



City of Fort Bragg

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

Meeting Agenda City Council

**THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY**

Monday, March 23, 2026

6:00 PM

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COUNCILMEMBERS PLEASE TAKE NOTICE

Councilmembers 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: Mar 23, 2026 06:00 PM Pacific Time (US and Canada)

Topic: City Council Meeting

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82948800922>

*Or Telephone Dial: 1 669 444 9171 US (*6 mute/unmute; *9 raise hand)*

Webinar ID: 829 4880 0922

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

CLOSED SESSION REPORT

AGENDA REVIEW

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A. [26-149](#) Presentation of Proclamation Celebrating Government Finance Professionals Week During the Last Week of March
Attachments: [13- Gov. Finance Professionals Week](#)
- 1B. [26-90](#) Presentation of Proclamation Honoring the 50th Anniversary of the Mendocino Land Trust
Attachments: [10- Mendo Land Trust 50th](#)
- 1C. [26-150](#) Presentation from Mendocino Coast Humane Society

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

MANNER OF ADDRESSING THE CITY COUNCIL: All remarks and questions shall be addressed to the City Council; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Mayor or Acting Mayor. 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 Mayor or Acting Mayor 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 Mayor or Acting Mayor, may speak on any topic that may be a proper subject for discussion before the City Council for such period of time as the Mayor or Acting Mayor 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 Council's response to questions and requests made during this comment period.

WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Councilmembers as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin St, Fort Bragg, during normal business hours. All comments after 2 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. Public comments may be submitted to cityclerk@fortbraggca.gov.

3. STAFF COMMENTS

4. MATTERS FROM COUNCILMEMBERS

5. CONSENT CALENDAR

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

- 5A. [26-148](#) Adopt Resolution of the Fort Bragg City Council Accepting the Proposal from Lumos & Associates for 30% Design of LPP Candidate Surface Improvement Project and Authorizing the City Manager to Execute a Professional Services Agreement (Amount Not To Exceed \$117,000); Categorical Exemption §15301 (c)

Attachments: [RESO Lumos 30% LPP Project Design](#)
[Att 1 - PSA for Lumos and Associates 30% Design](#)
[Att 2 - Exhibit A Lumos & Associates Scope of Work](#)

- 5B. [26-141](#) Receive and File Minutes of the Visit Fort Bragg Committee Meeting of January 13, 2026

Attachments: [VFB MINS 01.13.2026](#)

- 5C. [26-127](#) Approval of Minutes of Special Meeting of March 9, 2026

Attachments: [SCCM 03092026](#)

- 5D. [26-128](#) Approve Minutes of March 9, 2026

Attachments: [CCM03092026](#)

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

7. PUBLIC HEARING

When a Public Hearing has been underway for a period of 60 minutes, the Council must vote on whether to continue with the hearing or to continue the hearing to another meeting.

- 7A. [26-151](#) Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Amending the Water and Sewer Rates for the City of Fort Bragg

Attachments: [03232026 Water and Sewer Rates](#)
[Att 1 - RESO Adopting Water and Sewer Rates](#)
[Att 2 - Prop 218 Notice](#)
[Att 3 - Presentation Water and Sewer Rate Study](#)
[Att 4 - NOPH](#)

- 7B. [25-563](#) Receive Report, Conduct Public Hearing, and Consider Adoption of Fort Bragg City Council Resolution Vacating a Portion of the Alley on the South Side of Oak Street Between Franklin and Main Streets and Approval of Quitclaim Deed

Attachments: [03232026 Vacation of Right of Way](#)

[Att 1 - RESO Vacate Right of Way](#)

[Att 2 - Exhibit A - Legal Description](#)

[Att 3 - Exhibit B - APN Map](#)

[Att 4 - Exhibit C - Quitclaim Deed](#)

[Att 5 - PC RESO 01-2026](#)

[Att 6 - RESO 5004-2026](#)

[Att 7 - RESO 5009-2026](#)

[Att 8 - HCD Exemption Approval Letter](#)

