



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Agenda Planning Commission

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Wednesday, July 9, 2025

6:00 PM

Town Hall, 363 N.Main Street and Via Video  
Conference

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### MEETING CALLED TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### PLANNING COMMISSIONERS PLEASE TAKE NOTICE

*Planning Commissioners are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.*

### ZOOM WEBINAR INVITATION

*This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.*

*You are invited to a Zoom webinar!*

*When: Jul 9, 2025 06:00 PM Pacific Time (US and Canada)*

*Topic: Planning Commission Meeting*

*Join from PC, Mac, iPad, or Android:*

*<https://us06web.zoom.us/j/84599149726>*

*Phone one-tap: +16694449171,,84599149726# US*

*Webinar ID: 845 9914 9726*

*To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address.*

## **1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS**

*MANNER OF ADDRESSING THE COMMISSION: All remarks and questions shall be addressed to the Planning Commission; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Chair or Acting Chair. Public comments are restricted to three (3) minutes per speaker.*

*TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Chair or Acting Chair may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Chair or Acting Chair, may speak on any topic that may be a proper subject for discussion before the Planning Commission for such period of time as the Chair or Acting Chair may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.*

*BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Commissioners' response to questions and requests made during this comment period.*

*WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Commissioners as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments after 2:00 PM on the day of the meeting will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be emailed to [CDD@fortbragg.com](mailto:CDD@fortbragg.com).*

## **2. STAFF COMMENTS**

## **3. MATTERS FROM COMMISSIONERS**

## **4. CONSENT CALENDAR**

*All items under the Consent Calendar will be acted upon in one motion unless a Commissioner requests that an individual item be taken up under Conduct of Business.*

**4A. [25-269](#)** Approve Minutes of the May 28, 2025 Planning Commission Meeting

**Attachments:** [05282025 PC Minutes](#)

**4B. [25-270](#)** Approve Minutes of the June 11, 2025 Planning Commission Meeting

**Attachments:** [06112025 PC Minutes](#)

**4C. [25-271](#)** Approve Minutes of the June 18, 2025 Planning Commission Meeting

**Attachments:** [06182025 PC Minutes](#)

**4D. [25-290](#)** Approve Minutes of the June 25, 2025 Planning Commission Meeting

**Attachments:** [06252025 PC Minutes](#)

**5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS****6. PUBLIC HEARINGS**

- 6A. [25-286](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed Culvert Replacement at 190 Riverview Dr.(APN 018-310-21-00). Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities) and §15304a (grading on land with a slope and minor trenching and backfilling where the surface is restored).

**Attachments:** [Staff Report - Riverview Culvert Project](#)

[Att 1 - Resolution CDP 3-25, Proposed Culvert at 190 Riverview Drive](#)

[Att 2 - Site Map and Project Plans](#)

[Att 3 - Project Site Photos](#)

[Att 4 - NOPH](#)

**7. CONDUCT OF BUSINESS****ADJOURNMENT**

*The adjournment time for all Planning Commission meetings is no later than 9:00 p.m. If the Commission is still in session at 9:00 p.m., the Commission may continue the meeting upon majority vote.*

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 3, 2025.

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Diana Paoli  
City Clerk

**NOTICE TO THE PUBLIC**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 416 North Franklin Street, Fort Bragg, California, during normal business hours. Such documents are also available on the City's website at [www.fortbragg.com](http://www.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.

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





# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
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## Text File

File Number: 25-269

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**Agenda Date:** 7/9/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4A.

Approve Minutes of the May 28, 2025 Planning Commission Meeting



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Minutes Planning Commission

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Wednesday, May 28, 2025

6:00 PM

Town Hall, 363 N.Main Street and  
Via Video Conference

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### MEETING CALLED TO ORDER

Vice Chair Neils called the meeting to order at 6:07 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 3 - Commissioner Jary Stavely, Commissioner Katie Turner, and Vice Chair Richard Neils

**Absent** 2 - Chair David Jensen, and Commissioner Ryan Bushnell

### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

(1) None.

(2) None.

### 2. STAFF COMMENTS

Assistant Planner Sarah Peters reminded the community about the upcoming joint event with the Blue Zone Project, titled "Wellness by the Waves," scheduled for May 30th from 4 to 6 PM. The event aims to gauge public interest in adding fitness equipment along the coastal trail.

Additionally, Economic Development Manager Sarah McCormick invited the community to the Noyo Harbor Blue Economy open house, which will take place at the Noyo Center Marine Field Station on June 7th from 11 AM to 3 PM.

### 3. MATTERS FROM COMMISSIONERS

Commissioner Stavely inquired about the City Staff. Vice Chair Neils asked for updates on the 4Leaf contract. He also mentioned that the American Legion Post will be hosting a pancake breakfast fundraiser at the Veterans Memorial on June 7th from 8 AM to 11 AM. Additionally, he reported a successful Memorial Day event and expressed his gratitude to the community for their support.

### 4. CONSENT CALENDAR

### 5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

### 6. PUBLIC HEARINGS

- 6A. [25-192](#)** Receive a Report, Hold a Public Hearing and Consider a Resolution for the Adoption of the Initial Study/Mitigated Negative Declaration and the Adoption of the Mitigation and Monitoring and Reporting Plan for the Oneka Desalination Buoy Pilot Project

**Vice Chair Neils opened the Public Hearing at 6:15 PM**

Economic Development Manager Sarah McCormick introduced Co-Founder and CEO Dragan Tutic, who presented the report alongside consultants Eric Miller and Tim Hogan. Commissioners asked clarifying questions regarding the Initial Study/Mitigated Negative Declaration and its potential effects on marine life. They also inquired about the components that make up the desalination buoy.

Public Comment: David Jensen and Paul Clark.

**Vice Chair Neils closed the Public Hearing at 7:07 PM**

Discussion: During the subsequent discussion, the Commissioners deliberated on water quality issues and expressed general support for the project.

**A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

**Absent:** 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC 11-2025

- 6B. [25-122](#)** Receive Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Adopt Objective Design Review Standards and a Ministerial Design Review Process for Multifamily Housing Projects, Including Changes to the Coastal and Inland Zoning Codes and the Citywide Design Guidelines, and in Compliance with the Housing Accountability Act and The State's Pro-Housing Criteria.

**Vice Chair Neils opened the Public Hearing at 7:16 PM**

Consultant Marie Jones presented the report. Commissioner asked clarifying questions and wanted to modify some of the Objective Design Review Standards.

Public Comment: Paul Clark and David Jensen.

**Vice Chair Neils closed the Public Hearing at 7:25 PM**

Discussion: The Commissioners discussed this item and provided feedback to modify some of the design guidelines. They also showed interest in creating a waiver that allows for more creative criteria in this review.

**A motion was made by Commissioner Stavely, seconded by Vice Chair Neils, that the Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

**Absent:** 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC12-2025

- 6C. [25-175](#)** Receive a Report, Hold a Public Hearing, and Consider Approval of a Request

to Construct a New Residential Dwelling with an Uncovered Deck, Small Shed, Driveway, Fencing and Two Uncovered Parking Spaces; Categorically Exempt from CEQA, Under Sections 15303(a) and 15332

**Vice Chair Neils opened the Public Hearing at 7:45 PM**

Assistant Planner Peters presented the report and provided background on this new dwelling for a single family residence. Commissioners asked clarifying questions.

Public Comment: Janice Dunn and Paul Clark.

**Vice Chair Neils closed the Public Hearing at 7:46 PM**

Discussion: The Commissioners provided updates on some of the special conditions for this item.

**A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

**Absent:** 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC13-2025

## **7. CONDUCT OF BUSINESS**

- 7A. [25-178](#)** Receive Report and Consider Adoption of a Resolution Determining that the Proposed 2025-2026 Multi-Year Capital Improvement Program and Fiscal Year Capital Improvement Projects Budget are consistent with the City of Fort Bragg Inland General Plan and Coastal General Plan

Assistant Planner Peters presented this staff report and Public Works Director John Smith was on hand to answer any questions.

Public Comment: Dave Jensen and Jacob Patterson.

Discussion: The Commissioners discussed all the great projects that the City is undertaking with the proposed Capital Improvement Program for FY 2025-2026.

**A motion was made by Commissioner Stavely, seconded by Commissioner Turner, that the Planning Resolution be adopted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Stavely, Commissioner Turner and Vice Chair Neils

**Absent:** 2 - Chair Jensen and Commissioner Bushnell

Enactment No: RES PC14-2025

## **ADJOURNMENT**

**Vice Chair Neils adjourned the meeting at 8:01 PM**

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David Jensen, Chair

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Cristal Muñoz, Administrative Analyst

IMAGED (\_\_\_\_\_)



# City of Fort Bragg

416 N Franklin Street  
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## Text File

File Number: 25-270

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**Agenda Date:** 7/9/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4B.

Approve Minutes of the June 11, 2025 Planning Commission Meeting



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Minutes Planning Commission

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Wednesday, June 11, 2025

6:00 PM

Town Hall, 363 N.Main Street  
and Via Video Conference

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### MEETING CALLED TO ORDER

Vice Chair Richard Neils called the meeting to order at 6:00 PM

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 4 - Commissioner Jary Stavely, Chair David Jensen, Commissioner Katie Turner, and Vice Chair Richard Neils  
**Absent** 1 - Commissioner Ryan Bushnell

### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

(1) Judy  
(2) None.

### 2. STAFF COMMENTS

None.

### 3. MATTERS FROM COMMISSIONERS

Vice Chair Neils announced that Flag Day will be celebrated on June 14th, with flags being placed only on Main Street. He also shared that the Father's Day Car Show will take place this upcoming Saturday. Additionally, he encourages everyone to participate in public comments on non-agenda items. He reminded everyone that the commissioners are volunteers and dedicate their time to serving the community.

### 4. CONSENT CALENDAR

### 5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

### 6. PUBLIC HEARINGS

**6A.** [25-219](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Approve Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of

Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

**Chair Jensen opened the Public Hearing at 6:08 PM**

Staff requested this item be continued.

