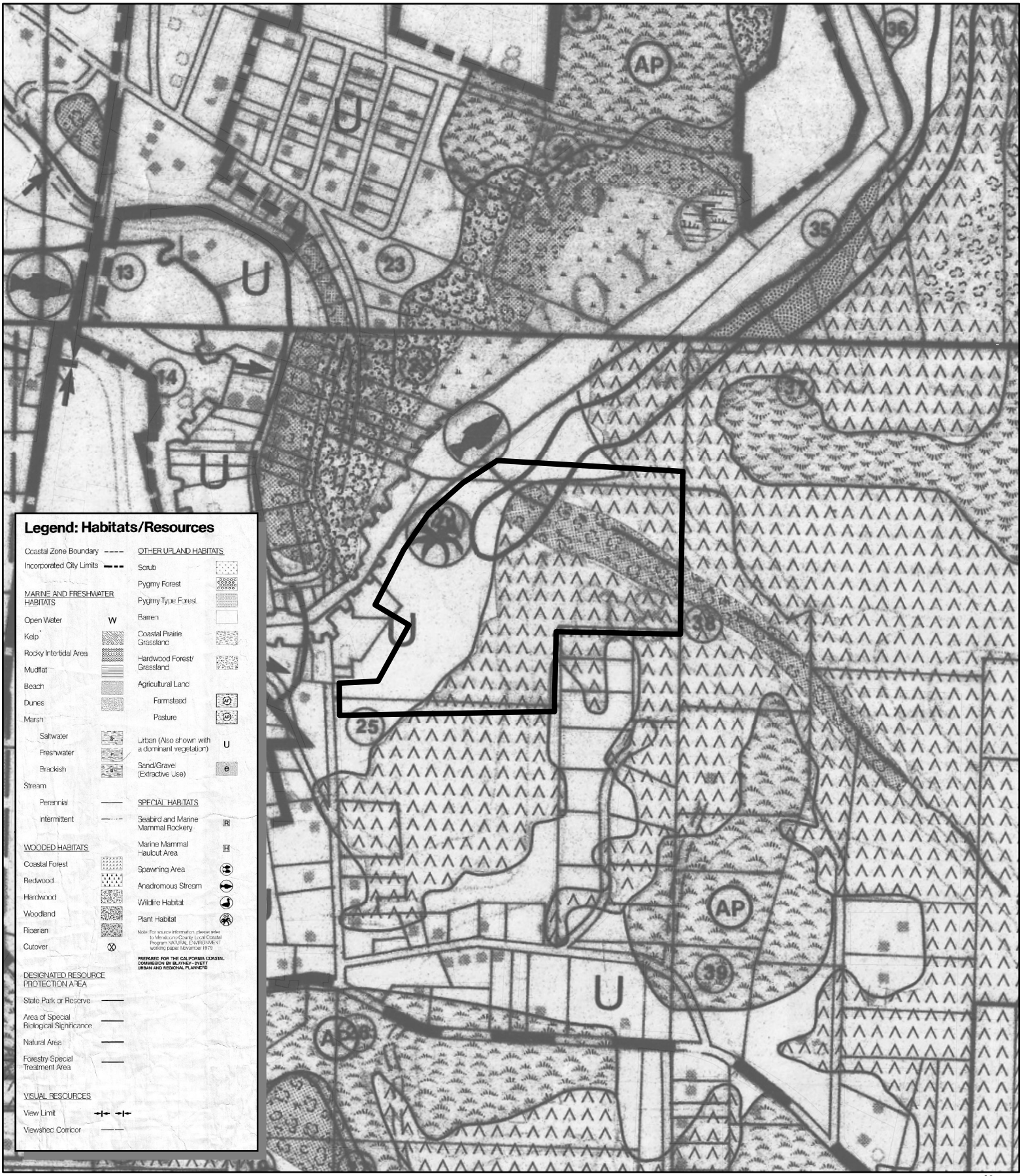
CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP LAND CAPABILITES & NATURAL HAZARDS

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

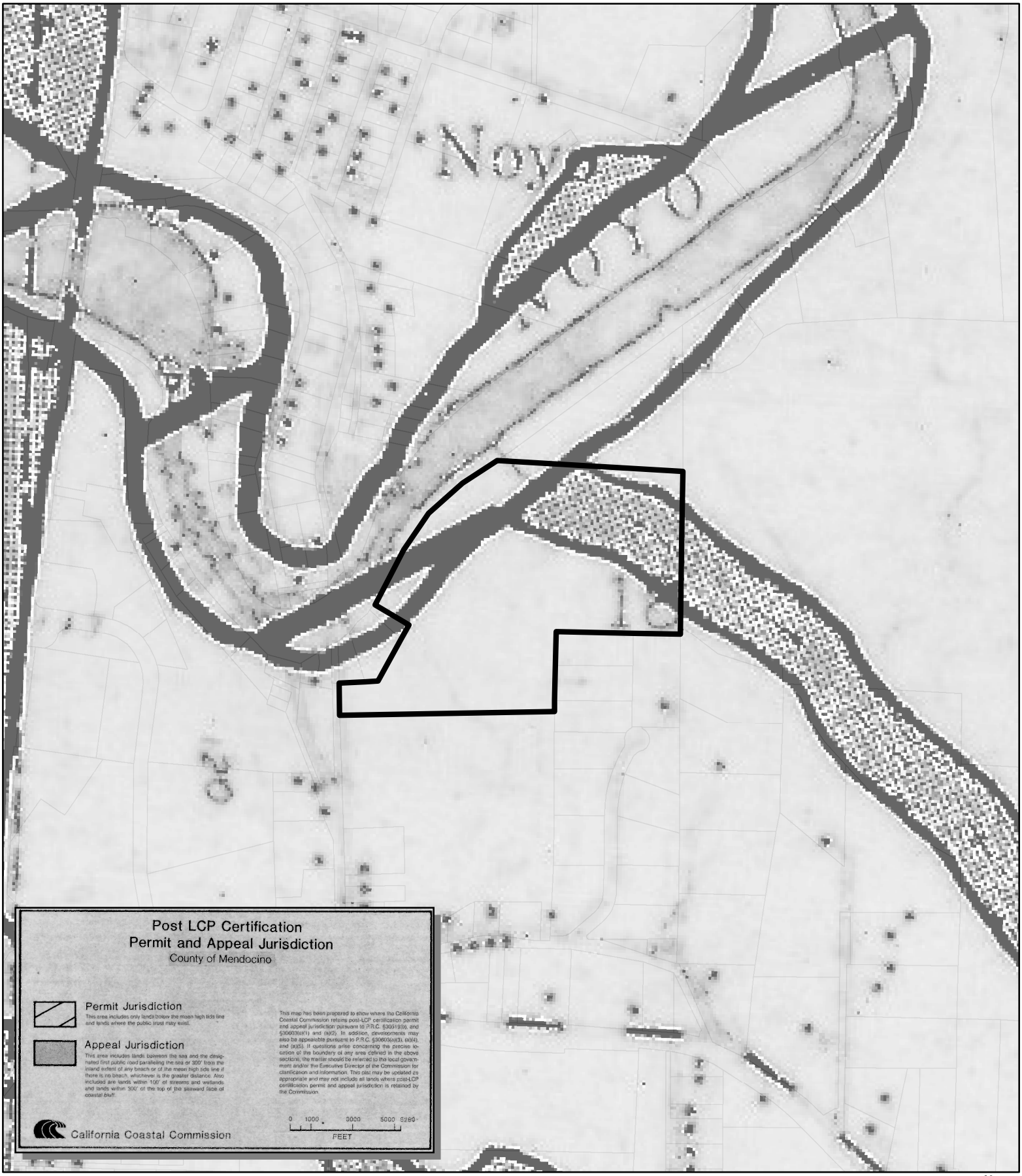
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LCP HABITATS & RESOURCES

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CASE: CDPM 2025-0006
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