[Att 9 - NOPH](#)

8. CONDUCT OF BUSINESS

- 8A. [26-137](#) Receive General Plan Annual Progress Report 2025 and Housing Element Annual Progress Report to Housing and Community Development and Provide Comments Prior to Submittal to Housing and Community Development

Attachments: [03232026 Annual General Plan Report](#)

[Att 1 - HCD APR Report Spreadsheet](#)

- 8B. [26-152](#) Receive Presentation on the Annual Comprehensive Financial Report (ACFR) for the Year Ended June 30, 2025 for the City of Fort Bragg and Consider Accepting the ACFR as Presented

9. CLOSED SESSION

ADJOURNMENT

The adjournment time for all Council meetings is no later than 10:00 p.m. If the Council is still in session at 10:00 p.m., the Council may continue the meeting upon majority vote.

**NEXT REGULAR CITY COUNCIL MEETING:
6:00 P.M., MONDAY, April 13, 2026**

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 March 19, 2026.

Diana Paoli
 City Clerk

NOTICE TO THE PUBLIC:

DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection upon making reasonable arrangements with the City Clerk for viewing same during normal business hours.*
- *Such documents are also available on the City of Fort Bragg’s website at <https://city.fortbragg.com> subject to staff’s ability to post the documents before the meeting.*

ADA NOTICE AND HEARING IMPAIRED PROVISIONS:

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

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

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
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Phone: (707) 961-2823
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Text File

File Number: 26-149

Agenda Date: 3/23/2026

Version: 1

Status: Business

In Control: City Council

File Type:
Recognition/Announcements

Agenda Number: 1A.

Presentation of Proclamation Celebrating Government Finance Professionals Week During the Last Week of March

Proclamation

Celebrating Government Finance Professionals Week

WHEREAS, the California Society of Municipal Finance Officers (CSMFO) is the state's leading professional organization dedicated to promoting excellence in financial management for California's local governments; and

WHEREAS, government finance professionals serve cities, special districts, and joint powers authorities, by ensuring transparency, accountability, and responsible stewardship of public funds; and

WHEREAS, these professionals play a critical role in managing complex budgets, complying with state and federal laws, maintaining accurate financial reporting in compliance with government accounting standards, administering utility rate processes and enterprise funds; and supporting long-term financial sustainability; and

WHEREAS, California's financial landscape- shaped by Proposition 13, Proposition 218, the Gann Appropriations Limit, CalPERS pension obligations, and fluctuating economic conditions- requires expert analysis and sound financial leadership; and

WHEREAS, during unprecedented challenges such as COVID-19 pandemic, government finance professionals demonstrated adaptability and leadership by safeguarding the City's financial stability, managing emergency funding, supporting economic recovery efforts, and ensuring continuity of essentials services; and

WHEREAS, government finance professionals serve as the financial gatekeepers of the City by building and maintaining prudent reserve levels consistent with Government Finance Officers Association (GFOA) best practices, implementing long-term financial forecasting, and recommending balanced budgets that ensure fiscal sustainability for current and future generations; and

WHEREAS, the City of Fort Bragg has demonstrated strong fiscal stewardship through the achievement of reserve levels consistent with GFOA recommendations, the preparation of balanced budgets, and recognition through the Government Finance Officers Association for excellence in budgeting and financial reporting; and

WHEREAS, finance professionals work diligently, often behind the scenes, to provide critical information that enables informed policy decisions and ensures the delivery of essential public services; and

WHEREAS, recognizing Government Finance Professionals Week during the last week of March helps highlight the dedication, integrity, and professionalism of these essential public servants;

NOW, THEREFORE, I, Jason Godeke, Mayor of the City of Fort Bragg, on behalf of the entire City Council, do hereby proclaim the last week of March as Government Finance Professionals Week and encourage all residents, City staff to recognize and appreciate the hard work, expertise,

and dedication of the finance professionals who serve as stewards and guardians of the City's financial future.