Public Comments: Mary Chamberlin, Teresa Scar, Guy Burnett, Dave Scar, Jacob Patterson and Judy.

Discussion: None.

Chair Jensen announced that this Public Hearing will be opened and continued to a date certain of June 18th, 2025 at 6:00 PM.

**7. CONDUCT OF BUSINESS**

**ADJOURNMENT**

Chair Jensen adjourned the meeting at 6:25 PM.

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David Jensen, Chair

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Cristal Muñoz, Administrative Analyst

IMAGED (\_\_\_\_\_)





# City of Fort Bragg

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## Text File

File Number: 25-271

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**Agenda Date:** 7/9/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4C.

Approve Minutes of the June 18, 2025 Planning Commission Meeting



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Minutes Planning Commission

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Wednesday, June 18, 2025

6:00 PM

Town Hall, 363 N.Main Street  
and Via Video Conference

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### Special Meeting

#### MEETING CALLED TO ORDER

Chair Jensen called the meeting to order at 6:00 PM

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**Present** 4 - Commissioner Jary Stavely, Chair David Jensen, Vice Chair Richard Neils, and Commissioner Ryan Bushnell  
**Absent** 1 - Commissioner Katie Turner

#### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

(1) None.

#### 2. STAFF COMMENTS

None.

#### 3. MATTERS FROM COMMISSIONERS

Vice Chair Neils encouraged everyone to participate in public comments regarding non-agenda items. Chair Jensen expressed his gratitude to Vice Chair Neils for leading the last few meetings while he was on vacation. He also reminded the public about the Tools of Civility approved by the City Council, which are designed to ensure that comments remain focused on the agenda items before the commission.

#### 4. CONSENT CALENDAR

#### 5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

Vice Chair Neils shared he had brief conversations with the neighbors of 1151 S. Main St. and had spoken to two local realtors. Chair Jensen spoke with Public Works Director John Smith.

#### 6. PUBLIC HEARINGS

**6A.** [25-237](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Approve Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review

Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

**Chair Jensen opened the Public Hearing at 6:07 PM**

Consultant Marie Jones presented the report. She responded to clarifying questions, concerns and comments from the Commissioners.

Applicant Kosh Grewal provided rebuttals and effectively clarified and answered questions.

Public Comments: Paul Clark, Dave Scar, Hamim Zarabi, Truthful Loving Kindness, Guy Burnett, Collin Morrow, Jacob Patterson and Judy.

Applicant Kosh Grewal provided rebuttals and was able to clarify and answer questions.

**Chair Jensen closed the Public Hearing at 7:15 PM**

Discussion: The Commissioners engaged in a lengthy discussion and posed numerous clarifying questions. They deliberated among themselves and provided Consultant Jones with additional special conditions that would need to be reviewed by the City Attorney.

Chair Jensen recessed the meeting at 8:09 PM for a break and reconvened at 8:19 PM.

The Commission concluded that they required more time to review the special conditions. They decided to postpone their decision by continuing the hearing to a date specific.

**Chair Jensen reopened the Public Hearing at 8:30 PM for the purposes of continuing the hearing to a date certain of June 25 at 6:00 PM.**

**7. CONDUCT OF BUSINESS**

**ADJOURNMENT**

Chair Jensen adjourned the meeting at 8:00 PM

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David Jensen, Chair

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Cristal Muñoz, Administrative Analyst

IMAGED (\_\_\_\_\_)



# City of Fort Bragg

416 N Franklin Street  
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## Text File

File Number: 25-290

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**Agenda Date:** 7/9/2025

**Version:** 1

**Status:** Consent Agenda

**In Control:** Planning Commission

**File Type:** Minutes

**Agenda Number:** 4D.

Approve Minutes of the June 25, 2025 Planning Commission Meeting



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Minutes Planning Commission

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Wednesday, June 25, 2025

6:00 PM

Town Hall, 363 N.Main Street  
and Via Video Conference

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### MEETING CALLED TO ORDER

Chair David Jensen called the meeting to order at 6:00 p.m.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present** 5 - Commissioner Jary Stavely, Chair David Jensen, Commissioner Katie Turner, Vice Chair Richard Neils, and Commissioner Ryan Bushnell

### 1. PUBLIC COMMENTS ON: (1) NON-AGENDA & (2) CONSENT CALENDAR ITEMS

- (1) Teresa Skarr and Annemarie Weibel.
- (2) None.

### 2. STAFF COMMENTS

Consultant Marie Jones reminded community of Mill Site meeting at Cotton Auditorium tomorrow at 5:30 PM. City Clerk Diana Paoli reported high resolution photos arriving at 2:00 PM were loaded to public comment which crashed and required staff to delete file and upload current public comment and bring photos to meeting for public and Commissioners. It was also clarified staff is available on Wednesdays by phone or by appointment during working hours.

### 3. MATTERS FROM COMMISSIONERS

Commissioner Katie Turner shared First Annual Pride Parade event and thanked community, Police Department, and City for support and success. She also reassured public she watched prior meeting and read all materials to be ready for Agenda Items and reminded Chair Jensen Item 6B should proceed first. Vice Chair Richard Neils encouraged and thanked everyone for public comment on non-agenda items.

### 4. CONSENT CALENDAR

#### Approval of Consent Calendar

A motion was made by Commissioner Jary Stavely, seconded by Commissioner Richard Neils, that the Minutes were approved on the Consent Calendar. The motion carried by the following vote:

**Aye:** 5 - Commissioner Stavely, Chair Jensen, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell



- 4A. [25-255](#) Approve the Minutes of the May 14, 2025, Planning Commission Meeting

These Minutes were approved on the Consent Calendar.

## **5. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

Vice Chair Richard Neils disclosed he viewed site and spoke to community members.

## **6. PUBLIC HEARINGS**

- 6B. [25-265](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Recommending that the City Council Approve Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

With no objection from Commissioners, Chair Jensen stated Item 6B to be heard first.

### **Chair Jensen reopened the public hearing at 6:14 PM**

Consultant Marie Jones provided updates and clarified concerns and answered questions from prior public comments.

Applicant Kosh Grewal was available to answer questions regarding the project.

Public Comment: Tom Fayat, Teresa Skarr, Paul Clark, Debra Lennox, Annemarie Weibel, Guy Burnett, Mary Chamberlin, Unnamed man with wife named Teresa, Christine Sanchez, Colin Morrow, Jacob Patterson and Jay Rosenquist.

Applicant Kosh Grewal and JTS Engineering Consultant, Omar Siddiqui were available to clarify concerns. Senior Transportation Engineer of Tahoe Design & Engineering, Hari Perugu provided a rebuttal to 4-way stop.

Chair Jensen recessed the meeting at 7:49 PM, for a break and reconvened at 8:00 PM.

Chair Jensen reported the Livestream was having technical difficulties and the meeting was being recorded and would be upload online as soon as possible by staff. It was further reported that the public could interact fully with Livestream after the break.

### **Chair Jensen closed the public hearing at 7:13 PM**

Discussion: Commissioners discussed items such as intersection issues, traffic, noise, 4-way stop, bore holes, story poles, biological study, pedestrian access, visitor serving uses, zoning, housing shortage, views, landscaping, 3-way stop, and "keep clear" signage. Consultant Marie Jones clarified studies performed and rebuttal provided to public concerns and explained concessions, special conditions, and incentives.

A motion was made by Commissioner Turner, seconded by Commissioner Stavely, that the Planning Resolution be adopted as amended. The motion carried by the following vote:

**Aye:** 4 - Commissioner Stavely, Commissioner Turner, Vice Chair Neils and Commissioner Bushnell

**No:** 1 - Chair Jensen

Enactment No: RES PC15-2025

**6A. [25-235](#)**

Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed Culvert Replacement at 190 Riverview Dr.(APN 018-310-21-00). Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities) and §15304a (grading on land with a slope and minor trenching and backfilling where the surface is restored)

**Chair David Jensen opened the Public Hearing at 8:19 PM**

Consultant Marie Jones presented the report.

Commissioners asked clarifying questions.

Public Comments: Scott Garcia, Kathy Garcia and Jacob Patterson.

Discussion: The Commissioners asked further clarifying questions concerning trap capture, inlet connection, size of culvert, and work performed when area dry to avoid frog habitat disruption.

The Commissioners concluded they would like to allow staff time to answer questions and decided to postpone any decision by continuing hearing to a date certain of July 9, 2025, at 6:00 PM.

**7. CONDUCT OF BUSINESS**

None.

**ADJOURNMENT**

Chair Jensen adjourned the meeting at 8:31 PM

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David Jensen, Chair

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Diana Paoli, City Clerk

IMAGED (\_\_\_\_\_)







# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Text File

**File Number: 25-286**

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**Agenda Date:** 7/9/2025

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning Commission

**File Type:** Planning Resolution

**Agenda Number:** 6A.

Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed Culvert Replacement at 190 Riverview Dr.(APN 018-310-21-00). Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities) and §15304a (grading on land with a slope and minor trenching and backfilling where the surface is restored).



## PLANNING COMMISSION STAFF REPORT

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**TO:** Planning Commission **DATE:** June 25, 2025

**DEPARTMENT:** Community Development

**PREPARED BY:** Marie Jones Consulting

**PRESENTER:** Marie Jones

**AGENDA TITLE:** Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed culvert replacement at 190 Riverview (APN 018-310-21-00). Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities) and §15304a (minor trenching and backfilling where the surface is restored).

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**APPLICATION NO.:** Coastal Development Permit 3-25 (CDP 3-25), Application submittal February 26, 2025.

**APPLICANT:** City of Fort Bragg

**PROPERTY OWNER:** William DeBruyn

**REQUEST:** Coastal Development Permit to replace approximately 60 feet of a City storm drain culvert, installation of a manhole, and associated habitat restoration in a seasonal creek.