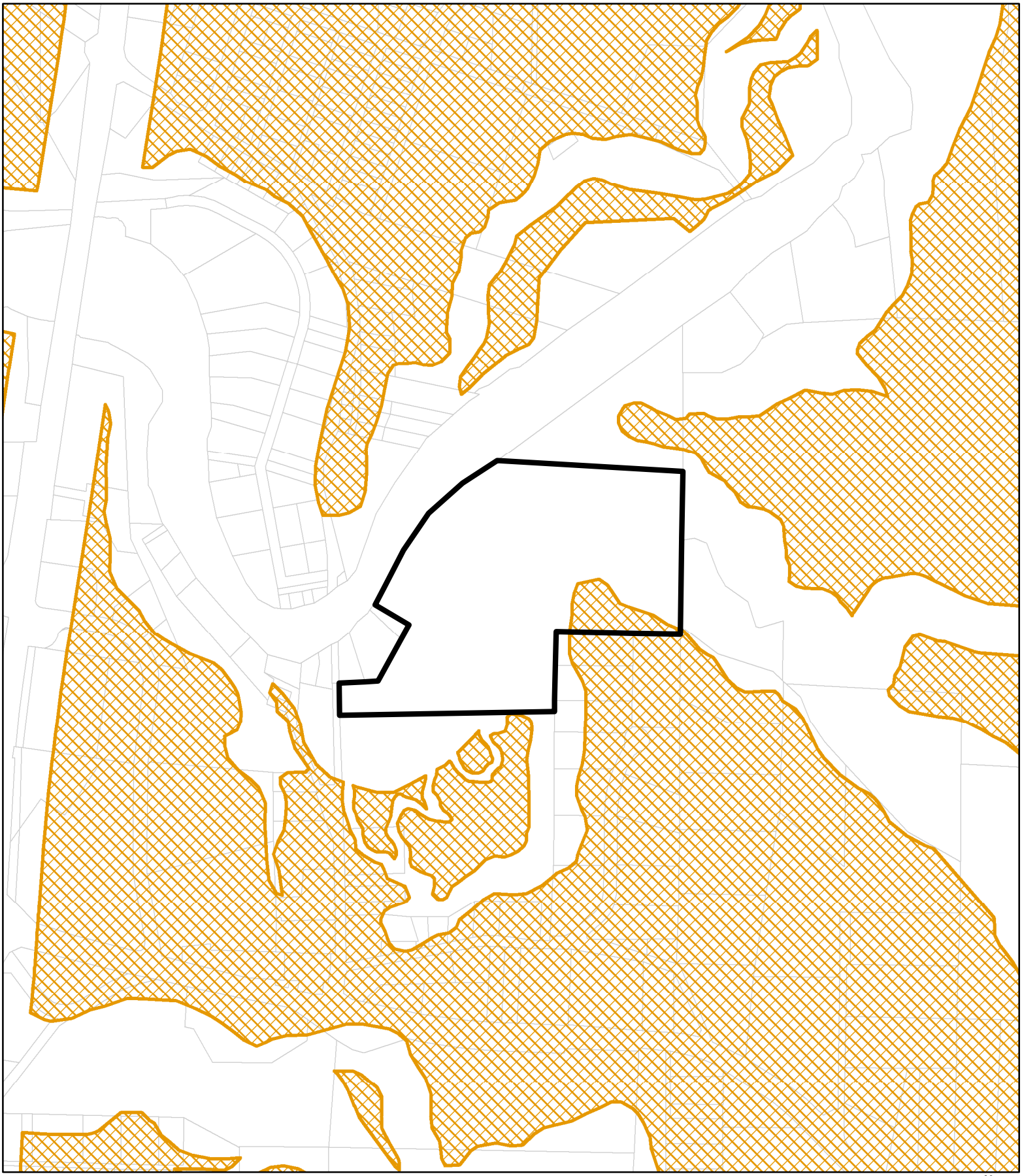
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POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

CDP Exclusion Areas

Assessors Parcels

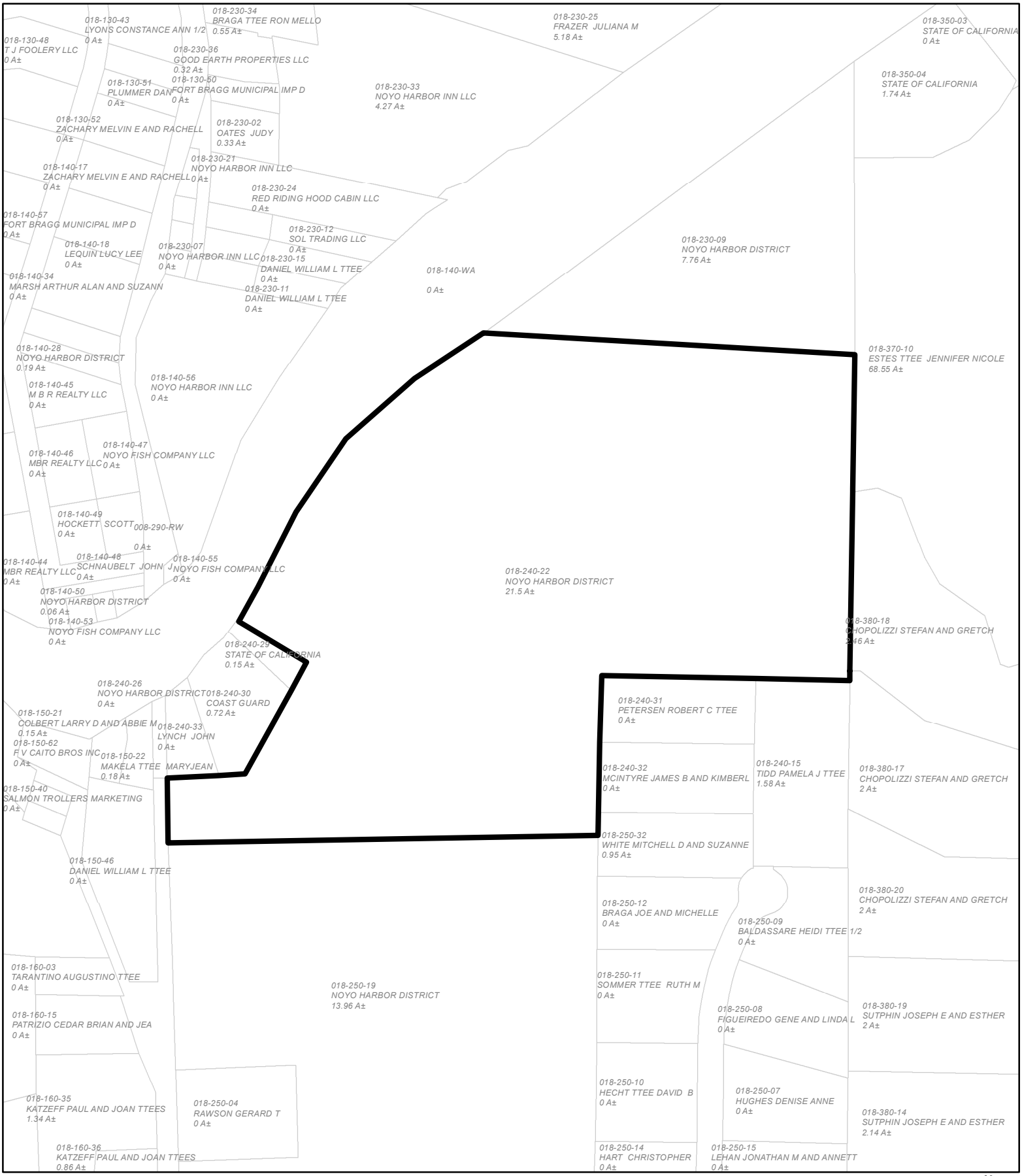
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CDP EXCLUSION AREAS