SIGNED this 23rd day of March, 2026

ATTEST:

JASON GODEKE, Mayor

Diana Paoli, City Clerk
No. 13-2026





City of Fort Bragg

416 N Franklin Street
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Text File

File Number: 26-90

Agenda Date: 3/23/2026

Version: 1

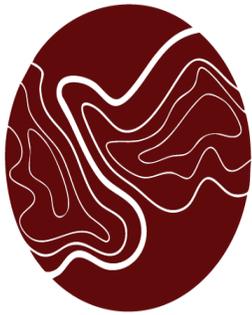
Status: Business

In Control: City Council

File Type: Report

Agenda Number: 1B.

Presentation of Proclamation Honoring the 50th Anniversary of the Mendocino Land Trust



**MENDOCINO
LAND TRUST**

Proclamation

Honoring Mendocino Land Trust's 50 Years of Public Service

WHEREAS, Mendocino Land Trust has dedicated five decades to preserving the natural beauty and ecological integrity of Mendocino County; and

WHEREAS, Mendocino Land Trust has opened five public preserves, including Hare Creek Beach, Seaside Beach, and the 10 Mile Estuary/Old Smith Ranch in Fort Bragg, ensuring residents and visitors alike can enjoy the spectacular coastline; and

WHEREAS, through its unwavering commitment to conservation, Mendocino Land Trust has protected over 40,000 acres of land, safeguarding forests, rivers, and coastal habitats for future generations; and

WHEREAS, the organization has built over 17 miles of public trails, with 15 additional miles underway, expanding opportunities for recreation and connection with nature; and

WHEREAS, Mendocino Land Trust leads vital habitat restoration projects, including salmon recovery efforts in Jackson Demonstration State Forest and coastal restoration through the WCB Pollinator Grant, which supports the endangered Behren's Silverspot butterfly; and

WHEREAS, Mendocino Land Trust fosters community stewardship through Coastal Cleanup Volunteer Days at Hare Creek and Seaside Beach, and promotes healthy lifestyles and outdoor engagement through its Annual Noyo Headlands Run; and

NOW THEREFORE, I, Jason Godeke, Mayor of the City of Fort Bragg, on behalf of the entire City Council, do hereby recognize and celebrate the 50-Year Anniversary of Mendocino Land Trust and extends its sincere congratulations and gratitude for its dedicated public service to the community of Fort Bragg and its neighbors throughout Mendocino County.

SIGNED this 23rd day of March, 2026

ATTEST:

JASON GODEKE, Mayor

Diana Paoli, City Clerk
No. 10-2026



City of Fort Bragg

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Text File

File Number: 26-150

Agenda Date: 3/23/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type:
Recognition/Announcements

Agenda Number: 1C.

Presentation from Mendocino Coast Humane Society



City of Fort Bragg

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Text File

File Number: 26-148

Agenda Date: 3/23/2026

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: 5A.

Adopt Resolution of the Fort Bragg City Council Accepting the Proposal from Lumos & Associates for 30% Design of LPP Candidate Surface Improvement Project and Authorizing the City Manager to Execute a Professional Services Agreement (Amount Not To Exceed \$117,000); Categorical Exemption §15301 (c)

RESOLUTION NO. ____-2026

RESOLUTION OF THE FORT BRAGG CITY COUNCIL ACCEPTING THE PROPOSAL FROM LUMOS & ASSOCIATES FOR 30% DESIGN FOR LPP CANDIDATE SURFACE IMPROVEMENT PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT (AMOUNT NOT TO EXCEED \$117,000); CATEGORICAL EXEMPTION §15301(c)

WHEREAS, the City of Fort Bragg seeks to advance preliminary design (30% design level) for the LPP Candidate Projects – Surface Improvement Projects to improve competitiveness for Local Partnership Program (LPP) funding and to better define scope, costs, and treatment methods for identified streets; and

WHEREAS, at its regular meeting of February 23, 2026, the City Council received the staff report on Street Rehabilitation Funding, Strategies, Location, and Scope and directed staff to return with a contract for preliminary design services for the LPP Candidate Projects, expanding upon the Oak Street investigations and related surface improvement needs identified in that report; and