**LOCATION:** 190 Riverview Drive

**APN:** 018-310-21-00 (0.480 acres)

**ZONING:** Low Density Residential (RL)/ Coastal Zone

**ENVIRONMENTAL DETERMINATION:** Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities) and §15304a (minor trenching and backfilling where the surface is restored).

**SURROUNDING LAND USES:** NORTH: Single Family Residential  
EAST: Single Family Residential  
SOUTH: Noyo River and GP Haul Road  
WEST: Single Family Residential

**APPEALABLE PROJECT:** Appealable to California Coastal Commission.

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### **RECOMMENDED ACTION**

Adopt a Resolution Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed Culvert Replacement at 190 Riverview (APN 018-310-21-00).

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### **PROJECT DESCRIPTION**

Coastal Development Permit to replace approximately 60 feet of a City storm drain culvert, installation of a manhole, and associated habitat restoration in an unnamed seasonal creek. The project also includes installation of 36 SF of RSP (Rock Slope Protection) which will be installed at the culvert outfall to act as an energy dissipater to reduce the scouring power of stormwater into the unnamed stream (see Attachment 1).

### **CONSISTENCY WITH PLANNING POLICIES**

#### **Land Use & Zoning Standards.**

Setbacks. The proposed project is exempt from setback requirements as the culvert replacement will occur below ground except for the last two feet of the culvert that end within the resulting creek bed that is created through the runoff from the proposed project.

Use. Stormwater infrastructure is a permissible use in all zoning districts.

#### **Coastal General Plan.**

The project, as conditioned, is consistent with the following Coastal General Plan Policies.

**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 feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following uses:

- a. New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
- b. Maintaining existing or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
- c. New or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

- d. Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall pipelines.
- e. Restoration purposes.
- f. Nature study, aquaculture, or similar resource dependent activities.

The project has been conditioned to ensure that all potential adverse environmental effects are minimized. Additionally, as all of the water for the un-named stream originates in the culvert, removal of the culvert outside of the wetland would dewater and potentially destroy the wetland and riparian area.

Policy OS-1.7 Development in areas adjacent to Environmentally Sensitive Habitat Areas 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.

As conditioned the project will not have any significant habitat or environmental impacts on the unnamed stream.

Policy OS-1.10: Permitted Uses within ESHA Buffers. Development within an Environmentally Sensitive Habitat Area buffer shall be limited to the following uses:

- a. Wetland Buffer.
  - i. Uses allowed within the adjacent Wetland ESHA pursuant to Policy OS-1.3.
  - ii. Nature trails and interpretive signage designed to provide information about the value and protection of the resources
  - iii. Invasive plant eradication projects if they are designed to protect and enhance habitat values.
- b. Riparian Buffer.
  - i. Uses allowed within the adjacent River and Stream ESHA pursuant to Policy OS1.5.
  - ii. Uses allowed within the adjacent ESHA pursuant to Policy OS-1.6.
  - iii. Buried pipelines and utility lines.
  - iv. Bridges.
  - v. Drainage and flood control facilities.
- c. Other types of ESHA Buffer.
  - i. Uses allowed within the adjacent ESHA pursuant to Policy OS-1.6.
  - ii. Buried pipelines and utility lines.
  - iii. Bridges.
  - iv. Drainage and flood control facilities.

The proposed project site does not include ESHA plants or animals. Please see discussion above under Policy OS1.3.

Policy OS-1.14: Vegetation Removal in ESHA. Prohibit vegetation removal in Environmentally Sensitive Habitat Areas and buffer areas except for: a) Vegetation removal authorized through coastal development permit approval to accommodate permissible development, b) Removal of trees for disease control, c) Vegetation removal for public safety purposes to abate a nuisance consistent with Coastal Act Section 30005, or d) Removal of firewood for the personal use of the property owner at his or

her residence to the extent that such removal does not constitute development pursuant to Coastal Act Section 30106. Such activities shall be subject to restrictions to protect sensitive habitat values.

This project will result in minimal vegetation removal and the replacement of non-native plants with native plants. The project complies with this policy under criteria a.

Program OS-1.15.1: Consult with the Department of Fish and Game, California Coastal Commission, and U.S. Army Corps of Engineers, as applicable, on the review of dredging, filling and diking plans in, or adjacent to wetlands or estuaries to establish mitigating measures.

The City has applied for a Lake and Stream Alteration (LSA) from the Department of Fish and Game for this project. The project application was referred to both the Coastal Commission and CDFW for comments and their comments and concerns were incorporated into this staff report and special conditions. CDFW staff participated in a site visit and reviewed the biological study and staff report for this permit and is satisfied that the special conditions which have been required through this permit will protect and or mitigate all potential negative impacts on biological resources from the project implementation.

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.

The project includes 36 sf of impact to riparian habitat. The project also includes extensive restoration of the unnamed stream through the removal of non-native invasives and implementation of a 5-year invasive plant removal and monitoring plan.

Policy OS-3.1 Soil Erosion: Minimize soil erosion to prevent loss of productive soils, prevent landslides, and maintain infiltration capacity and soil structure.

The project includes special conditions to minimize soil erosion.

Policy OS-5.2: To the maximum extent feasible and balanced with permitted use, require that site planning, construction, and maintenance of development preserve existing healthy trees and native vegetation on the site.

No trees will be removed as part of this project. The project will result in the removal of two native plants and both will be replanted throughout the site as part of the restoration program for the site.

Policy OS-14.3: Minimize Disturbance of Natural Vegetation. Construction shall minimize the disturbance of natural vegetation (including significant trees, native vegetation, and root structures), which are important for preventing erosion and sedimentation.

See response to Policy OS-5.2 above.

Policy OS-14.4: Stabilize Soil Promptly. Development shall implement soil stabilization BMPs (including, but not limited to, re-vegetation) on graded or disturbed areas as soon as feasible.

As conditioned the project complies with this policy.

Policy OS-14.5: Grading During Rainy Season. Grading is prohibited during the rainy season (from November 1 to March 30), except in response to emergencies, unless the review authority determines that soil conditions at the project site are suitable, and adequate erosion and sedimentation control measures will be in place during all grading operations.

As conditioned the project complies with this policy.

## **COASTAL RESOURCES**

This section includes an analysis of cultural resources and ESHA for the Coastal Development Permit.

### **Cultural Resources**

The proposed project area consists of a developed private graveled driveway and driveway verge as well as the initiation of an unnamed stream that includes bed and bank and some native vegetation located within a small redwood glade.

- Excavations would include removal of the existing 60-foot-long deteriorated culvert and associated sinkhole.
- The existing sinkhole would be expanded to accommodate a manhole access.
- A small portion of the existing unnamed seasonal stream would also be impacted by the excavation associated with the culvert removal.

These sites have been heavily impacted by past disturbance (to install the private driveway). This project was referred to Sherwood Valley Band of Pomo who requested the following special conditions:

**Special Condition 1:** If cultural resources are encountered during construction, work on-site shall be temporarily halted within 50 feet and marked off of the discovered materials, and workers shall avoid altering the materials and their context until a qualified professional archaeologist and tribal monitor has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect or move cultural resources. No social media posting.

**Special Condition 2:** If human remains or burial materials are discovered during project construction, work within 50 feet of the discovery location, and within any nearby area reasonably suspected to overlie human remains, will cease (Public Resources Code, Section 7050.5). The Mendocino County coroner will be contacted. If the coroner determines that the remains are of Native American

origin, it is necessary to comply with state laws regarding the disposition of Native American remains (Public Resources Code, Section 5097).

### **Environmentally Sensitive Habitat Areas.**

The Study Area includes the following land cover types: developed driveway, redwood grove, and stream. These communities are described below.

- Developed: These areas consist of single-family residences and associated infrastructure and yards. Also, paved and gravel driveways.
- Redwood Grove: Redwood grove is remnant stand of redwood forest that remains following development of the parcels. The grove is semi-contiguous with native forest in the vicinity. Redwood is dominant in the tree canopy. Trees are second or third growth, as indicated by the fairy ring habit of the trees. The understory vegetation is sparse due to heavy needle duff. Understory species include English Ivy (*Hedera helix*), Himalayan blackberry (*Rubus armeniacus*), sword fern (*Polystichum munitum*), veldt grass (*Ehrharta calycina*), redwood sorrel (*Oxalis oregana*), and crocosmia (*Crocasmia xrocosmiiflora*). The tree canopy is continuous and the duff layer is thick.
- Stream: The stream is not mapped as a blue-line stream on the USGS Fort Bragg 7.5-minute topographic quad (USGS 2018<sup>4</sup>) or in CARI or NWI database. The stream is at the bottom of a relatively steep ravine and enters a culvert at the bottom of the slope at the Georgia-Pacific Haul Road. The Top of Bank (TOB) is 4 to 8 feet wide. At the culvert outfall, the stream forms in a continuous channel with no topographic drops. Approximately 100 feet from the culvert, the stream becomes a series of falls and pools, with pool depth no more than 1 foot deep. The channel is of cobble and bedrock. Vegetation is absent from the channel. At the time of the site visit, water was flowing quickly within the stream from the culvert. Scattered riparian species are located along the banks of the stream, including red elderberry (*Sambucus racemosa*) and lady fern (*Athyrium filix-femina*), however no stand of riparian vegetation is present. The plants are sparse and do not form continuous canopy or structure. The stream is unlikely to support anadromous fish species due to the topographic constraints.

While the Study Area is mapped as Mendocino Pygmy Cypress Forest in CNDDDB (CDFW 2025<sup>3</sup>), the Study Area does not include Mendocino Cypress Forest or Mendocino cypress (*Hesperocyparis pygmaea*).

According to the Biological Assessment prepared by WRA “no special-status plants or wildlife were observed during the February site assessment. Based on existing conditions, no special-status plants are determined to have the potential to occur in the Study Area.”