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

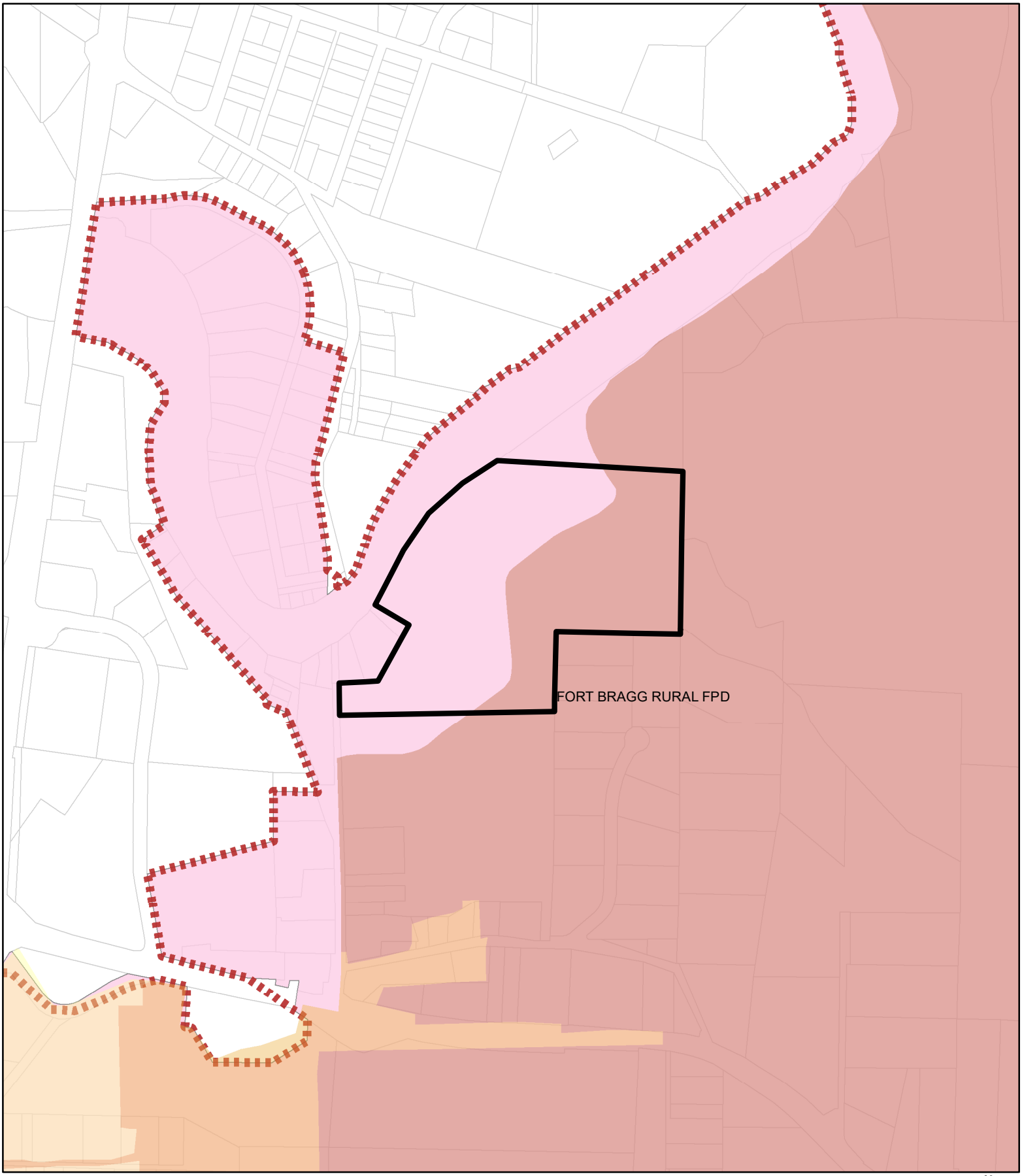
Assessors Parcels

0 135 270 Feet
0 0.0225 0.045 Miles

1:3,000

ADJACENT PARCELS

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Very High Fire Hazard
High Fire Hazard
Moderate Fire Hazard
County Fire Districts
Assessors Parcels

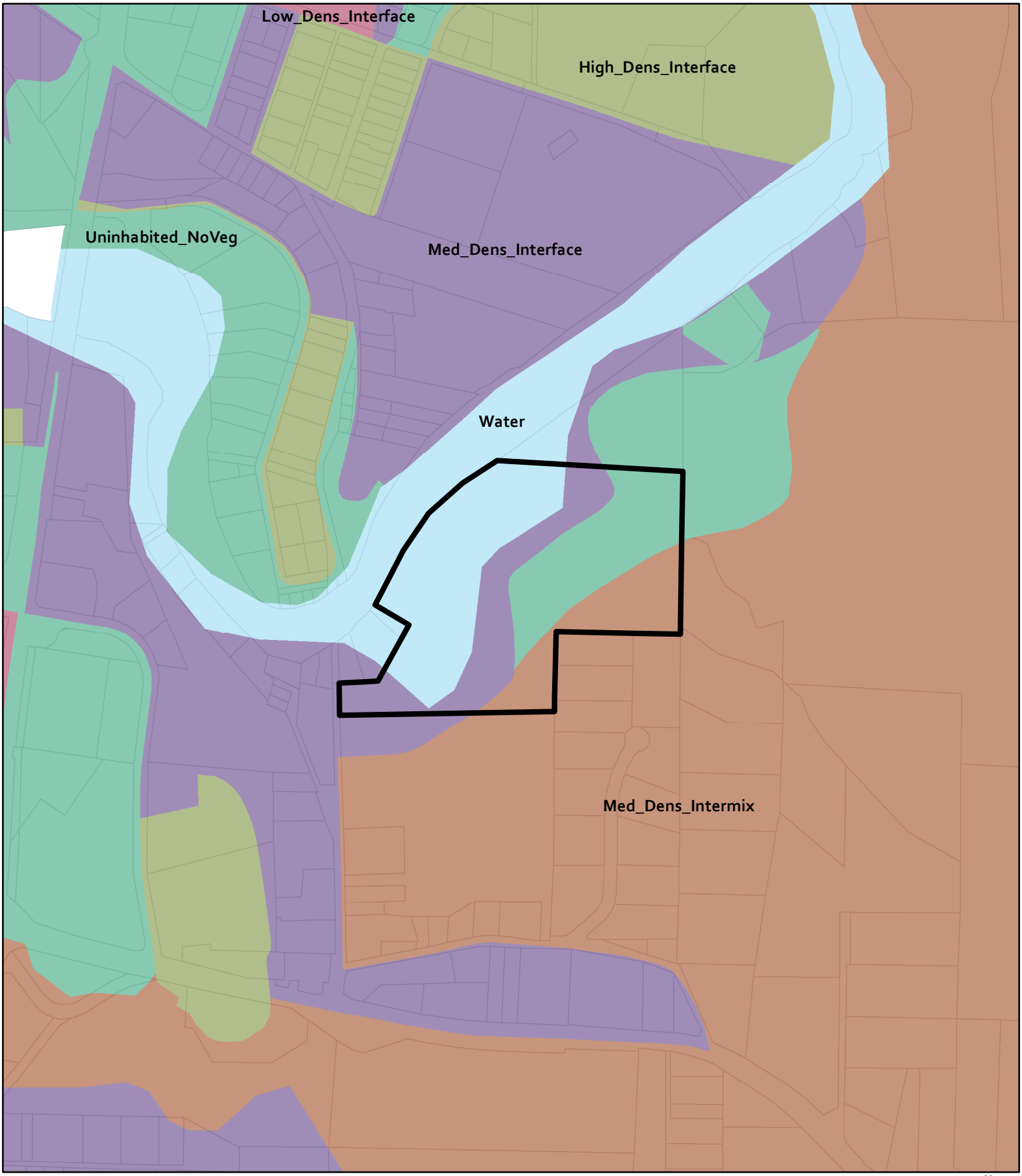
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0 0.05 0.1 Miles

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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