WHEREAS, Lumos & Associates submitted a proposal dated March 13, 2026, to complete project management, field investigations, topography, technical memorandum preparation, and 30% design plans and estimates for the subject streets, including East Oak Street, South Harrison Street, West Street, East Chestnut Street, Alley N100E, and Alley N300D; and

WHEREAS, the proposal identifies a total fee of \$132,000 for Tasks 1 through 6, with a \$15,000 deduction applied if City crews provide traffic control for coring operations, resulting in a revised not-to-exceed amount of \$117,000; and

WHEREAS, the proposed work is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301 (c), as it consists of evaluation and design related to existing streets and minor alterations of existing public facilities; and

WHEREAS, funds for this work are available in the FY 2025/2026 Capital Improvement Program (CIP) budget for pavement rehabilitation and planning activities for the LPP 2027 Roadway Rehabilitation Project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg hereby accepts the proposal from Lumos & Associates for the 30% Design LPP Candidate Surface Improvement Project and authorizes the City Manager to execute a Professional Services Agreement in an amount not to exceed \$117,000, including the traffic-control credit.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 23rd day of March, 2026, by the following vote:

**AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:**

**Jason Godeke
Mayor**

ATTEST:

**Diana Paoli
City Clerk**

**CITY OF FORT BRAGG
PROFESSIONAL SERVICES AGREEMENT
WITH
LUMOS & ASSOCIATES, INC.**

THIS AGREEMENT is made and entered into this [REDACTED]th day of March, 2026 (“Effective Date”), by and between the CITY OF FORT BRAGG, a municipal corporation, 416 N. Franklin Street, Fort Bragg, California 95437 (“City”), and Lumos and Associates, Inc., 3840 El Dorado Hills Blvd., Ste. 301, El Dorado Hills, CA 95762 (“Consultant”).

WITNESSETH:

A. WHEREAS, City proposes to utilize the services of Consultant as an independent contractor to provide 30 Percent Design for the LPP Candidate Surface Improvement Project, as more fully described herein; and

B. WHEREAS, City and Consultant desire to contract for the specific services described in Exhibit “A” (the “Project”) and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

C. WHEREAS, no official or employee of City has a financial interest, within the provisions of Sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

D. WHEREAS, the legislative body of the City on March 23, 2026, by Resolution No. [REDACTED] authorized execution of this Agreement on behalf of the City in accordance with Chapter 3.20 of the City Municipal Code and/or other applicable law;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1.0. SERVICES PROVIDED BY CONSULTANT

1.1. Scope of Work. Consultant shall provide the professional services described in the Consultant’s Proposal (“Proposal”), attached hereto as **Exhibit A** and incorporated herein by this reference.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant’s performance of this Agreement. Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. City officers and employees shall

not be liable at law or in equity occasioned by failure of the Consultant to comply with this section.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City as hereinafter specified. Evaluations of the work will be done by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Consultant to review the quality of the work and resolve the matters of concern;
- (b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or
- (c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Consultant and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

1.5. Non-discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, age, physical handicap, medical condition, marital status, sexual gender, sexual orientation, or disability except as permitted pursuant to Section 12940 of the Government Code. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, a notice setting forth provisions of this non-discrimination clause.

Consultant shall, in all solicitations and advertisements for employees placed by, or on behalf of Consultant, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, national origin, ancestry, age, physical handicap, medical condition, marital status, sexual gender, sexual orientation, or disability. Consultant shall cause the paragraphs contained in this Section to be inserted in all subcontracts for any work covered by the Agreement, provided that

the foregoing provisions shall not apply to subcontracts for standard commercial supplies or raw materials.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost and expense. All insurance requirements contained in this Agreement are independently applicable to any and all subcontractors that Consultant may engage during the term of this Agreement.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

2.0. COMPENSATION, BILLING AND PREVAILING WAGES

2.1. Compensation. Consultant shall be paid in accordance with the fee schedule set forth in **Exhibit A**, for a total amount not to exceed One Hundred Seventeen Thousand Dollars (\$117,000.00).