Based on existing conditions, one special-status wildlife is determined to have the potential to occur in the Study Area: foothill yellow-legged frog (*Rana boylei*, SSC). Work is presumed to be conducted during the dry season while the stream channel is dry. As such, FYLF is unlikely to be present and impacts are unlikely to occur.

The proposed project is to replace a failing culvert that runs under Riverview Drive. The

outfall is at the top of the stream. The project proposes to place rip-rap at the new culvert outfall. The project may cause temporary loss of riparian plants, short term-release of contaminants (i.e., soil), increased turbidity, increased bank erosion during construction, and/or disruption of nesting birds. Work is presumed to be conducted during the dry season while the stream channel is dry. As such, FYLF is unlikely to be present and impacts are unlikely to occur.

The Biological Report recommended that the following Special Conditions be incorporated into the project to avoid and/or reduce potential impacts to sensitive biological resources.

Construction-related land disturbance will encroach into stream and associated buffer, causing temporary impacts. The following conditions would avoid impacts to the stream during and after construction.

### **Special Condition 3: Construction Avoidance Measures Pre-Construction**

- All land disturbance activities shall occur during the dry season (June 15 through October 15) and shall be suspended during unseasonable rainfalls of greater than one-half inch over 24-hour period, all activities shall cease for 24 hours after perceptible rain ceases.
- The extent of the limit of disturbance shall be delineated and demarcated with high-visible construction fencing or flagging. All construction staff shall be made aware of the purpose of the fencing and will limit entry to the greatest extent feasible.
- All vehicles and equipment scheduled for use in construction on the site should be clean and free of mud or vegetation that could introduce plant pathogens or propagules of non-native plants. This includes equipment hauled into the site.

### **Special Condition 4: Construction Avoidance Measures During Construction**

- Construction staff should avoid entering the stream channel to the greatest extent possible.
- No construction work should occur if water is present in channel.
- Vegetation removal shall be limited to the minimum amount necessary.
- No equipment or materials should be laid down within the construction barrier. All materials should be stored on existing hardscaped areas or, if laid down on existing vegetation, will only be laid down in those areas scheduled for excavation.

### **Special Condition 5: Construction Avoidance Measures Post-Construction**

- The applicant shall seed (regionally appropriate natives) and mulch all graded areas upon completion of land disturbance.
- The applicant shall install wet season erosion control measures and seed areas of bare ground prior to October 15 (or the onset of the rainy season) and remove all temporary erosion control measures prior to October 15 (or the onset of the rainy season).



### **Special Condition 6: Wildlife Avoidance Measures Pre-Construction**

- Work should be done between June 15 and October 15, when surface water will be absent.
- The applicant shall not undertake work or operate equipment within the stream where surface water is present.
- If construction, grading, and/or vegetation removal are scheduled to be initiated during the nesting bird season (February 1 through August 31), the applicant shall hire a biologist to complete a focused survey for active nests within the project area and surrounding 500-foot buffer within 7 days prior to the beginning of land disturbance or vegetation removal. If an active nest is found, a no-disturbance buffer should be implemented, appropriate for the species. No work should occur in that buffer until the nest is deemed inactive. If work lapses for more than 7 continuous days within the nesting season, an additional survey would be recommended. If construction related activities are initiated outside the nesting season, no nesting surveys are required.

### **Special Condition 7: Wildlife Avoidance Measures During Construction**

- If any wildlife is encountered during the course of construction, all work in the immediate area should cease and wildlife should be allowed to leave the construction area unharmed.
- At the end of each workday, all trenches and holes greater than 1-foot deep should be completely covered with a material flush with the ground to prevent wildlife from entering. If trenches and holes cannot be completely covered, an escape ramp should be placed at each end to allow any wildlife that may have become entrapped in the trench to climb out. The ramp angle should be no greater than 30 degrees.

### **Special Condition 8: Post Construction Revegetation and Invasive Species Management**

- Based on the site assessment, one red elderberry and one sword fern are likely to be removed during land disturbance. Within one year of completion of construction, the area around the stream should be planted with native species suitable for the site. Planting two red elderberries and four sword ferns in the area of land disturbance is recommended to replace native vegetation that may be impacted. The plants should be of local genetic stock<sup>10</sup> (from Mendocino coast). If it is not feasible to get local stock, plants should be from the north coast floristic province (coastal area from Oregon state line through Marin County). Plants should be monitored for 5 years to ensure establishment.
- Land disturbance at the culvert outlet will likely encourage the growth of the invasive veldt grass, crocosmia, Himalayan blackberry, white flowered onion (*Allium triquetrum*), and English ivy. Hand removal of these species should occur annually for 5 years following installation of the culvert to allow for establishment of native plantings and

discourage re-growth. Removal should occur prior to flowering to reduce potential for seed set. No weed block/landscape fabric should be used. Removed vegetation should be taken off site and disposed of properly.

With the incorporation of these Special Conditions, all potential temporary impacts from construction-related activities to the stream and wildlife will be sufficiently minimized to have no impact on the environment.

**Visual Analysis.** Visual Analysis as a part of the Coastal Development Review process is required for all projects located in “Potential Scenic Views Toward the Ocean or the Noyo River,” as shown in Map CD-1 of the Coastal General Plan. As shown on the map, the subject parcel is not located in such an area, nor is the project located in an area within viewing distance from the Noyo River bluff. The project is therefore not subject to the Visual Analysis requirement.

**Public Access.** The project is not in an area used by the public to access coastal resources and therefore will not interfere with public access to coastal resources.

**Stormwater Runoff Pollution Control.** As stated in the project description, the intent of the project is to replace an existing failing culvert. A site-specific erosion and sediment control plan for the project will be prepared for the project. The plan will ensure that there is no sediment run-off into unnamed creek. The applicant plans to perform construction during the dry summer months. Nevertheless, the construction site is to be inspected before each rain or storm event to make sure all erosion and sediment control measures are in place and adequate. The site is also to be inspected after rain events to ensure the erosion measures are performed appropriately. The erosion control plan will include the measures described in the Special Condition below.

**Special Condition 9: The applicant shall prepare an erosion and sediment control plan which includes the following measures:**

- Prior to initiation of land disturbance, sediment migration and erosion control measures shall be deployed between the land to be disturbed and the stream to protect the stream and shall be located as close to the construction barrier as possible (i.e., as far away from the stream as possible). Such barriers may include weed-free hay bales, weed-free straw waddles, silt fencing, and/or a combination of these materials. Regular inspection of the barriers should be deployed and immediate remedies of damaged or compromised areas of the barriers. No materials containing monofilament can be used.
- Spill prevention devices should be readily available during construction and utilized for all toxic liquids/materials including but not limited to gasoline, diesel, motor oil, solvents, paints, and herbicides. These materials should be stored 100 feet or greater from the stream.
- All vehicles and equipment used on site should be well maintained and checked upon site entry for fuel, oil, and hydraulic fluid leaks or other problems that could result in spills of toxic materials.

- Drip pans and absorbent materials for equipment will be used and an adequate supply of these items will be available in the event they are needed for a spill cleanup.
- All equipment and other construction material will be staged in designated areas at least 100 feet away from the unnamed creek and covered with plastic or tarps and secured with sand/rock bags while being stored.
- Soils or other stockpiled materials will be covered with tarps or erosion control blankets secured with sand/rock bags and surrounded with a linear sediment barrier in the form of straw wattles or equivalent.
- A stabilized construction entrance/exit will be established by using gravel and/or rumble strips to minimize mud tracking.

**Environmental Determination.** The project is Categorically Exempt from the California Environmental Quality Act (CEQA), meeting the Public Resources Code exemptions §15302c (replacement or reconstruction, which allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced, including replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity) and §15304a and f (Subsection (a) applies to grading on land with a slope of less than 10 percent and subsection (f) applies to minor trenching and backfilling where the surface is restored).

## **PLANNING COMMISSION ACTION**

1. Hold a hearing on the *Coastal Development Permit*, close the hearing, deliberate, and make a decision regarding the permits at this Planning Commission meeting.

## **ALTERNATIVE ACTION**

2. Hold a hearing, close the hearing, deliberate without a decision, and revisit the application at the next scheduled meeting for a decision and the addition of any new findings.
3. Hold the hearing and continue the hearing to a date certain if there is insufficient time to obtain all input from all interested parties. At the date certain the Commission may then deliberate and make a decision.

## **ATTACHMENTS**

1. Resolution of the Fort Bragg Planning Commission Approving a Coastal Development Permit 3-25 (CDP 3-25) for a Proposed culvert replacement at 190 Riverview (APN 018-310-21-00), Subject to the Findings and all Standard and all Special Conditions.
2. Site Location Map and Project Plans
3. Project Site Photos

## RESOLUTION NO. PC -2025

### RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION APPROVING A COASTAL DEVELOPMENT PERMIT 3-25 (CDP 3-25) FOR A PROPOSED CULVERT REPLACEMENT AT 190 RIVERVIEW (APN 018-310-21-00), SUBJECT TO THE FINDINGS AND ALL STANDARD AND SPECIAL CONDITIONS.

**WHEREAS**, The City of Fort Bragg ("Applicant") submitted an applicant for: Coastal Development Permit 3-25 (CDP 3-25) to replace a culvert at 190 Riverview Drive (APN 018-310-21-00).