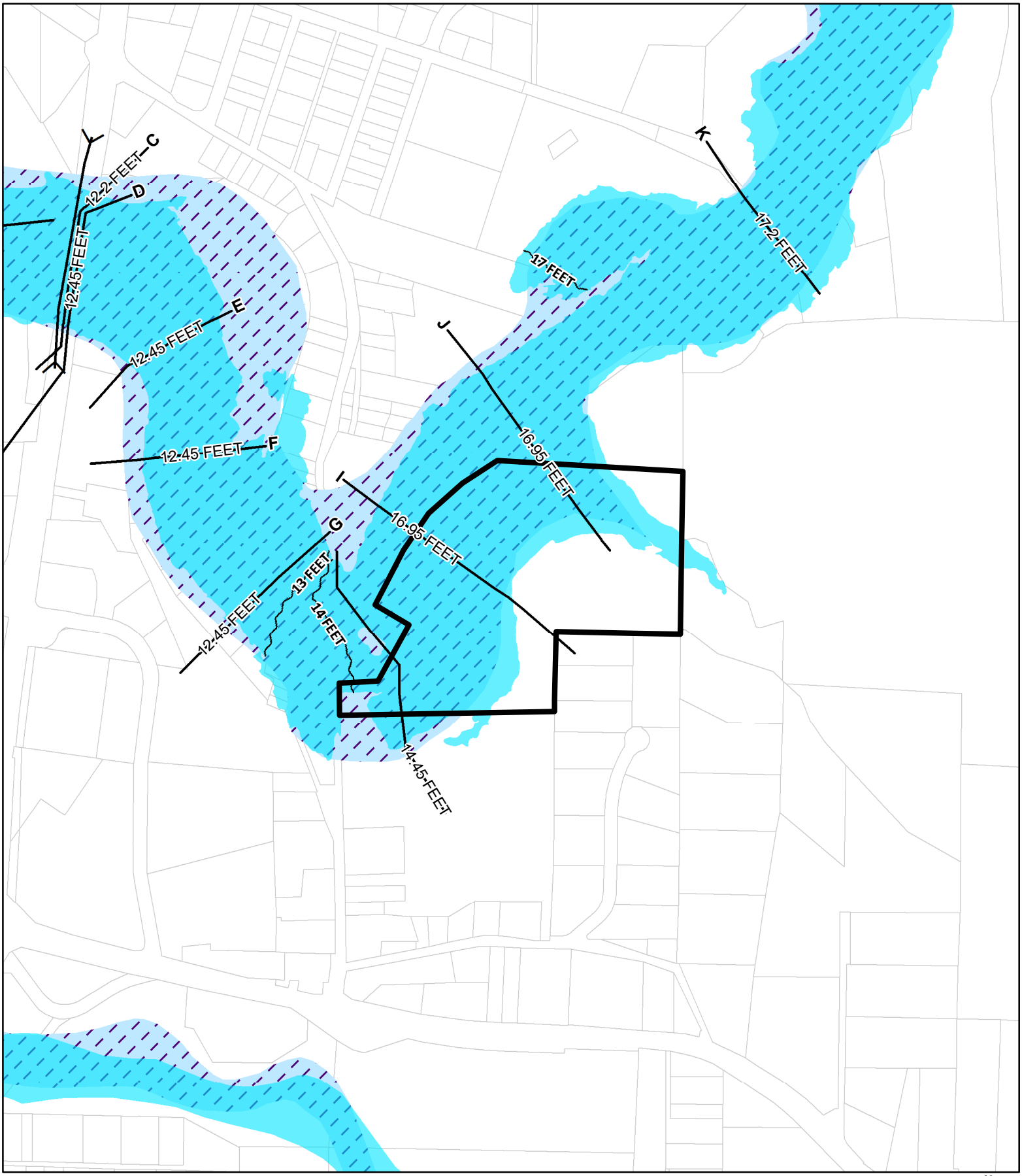
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WILDLAND-URBAN INTERFACE

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

1% Annual Chance Flood Hazard
Tsunami Inundation Zones
Cross-Sections

General Structures
Structure Type
Bridge
Dam, Weir, Jetty
Base Flood Elevations
Assessors Parcels

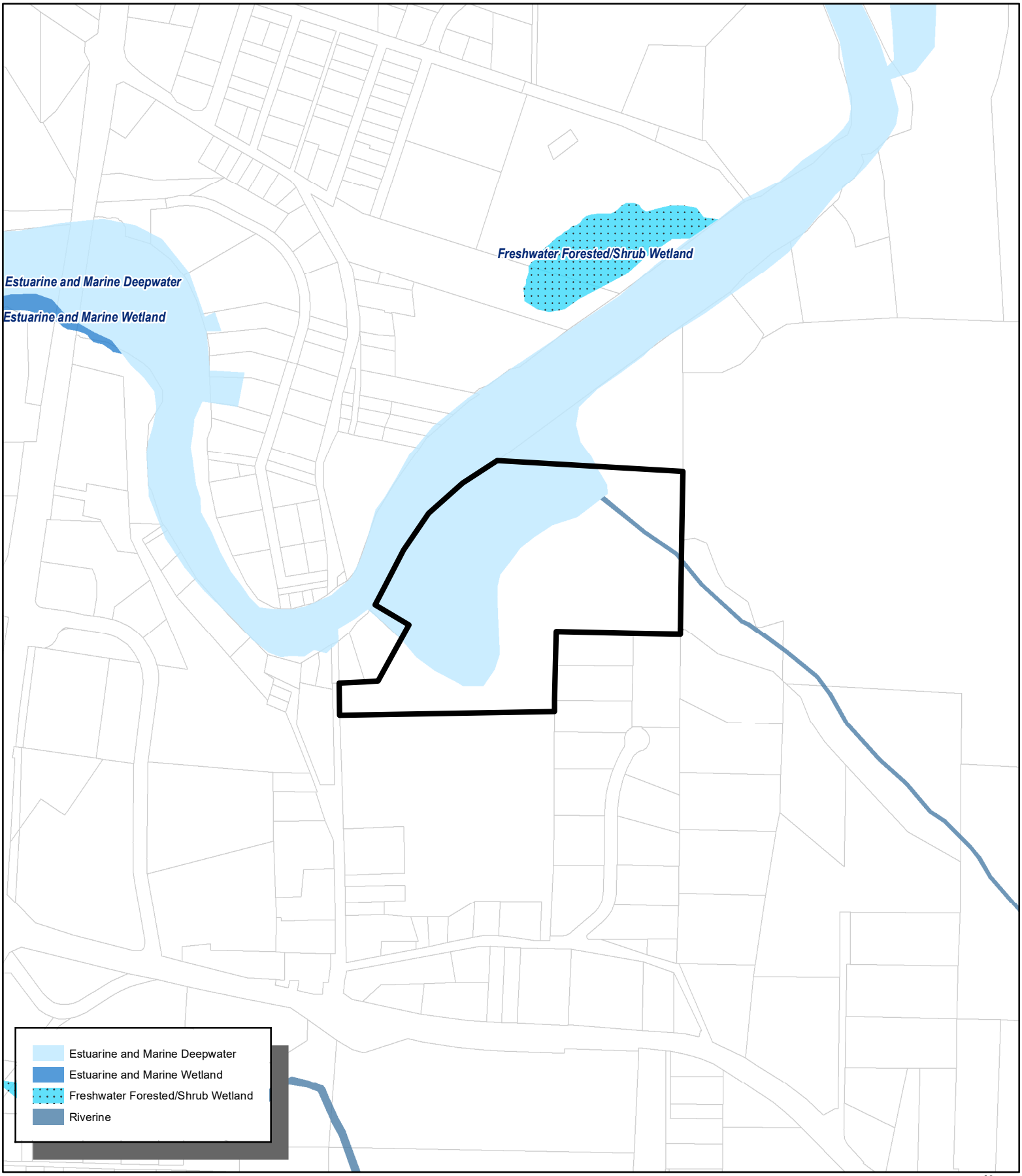
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FLOOD ZONES