**WHEREAS**, 190 Riverview Drive, Fort Bragg, California is in the Low Density Residential (RH) Zone, Coastal Zone and no changes to the site's current zoning designation are proposed under the Project; and

**WHEREAS**, the Project is subject to the Fort Bragg Coastal General Plan and Coastal Land Use and Development Code (CLUDC); and

**WHEREAS**, the Planning Commission held a public meeting on June 25, 2025 to consider the Project, accept public testimony and consider making a recommendation to City Council; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) Section 15332 (class 32) of the CEQA Guidelines the project is exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities), §15304a (grading on land with a slope of less than 10 percent) and §15304a (minor trenching and backfilling where the surface is restored); and

**NOW, THEREFORE, BE IT RESOLVED** that the City of Fort Bragg Planning Commission, based on the entirety of the record before it, which includes without limitation, CEQA, Public Resources Code §21000, et seq. and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the Fort Bragg Coastal General Plan; the Fort Bragg Coastal Land Use and Development Code; the Project applications; all site plans, and all reports and public testimony submitted as part of the Planning Commission meeting of June 25, 2025 and Planning Commission deliberations; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the Planning Commission of the City of Fort Bragg hereby recommend, *per the analysis incorporated herein by reference to the project staff report, dated June 25, 2025, that the City Council* approve Coastal Development Permit 3-25 (CDP 3-25), subject to the findings, standard conditions and special conditions below:

#### A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution;
2. The documents and other material constituting the record for these proceedings are located at the Community Development Department;
3. The proposed project is consistent with the purpose and intent of the zoning district, as well as all other provisions of the Coastal General Plan, Coastal Land Use and Development Code (CLUDC), and the Fort Bragg Municipal

Code in general.

**NOW, THEREFORE, BE IT RESOLVED** that the Fort Bragg Planning Commission makes the following findings and determinations for Coastal Development Permit 1-25 to allow for the proposed culvert replacement at 190 Riverview Drive *per analysis incorporated herein by reference to the project staff report, dated June 25, 2025.*

1. The proposed development as described in the application and accompanying materials, as modified by any conditions of approval, is in conformity with the City of Fort Bragg's certified Local Coastal Program and will not adversely affect coastal resources;
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections [30200](#) of the Public Resources Code);
3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment;
4. The proposed use is consistent with the purposes of the zone in which the site is located;
5. The proposed development is in conformance with the City of Fort Bragg's Coastal General Plan;
6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity; and
7. Services, including but not limited to, water supply, sewage disposal, solid waste, and public roadway capacity have been considered and are adequate to serve the proposed development;
8. Supplemental findings for projects located within Environmentally Sensitive Habitat Areas:
  - I. The resource as identified will not be significantly degraded by the proposed development; and
  - II. There is no feasible less environmentally damaging alternative; and
  - III. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Fort Bragg Planning Commission does hereby approve Coastal Development Permit 3-25 (CDP 3-25) for a proposed culvert replacement at 190 Riverview Dr. subject to the following standard and special conditions:

### **SPECIAL CONDITIONS**

1. If cultural resources are encountered during construction, work on-site shall be temporarily halted within 50 feet and marked off of the discovered materials, and workers shall avoid altering the materials and their context until a qualified professional archaeologist and tribal monitor has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect or move cultural resources. No social media posting.
2. If human remains or burial materials are discovered during project construction, work within 50 feet of the discovery location, and within any nearby area reasonably suspected to overlie human remains, will cease (Public Resources Code, Section 7050.5). The Mendocino County coroner will be contacted. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws regarding the disposition of Native American remains

(Public Resources Code, Section 5097).

3. Construction Avoidance Measures Pre-Construction
  - a. All land disturbance activities shall occur during the dry season (June 15 through October 15) and shall be suspended during unseasonable rainfalls of greater than one-half inch over 24-hour period, all activities shall cease for 24 hours after perceptible rain ceases.
  - b. The extent of the limit of disturbance shall be delineated and demarcated with high-visible construction fencing or flagging. All construction staff shall be made aware of the purpose of the fencing and will limit entry to the greatest extent feasible.
  - c. All vehicles and equipment scheduled for use in construction on the site should be clean and free of mud or vegetation that could introduce plant pathogens or propagules of non-native plants. This includes equipment hauled into the site.
4. Construction Avoidance Measures During Construction
  - a. Construction staff should avoid entering the stream channel to the greatest extent possible.
  - b. No construction work should occur if water is present in channel.
  - c. Vegetation removal shall be limited to the minimum amount necessary.
  - d. No equipment or materials should be laid down within the construction barrier. All materials should be stored on existing hardscaped areas or, if laid down on existing vegetation, will only be laid down in those areas scheduled for excavation.
5. Construction Avoidance Measures Post-Construction
  - a. The applicant shall seed (regionally appropriate natives) and mulch all graded areas upon completion of land disturbance.
  - b. The applicant shall install wet season erosion control measures and seed areas of bare ground prior to October 15 (or the onset of the rainy season), and remove all temporary erosion control measures prior to October 15 (or the onset of the rainy season).
6. Wildlife Avoidance Measures Pre-Construction
  - a. Work should be done between June 15 and October 15, when surface water will be absent.
  - b. The applicant shall not undertake work or operate equipment within the stream where surface water is present.
  - c. If construction, grading, and/or vegetation removal are scheduled to be initiated during the nesting bird season (February 1 through August 31), the applicant shall hire a biologist to complete a focused survey for active nests within the project area and surrounding 500-foot buffer within 7 days prior to the beginning of land disturbance or vegetation removal. If an active nest is found, a no-disturbance buffer should be implemented, appropriate for the species. No work should occur in that buffer until the nest is deemed inactive. If work lapses for more than 7 continuous days within the nesting season, an additional survey would be recommended. If construction related activities are initiated outside the nesting season, no nesting surveys are required.
7. Wildlife Avoidance Measures During Construction

- a. If any wildlife is encountered during the course of construction, all work in the immediate area should cease and wildlife should be allowed to leave the construction area unharmed.
  - b. At the end of each workday, all trenches and holes greater than 1-foot deep should be completely covered with a material flush with the ground to prevent wildlife from entering. If cannot be completely covered, an escape ramp should be placed at each end to allow any wildlife that may have become entrapped in the trench to climb out. The ramp angle should be no greater than 30 degrees.
8. Post Construction Revegetation and Invasive Species Management
  - a. Based on the site assessment, one red elderberry and one sword fern are likely to be removed during land disturbance. Within one year of completion of construction, the area around the stream should be planted with native species suitable for the site. Planting two red elderberry and four sword fern in the area of land disturbance is recommended to replace native vegetation that may be impacted. The plants should be of local genetic stock<sup>10</sup> (from Mendocino coast). If it is not feasible to get local stock, plants should be from the north coast floristic province (coastal area from Oregon state line through Marin County). Plants should be monitored for 5 years to ensure establishment.
  - b. Land disturbance at the culvert outlet will likely encourage the growth of the invasive veldt grass, crocosmia, Himalayan blackberry, white flowered onion (*Allium triquetrum*), and English ivy. Hand removal of these species should occur annually for 5 years following installation of the culvert to allow for establishment of native plantings and discourage re-growth. Removal should occur prior to flowering to reduce potential for seed set. No weed block/landscape fabric should be used. Removed vegetation should be taken off site and disposed of properly.
9. The applicant shall prepare an erosion and sediment control plan which includes the following measures:
  - a. Prior to initiation of land disturbance, sediment migration and erosion control measures shall be deployed between the land to be disturbed and the stream to protect the stream and shall be located as close to the construction barrier as possible (i.e., as far away from the stream as possible). Such barriers may include weed-free hay bales, weed-free straw waddles, silt fencing, and/or a combination of these materials. Regular inspection of the barriers should be deployed and immediate remedies of damaged or compromised areas of the barriers. No materials containing monofilament can be used.
  - b. Spill prevention devices should be readily available during construction and utilized for all toxic liquids/materials including but not limited to gasoline, diesel, motor oil, solvents, paints, and herbicides. These materials should be stored 100 feet or greater from the stream.
  - c. All vehicles and equipment used on site should be well maintained and checked upon site entry for fuel, oil, and hydraulic fluid leaks or other problems that could result in spills of toxic materials.
  - d. Drip pans and absorbent materials for equipment will be used and an

adequate supply of these items will be available in the event they are needed for a spill cleanup.

## **STANDARD CONDITIONS**

1. This action shall become final on the 11th day following the Planning Commission decision.
2. The use and occupancy of the premises shall be established and maintained in conformance with the requirements of this permit and all applicable provisions of the CLUDC.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and compliance therewith is mandatory, unless an amendment has been approved by the City.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from City, County, State, and Federal agencies having jurisdiction. All plans submitted with the required permit applications shall be consistent with this approval. All construction shall be consistent with all Building, Fire, and Health code considerations as well as other applicable agency codes.
5. The applicant shall secure all required building permits for the proposed project as required by the Mendocino County Building Department.
6. If any person excavating or otherwise disturbing the earth discovers any archaeological site during project construction, the following actions shall be taken: 1) cease and desist from all further excavation and disturbances within 25 feet of the discovery; 2) notify the Fort Bragg Community Development Department within 24 hours of the discovery; and 3) retain a professional archaeologist to determine appropriate action in consultation with stakeholders such as Native American groups that have ties to the area.
7. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. That the use for which the permit was granted is so conducted as to be detrimental to the public health, welfare or safety, or as to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more conditions.
8. Unless a condition of approval or other provision of the Coastal Land Use and Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void, except where an extension of time is approved in compliance with CLUDC Subsection 17.76.070(B).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that this Resolution shall become effective immediately upon its passage and adoption.