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

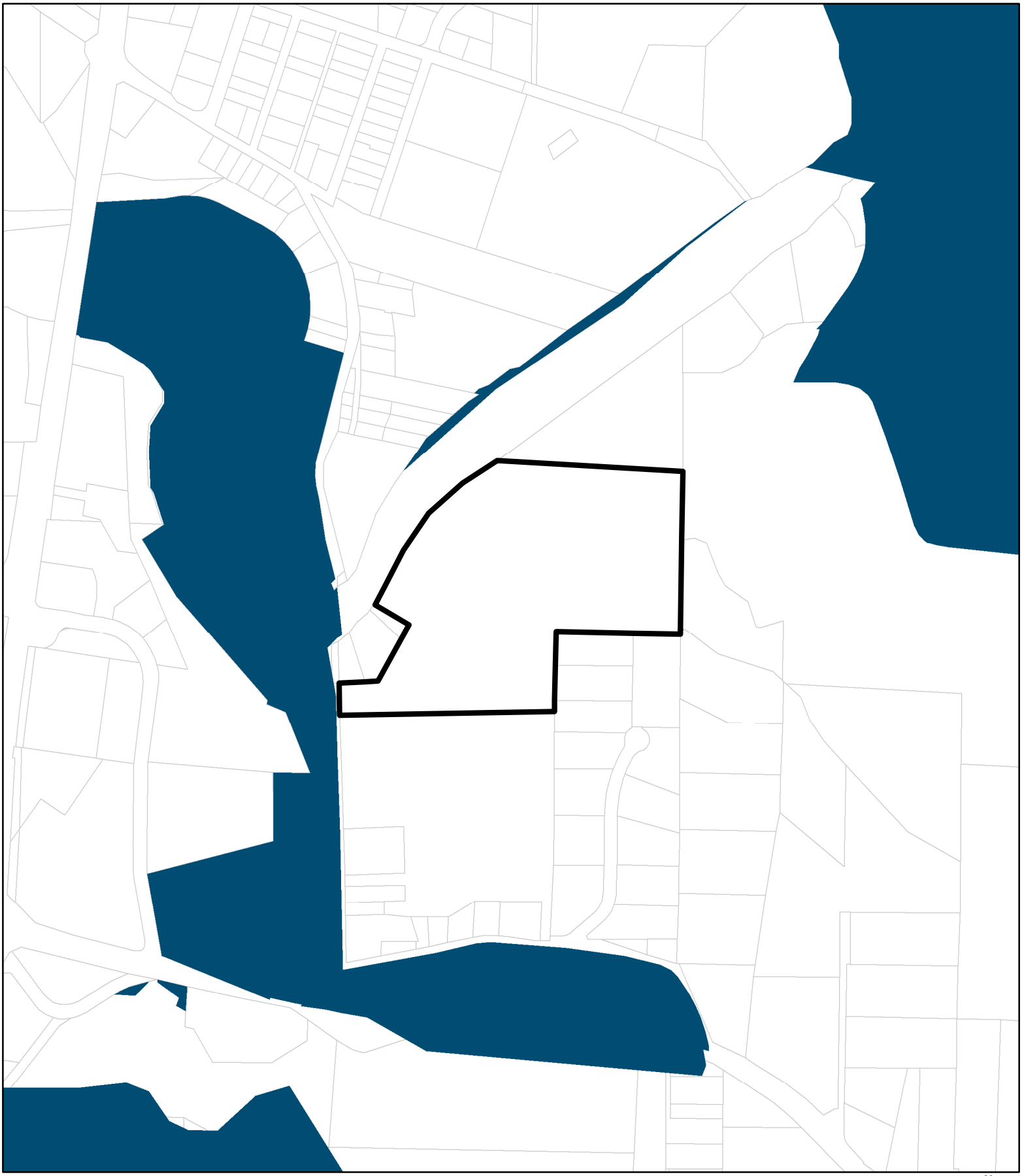
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WETLANDS

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Fort Bragg Stormwater Areas

Assessors Parcels

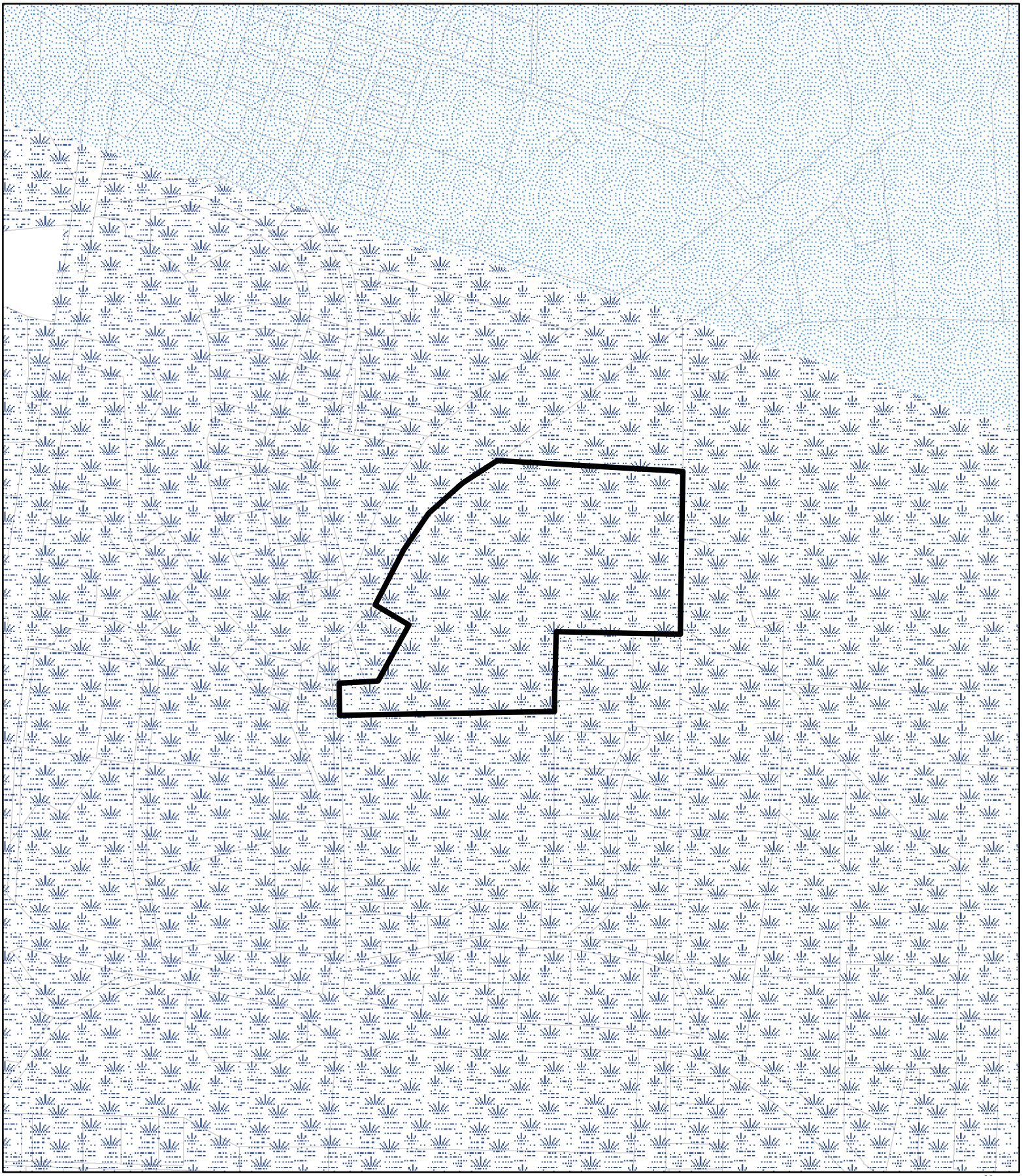
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MS4 STORMWATER AREA

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Marginal Water Resources
Sufficient Water Resources
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

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COASTAL GROUND WATER RESOURCES