The above and foregoing Resolution was introduced by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and passed and adopted at a regular meeting of the  
Planning Commission of the City of Fort Bragg held on the 25<sup>th</sup> day of June 2025  
by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**RECUSE:**

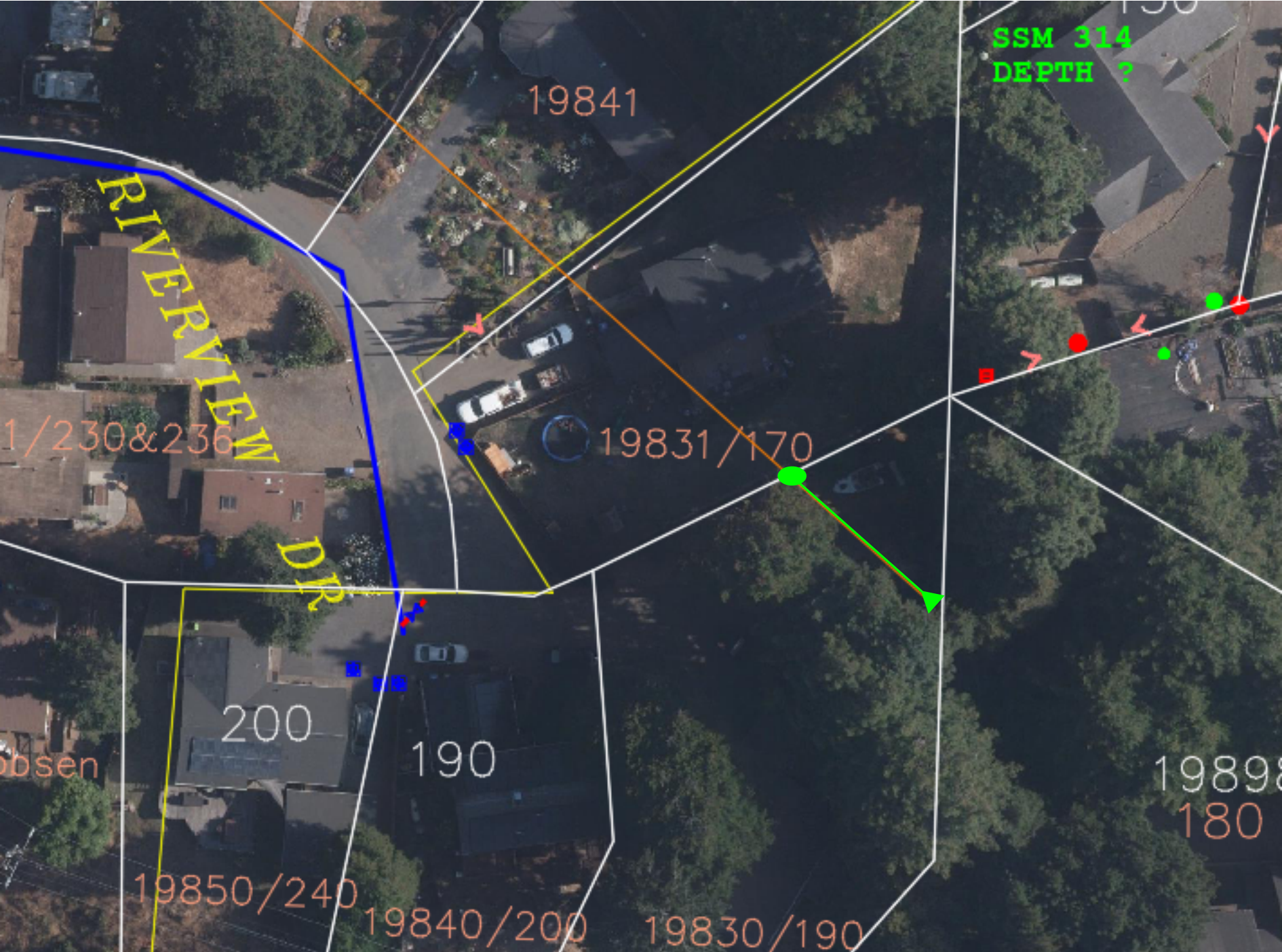
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**David Jensen, Chair**

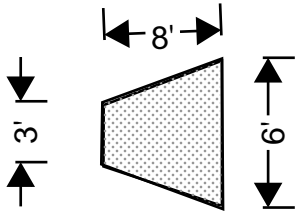
**ATTEST:**

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**Diana Paoli**  
**City Clerk**

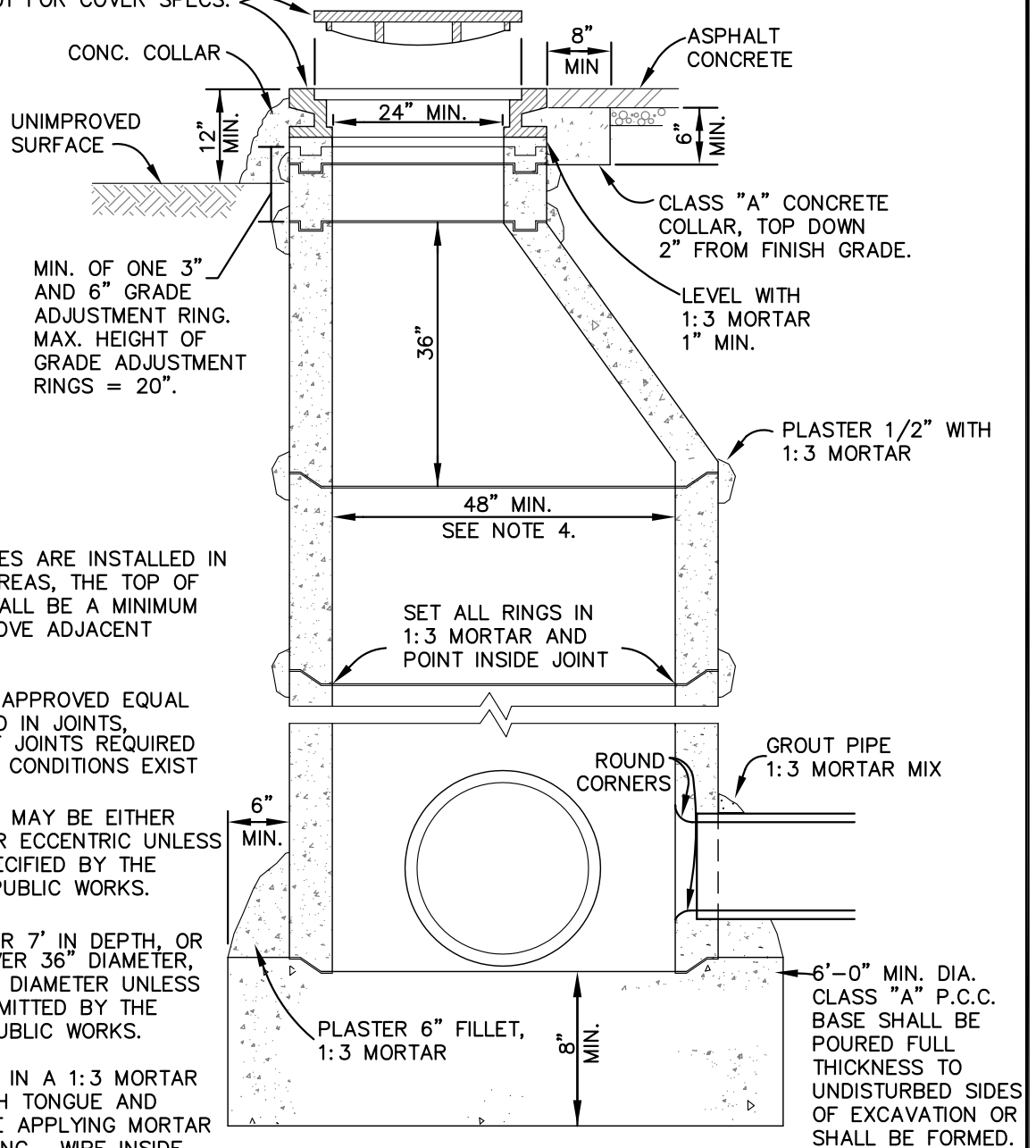


- 1 EA - Proposed Storm Drain Manhole - City Standard 400 Depth ~ XXft
- 60 lf - Remove (e) 18" CMP (Contractor to VERIFY diameter) and replace with 18" Dual Wall CHDPE Pipe. 1% Maximum pipe slope. Trench to be constructed consistent with Detail City Standard 412
- 36 SF - Rip-Rap Outlet Protection



Culvert Outlet - Class II Rock Stone Protection (RSP. Minimum 12" layer of RSP over Class 8 RSP Fabric

MANHOLE COVER AND FRAME  
SOUTH BAY FOUNDRY SBF 1900, OR EQUAL.  
SEE STD 401 FOR COVER SPECS.



#### NOTES:

1. WHEN MANHOLES ARE INSTALLED IN UNIMPROVED AREAS, THE TOP OF THE COVER SHALL BE A MINIMUM OF 1 FOOT ABOVE ADJACENT GRADE.
2. RAM-NEK OR APPROVED EQUAL SHALL BE USED IN JOINTS, PLASTERING OF JOINTS REQUIRED IF HIGH WATER CONDITIONS EXIST
3. CONE SECTION MAY BE EITHER CONCENTRIC OR ECCENTRIC UNLESS OTHERWISE SPECIFIED BY THE DIRECTOR OF PUBLIC WORKS.
4. MANHOLES OVER 7' IN DEPTH, OR WITH A PIPE OVER 36" DIAMETER, SHALL BE 5' IN DIAMETER UNLESS OTHERWISE PERMITTED BY THE DIRECTOR OF PUBLIC WORKS.
5. SET ALL RINGS IN A 1:3 MORTAR BED. WET BOTH TONGUE AND GROOVE BEFORE APPLYING MORTAR AND SETTING RING. WIPE INSIDE OF JOINTS SMOOTH AND PLASTER OUTSIDE OF JOINT WITH 1/2" LAYER OF MORTAR.
6. CONSTRUCT ALL FLOW CHANNELS OF PIPE WHEREVER POSSIBLE. AFTER BASE IS POURED, BREAK OUT TOP HALF OF PIPE FLUSH WITH INSIDE FACE OF M.H. WALL AND CONSTRUCT U-SHAPED CHANNEL. MAKE ELEVATION CHANGES GRADUALLY AND DIRECTIONAL CHANGES WITH SMOOTH CURVES. SET RING BASE IN MORTAR.
7. ALL SECTIONS OF MANHOLE MUST BE OF IDENTICAL MAKE AND MANUFACTURER.