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%
Assessors Parcels

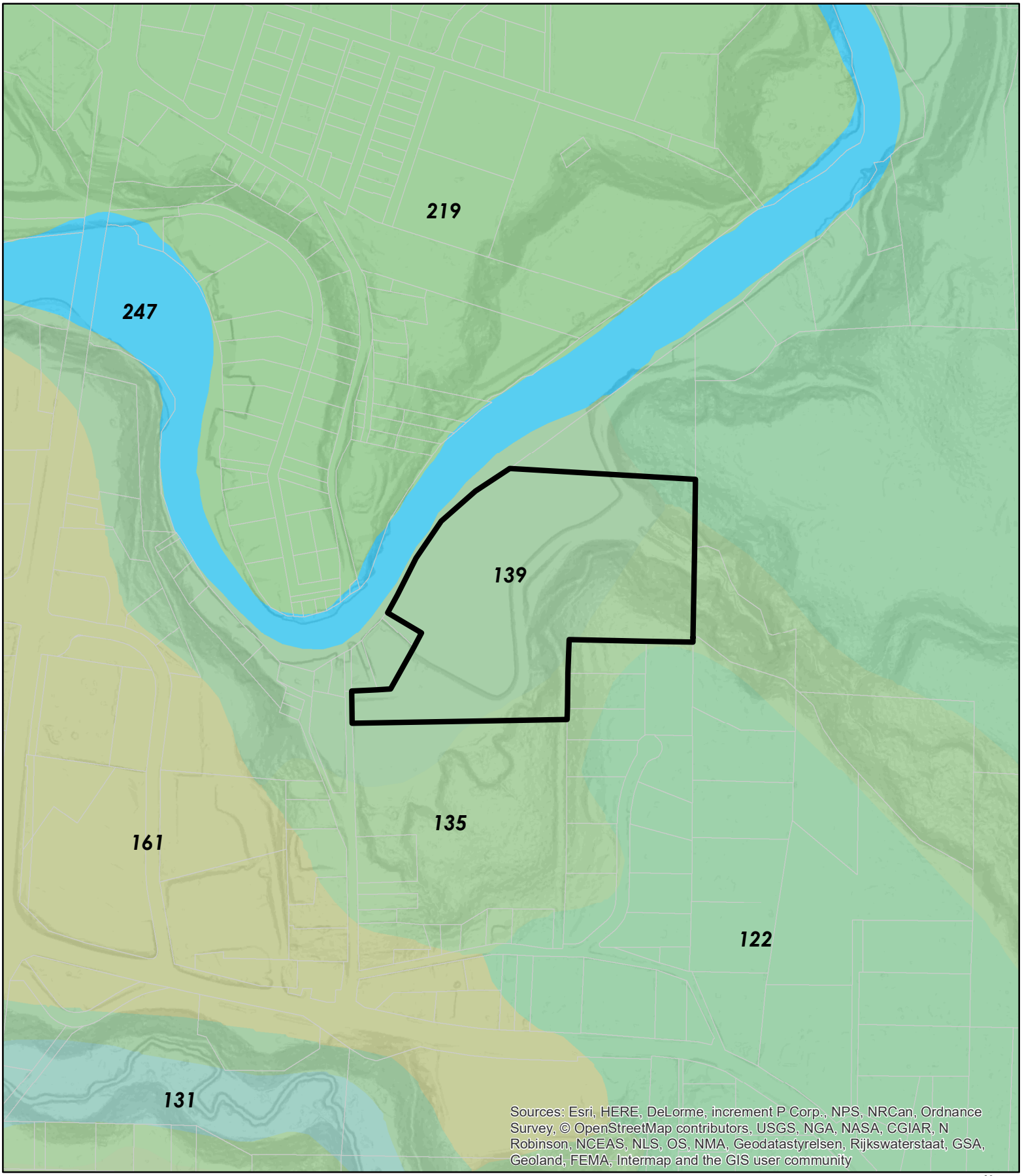
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ESTIMATED SLOPE

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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

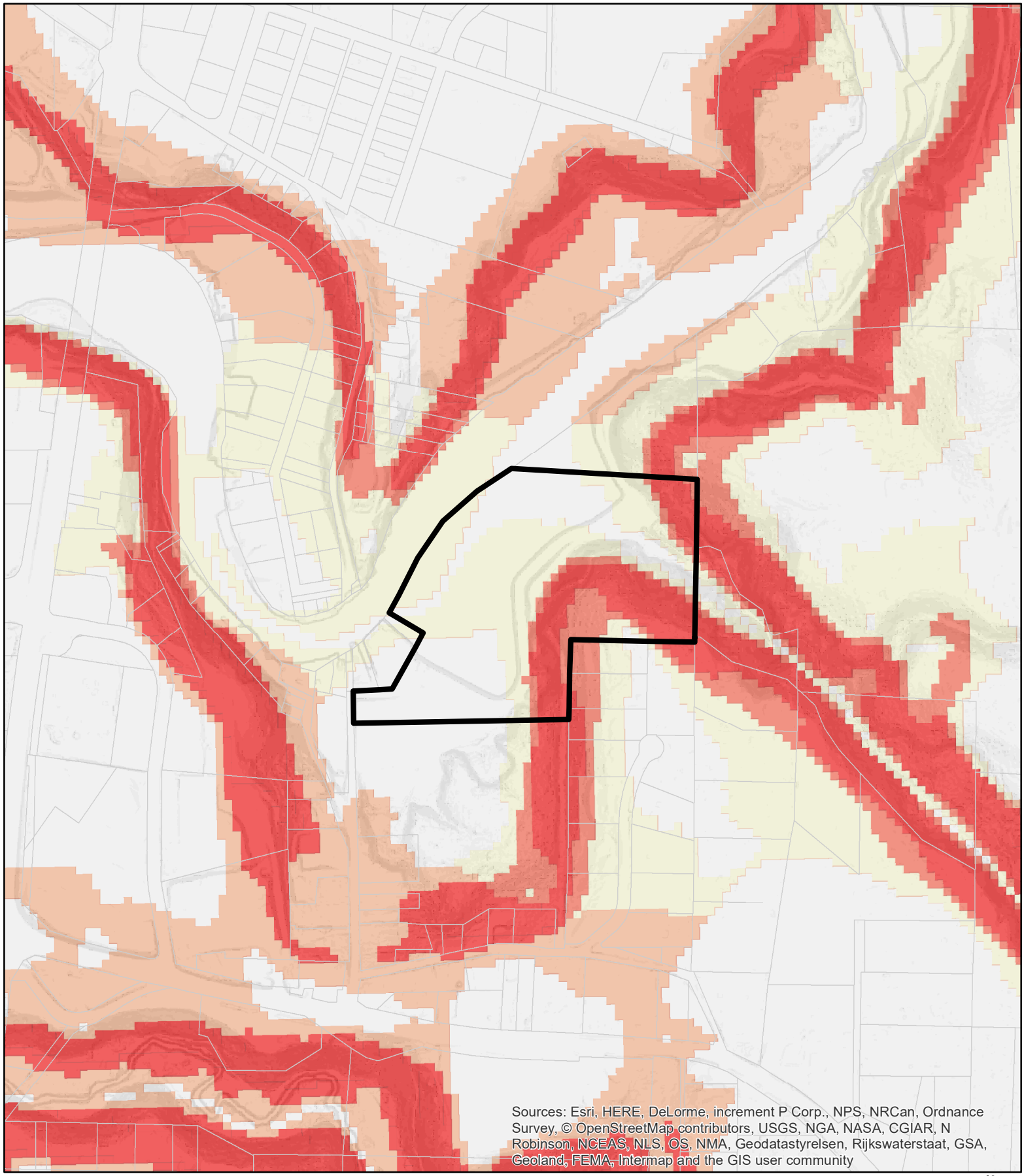
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WESTERN SOIL CLASSIFICATIONS

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OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