Images: Xrefs: Path: C:\DOCUME~1\Krautner\LOCALS~1\Temp\AcPublish\_6624\FortBragg400-412.dwg Layout Name: 400 Plot Date: Feb 02, 2009 at 17:42



## STORM DRAIN MANHOLE

STD. NO.  
**400**

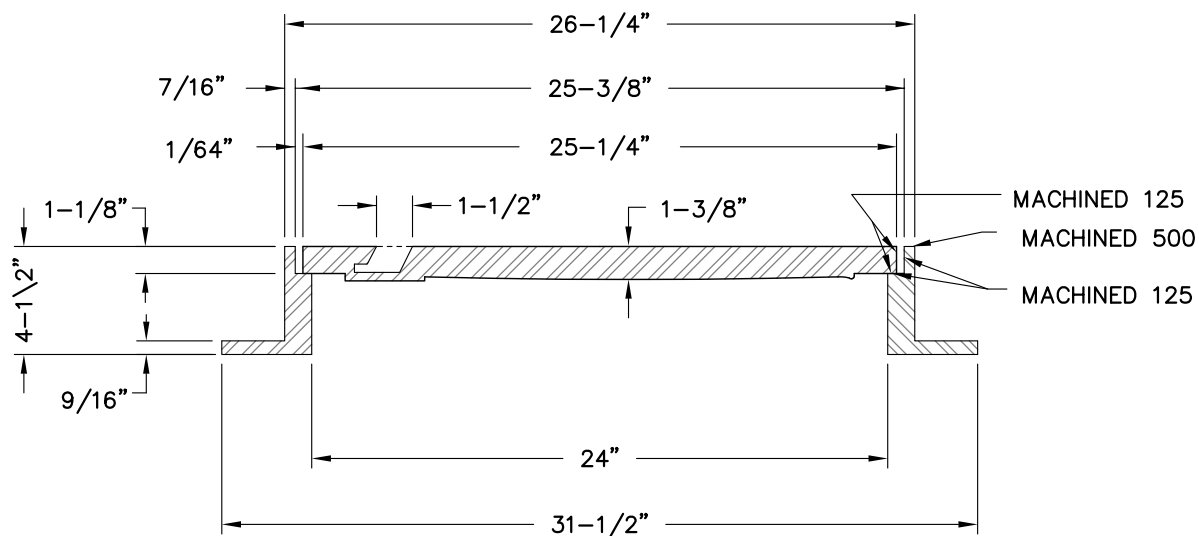
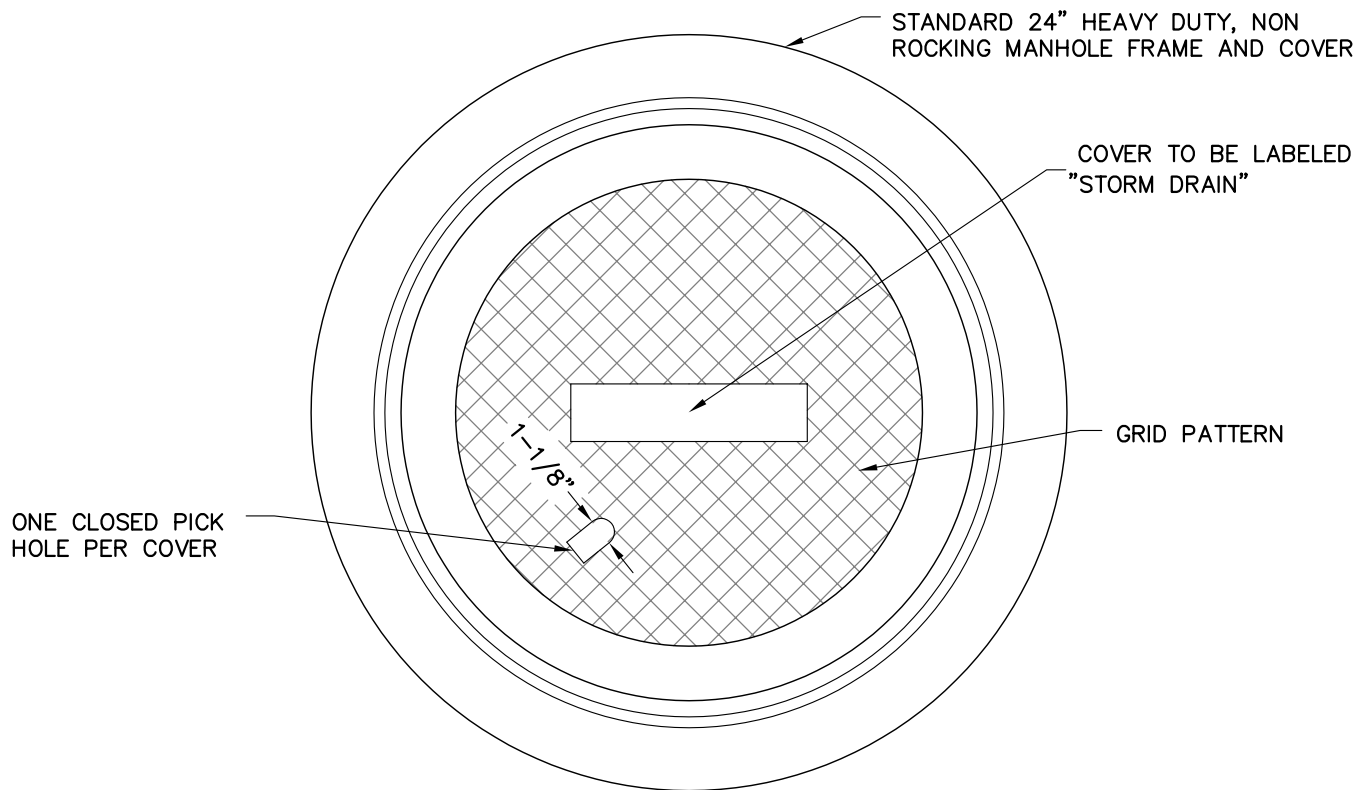
SCALE: NONE

DRAWN: LMM

CHK: OAB

APPVD:

DATE: APR 2008



#### NOTES:

1. ALL CASTINGS SHALL BE DIPPED IN APPROVED ASPHALT PAINT.
2. ALL MATERIAL USED IN MANUFACTURING SHALL CONFORM TO A.S.T.M. DESIGNATION 48-30, OR TO UNITED STATES GOVERNMENT SPECIFICATIONS QQI-652B.
3. MINIMUM WEIGHT COMPONENTS: COVER - 130 POUNDS  
FRAME - 135 POUNDS



## STANDARD MANHOLE FRAME AND COVER

STD. NO.  
**401**

SCALE: NONE

DRAWN: LMM

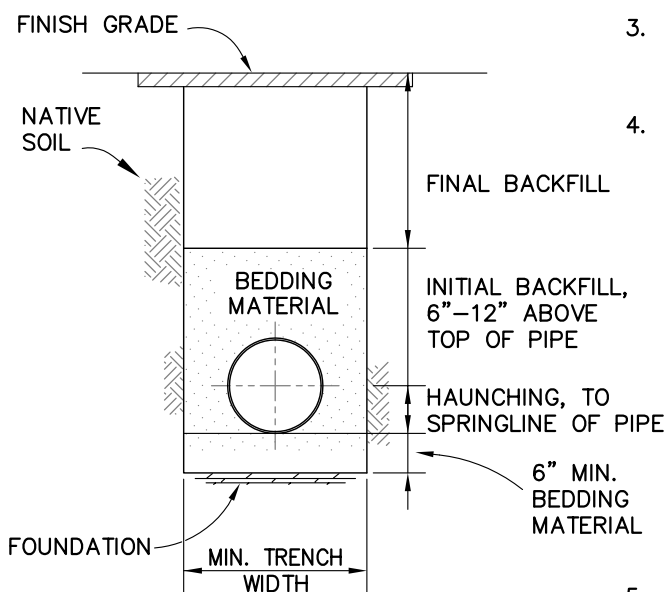
CHK: OAB

APPVD:

DATE: APR 2008

# NOTES:

1. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III, AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
3. **HAULING AND INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II, OR III, AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:



TYPICAL TRENCH CROSS-SECTION

(N.T.S.)

NOMINAL $\phi$ IN INCHES	MIN. RECOMMENDED TRENCH WIDTH
4"	21"
6"	23"
8"	25"
10"	28"
12"	31"
15"	34"
18"	39"
24"	48"
30"	66"
36"	78"
42"	83"
48"	89"
60"	102"

5. **MINIMUM COVER:** MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER IN INCHES
H25 (FLEXIBLE PAVEMENT)	24"
H25 (RIGID PAVEMENT)	24"
E80 RAILWAY	24"
HEAVY CONSTRUCTION	48"

\*TOP OF PIPE TO BOTTOM OF BITUMINUS PAVEMENT SECTION.



## HDPE TRENCH INSTALLATION DETAIL

STD. NO.  
**412**

SCALE: NONE

DRAWN: LMM

CHK: OAB

APPVD:

DATE: APR 2008

May 20, 2022

Table 873.3A

RSP Class by Median Particle Size<sup>(3)</sup>

Nominal RSP Class by Median Particle Size <sup>(3)</sup>		d <sub>15</sub> (in)		d <sub>50</sub> (in)		d <sub>100</sub> (in)	Placement Method
Class <sup>(1)</sup> , (2)	Size (in)	Min	Max	Min	Max	Max	
I	6	3.7	5.2	5.7	6.9	12.0	B
II	9	5.5	7.8	8.5	10.5	18.0	B
III	12	7.3	10.5	11.5	14.0	24.0	B
IV	15	9.2	13.0	14.5	17.5	30.0	B
V	18	11.0	15.5	17.0	20.5	36.0	B
VI	21	13.0	18.5	20.0	24.0	42.0	A or B
VII	24	14.5	21.0	23.0	27.5	48.0	A or B
VIII	30	18.5	26.0	28.5	34.5	48.0	A or B
IX	36	22.0	31.5	34.0	41.5	52.8	A
X	42	25.5	36.5	40.0	48.5	60.5	A
XI	46	28.0	39.4	43.7	53.1	66.6	A

## NOTES:

<sup>(1)</sup>Rock grading and quality requirements per Standard Specifications.

<sup>(2)</sup>RSP-fabric Type of geotextile and quality requirements per Section 96 Rock Slope Protection Fabric of the Standard Specifications. For RSP Classes I thru VIII, use Class 8 RSP-fabric which has lower weight per unit area and it also has lower toughness (tensile x elongation, both at break) than Class 10 RSP-fabric. For RSP Classes IX thru XI, use Class 10 RSP-fabric.

RSP Fabric - US Fabrics Incorporated product No. US 225NWE or equal.

<sup>(3)</sup>Intermediate, or B dimension (i.e., width) where A dimension is length, and C dimension is thickness.

### 96-1.02I Rock Slope Protection Fabric

RSP fabric must be a permeable, nonwoven, needle-punched geotextile. The fabric must be manufactured from one of the following:

1. Polyester
2. Polypropylene
3. Combined polyester and polypropylene

Polymers must be either virgin compounds or clean reworked material. Do not subject virgin compounds to use or processing other than required for initial manufacture. Clean reworked material must be previously processed material from the processor's own production that has been reground, pelletized, or solvated. The fabric must not contain more than 20 percent of clean reworked material by weight. Do not use recycled materials from either post-consumer or post-industrial sources.

RSP fabric must comply with the requirements shown in the following table:

**RSP Fabric**

Quality characteristic	Test method	Requirement	
		Class 8	Class 10
Mass (min, oz/sq yd)	ASTM D5261	7.5	9.5
Grab breaking load, 1 inch grip in each direction (min, lb)	ASTM D4632	200	250
Apparent elongation in each direction (min, %)	ASTM D4632	50	50
Permittivity (min, sec <sup>-1</sup> )	ASTM D4491	1.0	0.70
Apparent opening size (µm (US Sieve))	ASTM D4751	150(100)– 212(70)	150(100)– 212(70)
UV resistance, retained grab breaking load, 500 hours (min, %)	ASTM D4355	70	70





Photo 1. Culvert outfall from the eastern side (looking west).



Photo 2. Close up of culvert and stream.





Photo 3. Looking upstream towards the culvert from downstream.



Photo 4. Looking north towards the culvert from the west bank.





# CITY OF FORT BRAGG

*Incorporated August 5, 1889*

416 N. Franklin Street, Fort Bragg, CA 95437  
Phone: (707) 961-2827 Fax: (707) 961-2802  
[www.FortBragg.com](http://www.FortBragg.com)

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Fort Bragg Planning Commission will conduct a public hearing at a regular meeting to be held at 6:00 p.m., or as soon thereafter as the matter may be heard, on Wednesday, June 25, 2025 at Town Hall, southwest corner of Main and Laurel Streets (363 N. Main Street), Fort Bragg, California 95437. The public hearing will concern the following item:

<b>APPLICATION NO.:</b>	Coastal Development Permit 3-25 (CDP 3-25)
<b>APPLICATION DATE:</b>	February 26, 2025.
<b>APPLICANT:</b>	City of Fort Bragg
<b>PROPERTY OWNER:</b>	William DeBruyn
<b>PROJECT:</b>	Replacement of approximately 60 feet of City storm drain, installation of a manhole, and associated habitat restoration in a seasonal creek.
<b>LOCATION:</b>	190 Riverview Drive
<b>APN:</b>	018-310-21-00 (0.480 acres)
<b>ZONING:</b>	Low Density Residential (RL)/ Coastal Zone
<b>ENVIRONMENTAL DETERMINATION:</b>	Statutorily exempt from CEQA pursuant to §15302c (replacement or reconstruction of existing structures and facilities), §15304a (grading on land with a slope of less than 10 percent) and §15304a (minor trenching and backfilling where the surface is restored).

Public Comment regarding this Public Hearing may be made in any of the following ways: (1) Emailed to the Community Development Department, at [cdd@fortbragg.com](mailto:cdd@fortbragg.com) (2) Written comments delivered to City Hall, 416 N. Franklin Street before 2:00 PM on the day of the meeting; or (3) Verbal comments made during the meeting, either in person at Town Hall or virtually using Zoom if a Zoom link is provided at the time of agenda publication.

Staff reports and other documents that will be considered by City Council will be made available for review on the City's website: <https://cityfortbragg.legistar.com/Calendar.aspx>, at least 72 hours prior to the City Council meeting, and are also available for review and/or copying during normal office hours at Fort Bragg City Hall, 416 N. Franklin Street. To obtain application materials or for more information, please contact the Community Development Department, via email at [cdd@fortbragg.com](mailto:cdd@fortbragg.com). At the conclusion of the public hearing, the City Council will consider a decision on the above matter.

**Appeal process and fee schedule:** Decisions of the Planning Commission shall be final unless appealed to the Fort Bragg City Council in writing within ten (10) calendar days after the decision is rendered. An appeal shall be submitted by an interested party, in writing along with the appeal fee of \$1,000.00 to the Community Development Department and shall specifically state the pertinent facts and the basis for the appeal. Appeals shall be limited to issues raised at the Public Hearing, or in writing before the public hearing, or information that was not known at the time of the decision.

  
John Smith, Acting Community Development Director

POSTING/MAILING ON OR BEFORE: June 12, 2025  
PUBLICATION DATE: June 12, 2025

STATE OF CALIFORNIA    )  
  ) ss.  
COUNTY OF MENDOCINO )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg in the Community Development Department; and that I caused this notice to be posted in the City Hall Notice case on or before June 12, 2025.

Signed by:



Valerie Stump  
Community Development Department

cc: Planning Commission  
Coastal Commission  
Owner/Applicant/Agent  
Property Owners within 300'  
Residents within 100'  
'Notify Me' Subscriber Lists





# CIUDAD DE FORT BRAGG

*Incorporado August 5, 1889*

416 N. Franklin Street, Fort Bragg, CA 95437

Teléfono: (707) 961-2827 Fax: (707) 961-2802

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## **AVISO DE AUDIENCIA PÚBLICA**

**SE NOTIFICA** que la Comisión de Planificación de Fort Bragg llevará a cabo una audiencia pública en una reunión ordinaria que se celebrará a las 18:00 h, o tan pronto como se trate el asunto, el miércoles 25 de junio de 2025 en el Ayuntamiento, esquina suroeste de las calles Main y Laurel (363 N. Main Street), Fort Bragg, California 95437. La audiencia pública tratará el siguiente tema:

**N.º DE SOLICITUD:** Permiso de Desarrollo Costero 3-25 (CDP 3-25)  
**FECHA DE SOLICITUD :** 26 de febrero de 2025.  
**SOLICITANTE:** Ciudad de Fort Bragg  
**DUEÑO DE LA PROPIEDAD:** William DeBruyn  
**PROYECTO:** Reemplazo de aproximadamente 60 pies de drenaje pluvial de la ciudad, instalación de un pozo de registro y restauración del hábitat asociado en un arroyo estacional.  
**UBICACIÓN:** 190 Riverview Drive  
**APN:** 018-310-21-00 (0,480 acres)  
**ZONIFICACIÓN:** Residencial de baja densidad (RL)/Zona costera  
**AMBIENTAL**  
**DETERMINACIÓN:** Exento por estatuto de CEQA de conformidad con §15302c (reemplazo o reconstrucción de estructuras e instalaciones existentes), §15304a (nivelación en terrenos con una pendiente de menos del 10 por ciento) y §15304a (zanjas menores y relleno donde se restaura la superficie).

Los comentarios públicos sobre esta Audiencia Pública se pueden realizar de cualquiera de las siguientes maneras: (1) Enviar por correo electrónico al Departamento de Desarrollo Comunitario, a [cdd@fortbragg.com](mailto:cdd@fortbragg.com) (2) Los comentarios escritos se entregan en el Ayuntamiento, 416 N. Franklin Street antes de las 2:00 p. m. del día de la reunión; o (3) Los comentarios verbales se realizan durante la reunión, ya sea en persona en el Ayuntamiento o virtualmente usando Zoom si se proporciona un enlace de Zoom en el momento de la publicación de la agenda.

Los informes del personal y demás documentos que el Ayuntamiento considerará estarán disponibles para su revisión en el sitio web de la Ciudad: <https://cityfortbragg.legistar.com/Calendar.aspx>, al menos 72 horas antes de la reunión del Ayuntamiento. También están disponibles para su revisión o copia durante el horario de oficina habitual en el Ayuntamiento de Fort Bragg, 416 N. Franklin Street. Para obtener los materiales

**Proceso de apelación y tarifa :** Las decisiones de la Comisión de Planificación serán definitivas a menos que se apelen por escrito ante el Ayuntamiento de Fort Bragg dentro de los diez (10) días calendario siguientes a su emisión . La parte interesada deberá presentar la apelación por escrito, junto con la tarifa de apelación de \$1,000.00, ante el Departamento de Desarrollo Comunitario, y deberá indicar específicamente los hechos pertinentes y el fundamento de la apelación. Las apelaciones se limitarán a las cuestiones planteadas en la Audiencia Pública, o presentadas por escrito antes de la misma, o a información que no se conocía al momento de la decisión.

ENVÍO POR CORREO EL 12 de junio de 2025 O ANTES  
FECHA DE PUBLICACIÓN: 12 de junio de 2025

Declaro, bajo pena de perjurio, que soy empleado de la Ciudad de Fort Bragg en el Departamento de Desarrollo Comunitario; y que hice que este aviso se publicara en la caja de Avisos del Ayuntamiento el 12 de junio de 2025 o antes.

cc: Comisión de Planificación  
Comisión Costera  
Propietario/Solicitante/Agente  
Propietarios de propiedades dentro de 300'  
Residentes dentro de 100'  
Listas de suscriptores de 'Notificarme'