0
0 - 5
5 - 7
7 - 8
8 - 10
Assessors Parcels

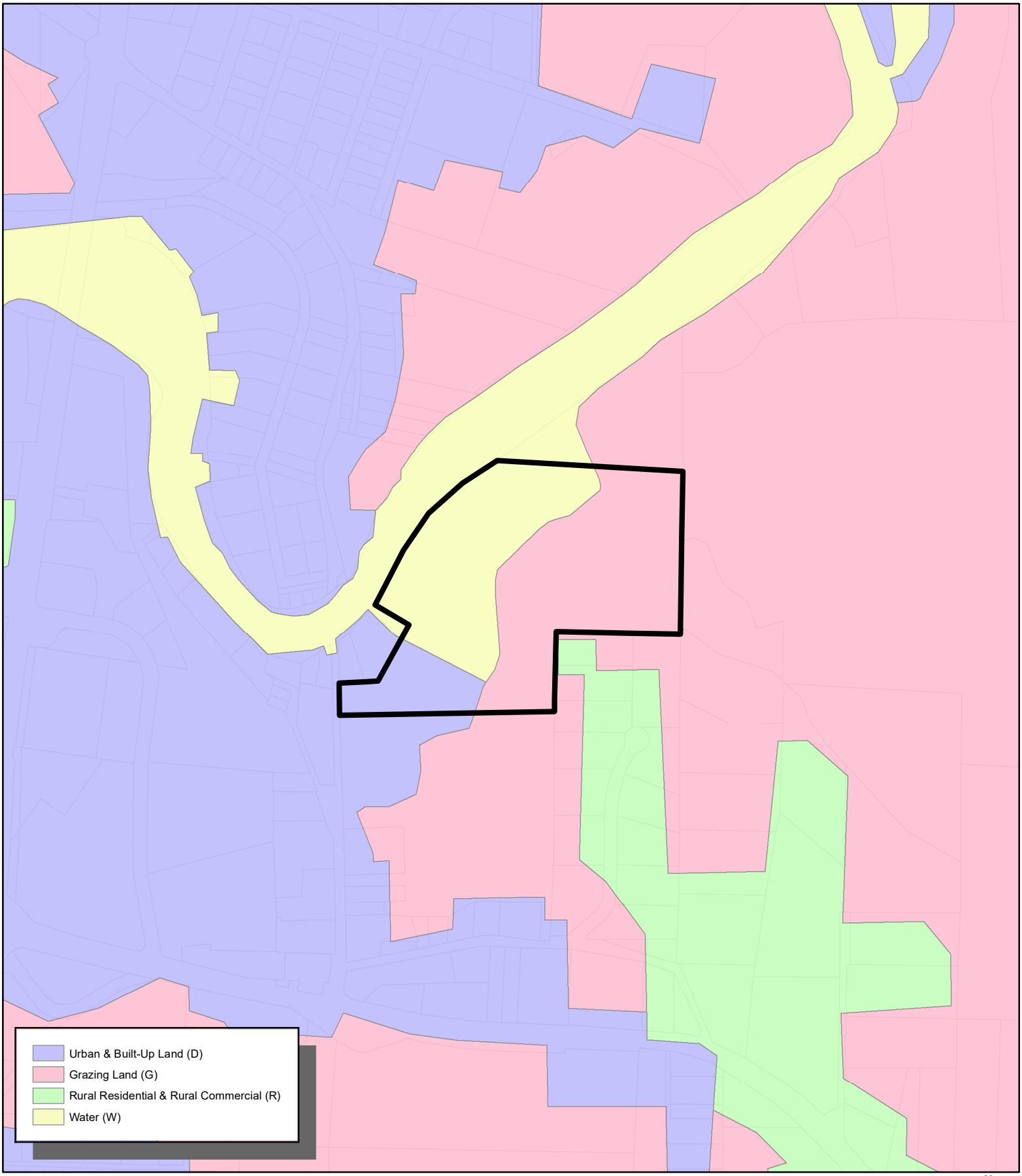
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LANDSLIDE HAZARDS

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CASE: CDPM 2025-0006
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ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

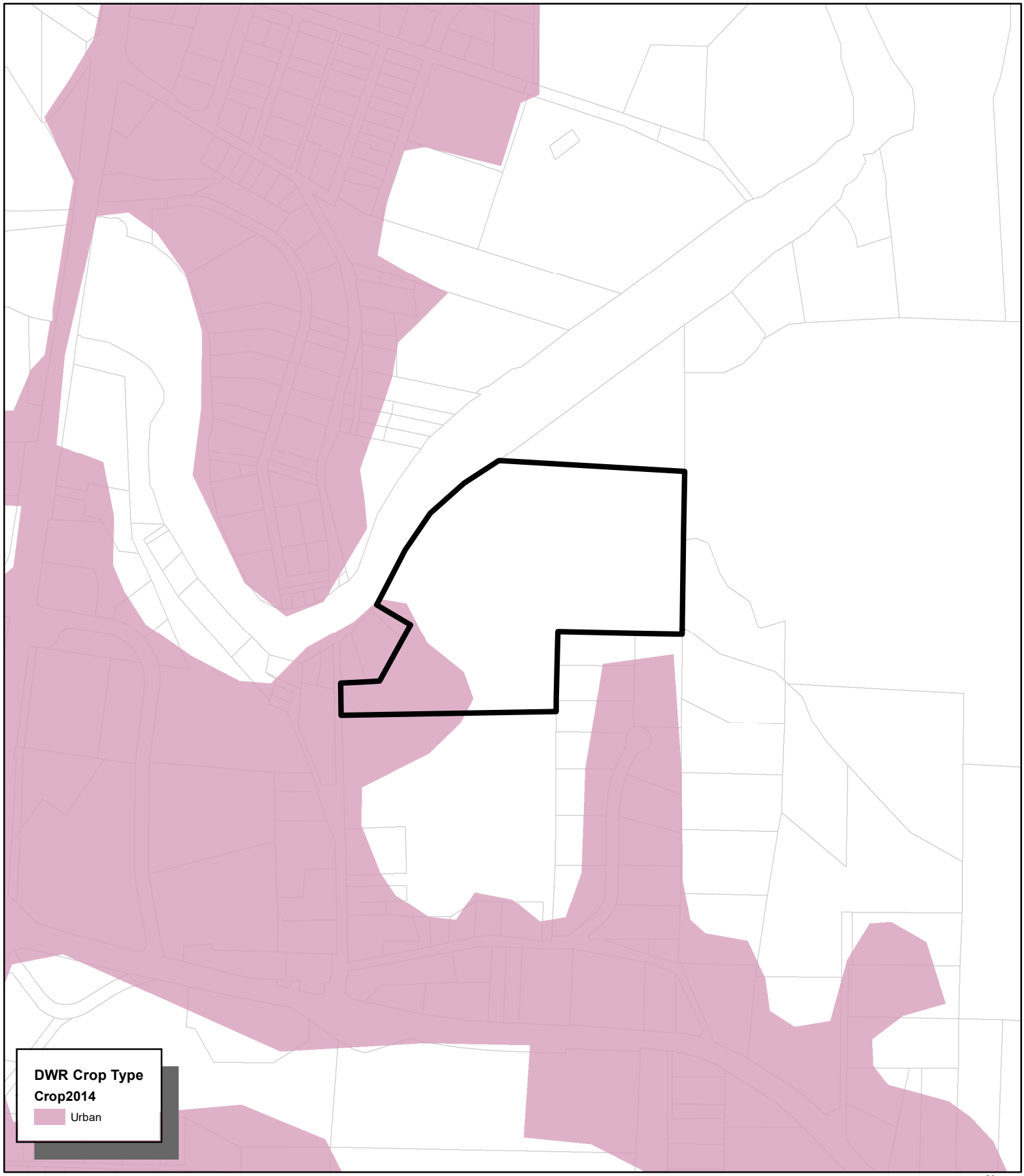
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IMPORTANT FARMLANDS

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OWNER: Noyo Harbor District
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APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

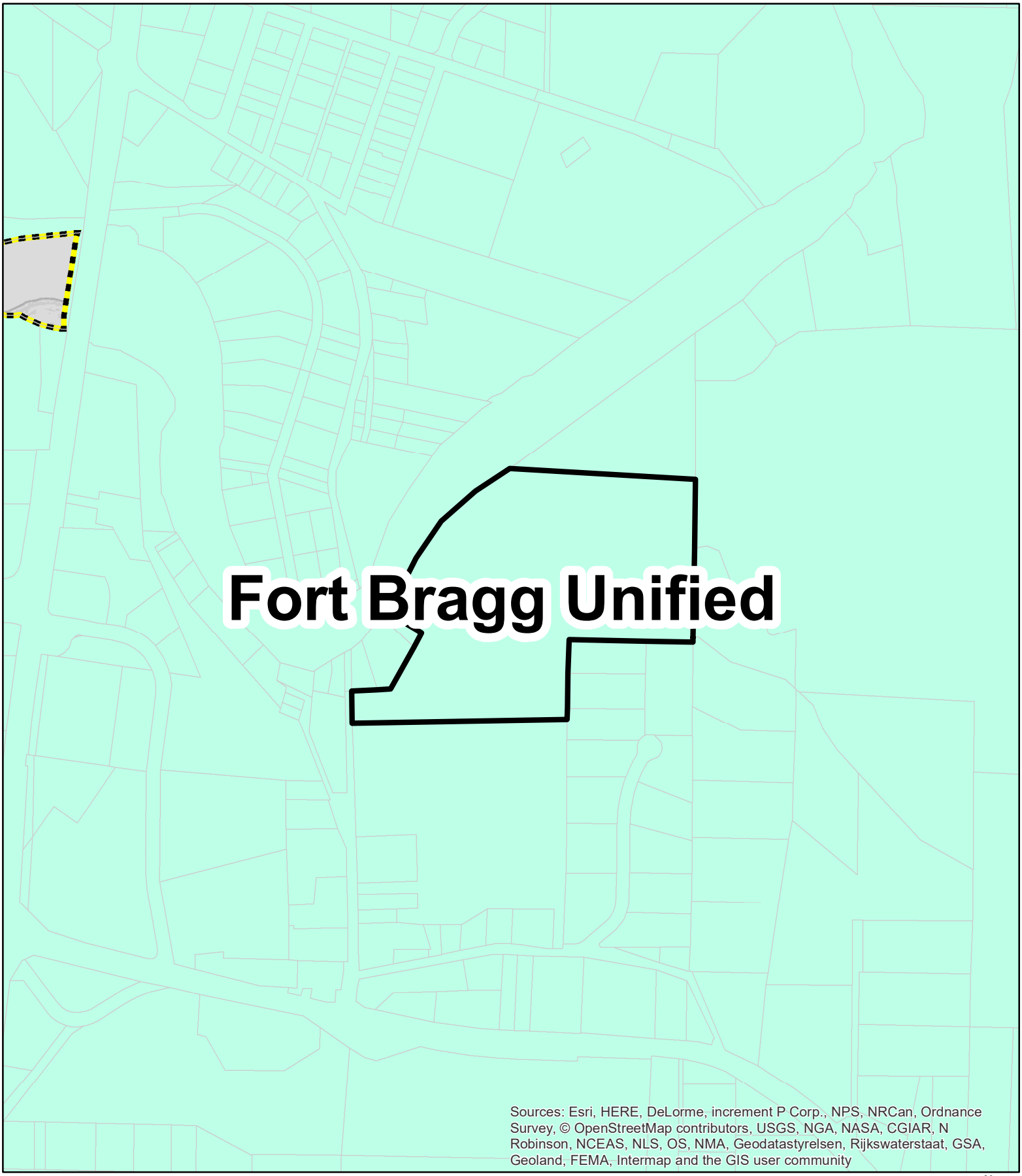
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CROP TYPES

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

Assessors Parcels

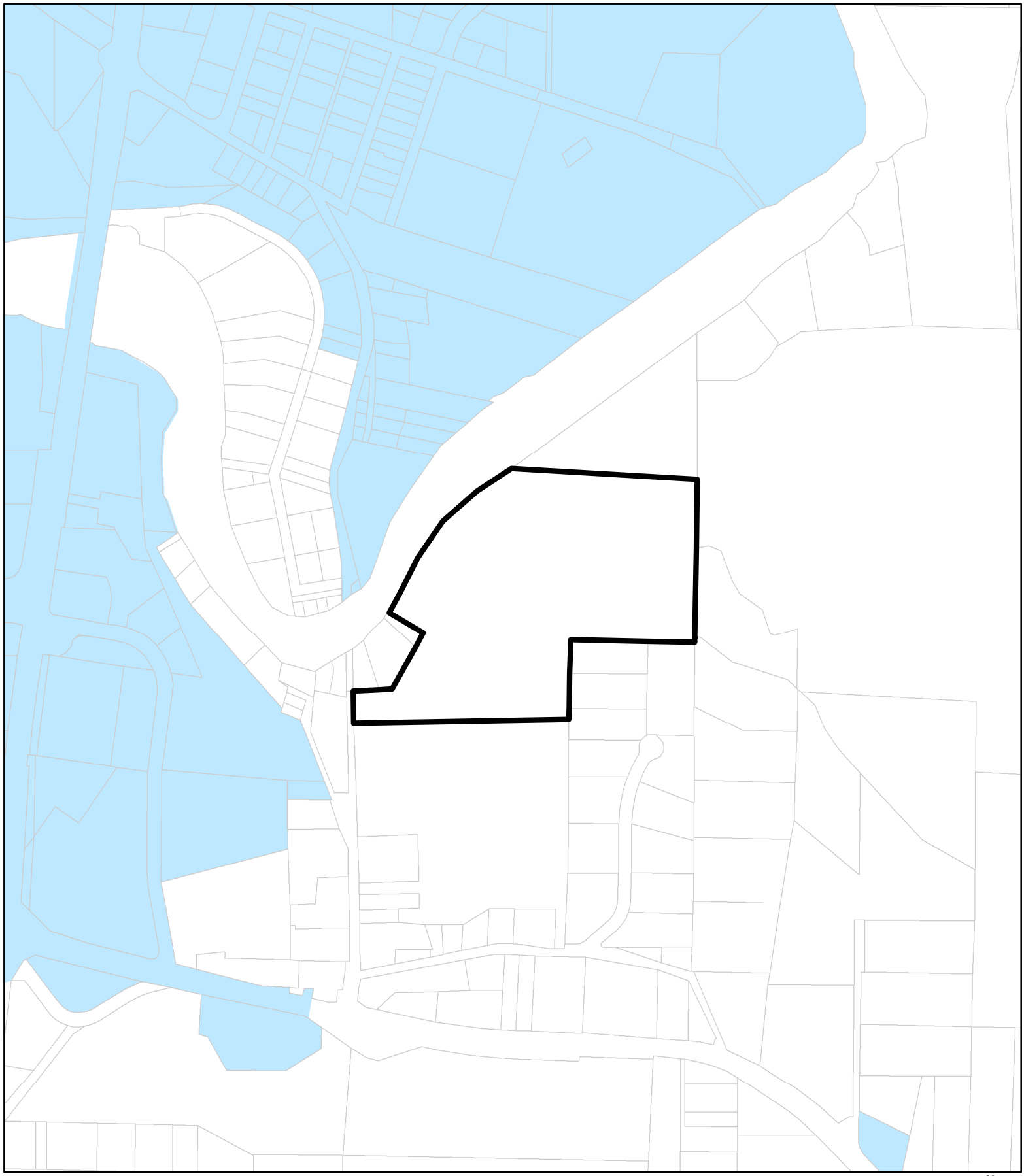
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0 0.05 0.1 Miles

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SCHOOL DISTRICT

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CASE: CDPM 2025-0006
OWNER: Noyo Harbor District
APN: 018-240-22
APLCT: Noyo Harbor District
AGENT: SHN
ADDRESS: 32400 Basin St, Fort Bragg

County Water Districts
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

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WATER DISTRICT

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