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of work specified in the Consultant's Proposal or which is inconsistent with or in violation of the provisions of this Agreement unless the City or the Project Manager for this Project, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable. Should the City request in writing additional services that increase the hereinabove described "Scope of Work," an additional fee based upon the Consultant's standard hourly rates shall be paid to the Consultant for such additional services. The City Manager may approve contract change orders not exceeding a total of 10% of the approved contract or up to the contingency amount whichever amount is less for any one project.

2.3. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but not more often than monthly. Said invoice shall be based on the total of all Consultant's services which have been completed to City's sole satisfaction. City shall pay Consultant's invoice within forty-five (45) days from the date City receives

said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as “Additional Services” and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant’s services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times for a period of three (3) years from the date of final payment.

2.5 Prevailing Wage Requirements In accordance with California Labor Code Section 1720, this project is subject to prevailing wage compliance monitoring and enforcement by the Department of Industrial Regulation. The Consultant and subcontractors engaged in performance of the Work must comply with Labor Code Section 1771.1.

(a) Payment of Prevailing Wages: In accordance with California Labor Code Section 1773.2, the City has determined the general prevailing wages in the locality in which the Work is to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the Public Works Department and shall be made available on request. The Consultant and subcontractors engaged in the performance of the Work shall pay no less than these rates to all persons engaged in performance of the Work.

(b) Legal Working Days: In accordance with California Labor Code Section 1811, the time of service of any worker employed in performance of the Work is limited to eight hours during any one calendar day, and forty hours during any one calendar week, except in accordance with California Labor Code Section 1815, which provides that work in excess of eight hours during any one calendar day and forty hours during any one calendar week is permitted upon compensation for all hours worked in excess of eight hours during any one calendar day and forty hours during any one calendar week at not less than one-and-one-half times the basic rate of pay.

(c) Payroll Records: Pursuant to Labor Code Section 1776, Consultant and any subcontractor(s) shall keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by Consultant or any subcontractor in connection with this Agreement. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following: (1) The information contained in the payroll record is true and correct; and (2) The employer has complied with the requirements of Sections 1771, 1881, and 1815 of the Labor Code for any work performed by his or her employees on this Project. The payroll records shall be certified and shall be available for inspection at all reasonable hours in accordance with the

requirements of Labor Code Section 1776. Consultant shall also furnish each week to CITY's Project Administration Division a statement with respect to the wages of each of its employees during the preceding weekly payroll period.

(d) Registration with DIR: Consultant and any subcontractor(s) of Consultant shall comply with the provisions of Labor Code Section 1771 and Labor Code Section 1725.5 requiring registration with the DIR.

3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. The professional services to be performed pursuant to this Agreement shall commence within five (5) days from the issuance of Notice to Proceed. Said services shall be performed in strict compliance with the schedule set forth in the Scope of Work attached hereto as **Exhibit A**. Consultant will complete the services in accordance with this Agreement by July 31, 2026. The Time of Completion may only be modified by a written amendment of the Agreement signed by both the City and the Consultant and in accordance with its terms.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party. If a delay beyond the control of the Consultant is encountered, a time extension may be mutually agreed upon in writing by the City and the Consultant. The Consultant shall present documentation satisfactory to the City to substantiate any request for a time extension.

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and expire on January 30, 2027, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing at least ten (10) days prior written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City. If the City suspends, terminates or abandons a portion of this Agreement, such suspension, termination or abandonment shall not make void or invalidate the remainder of this Agreement.

If the Consultant defaults in the performance of any of the terms or conditions of this Agreement, it shall have ten (10) days after service upon it of written notice of such default in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this

Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

The City shall have the right, notwithstanding any other provisions of this Agreement, to terminate this Agreement, at its option and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement, immediately upon service of written notice of termination on the Consultant, if the latter should:

- a. Be adjudged a bankrupt;
- b. Become insolvent or have a receiver of its assets or property appointed because of insolvency;
- c. Make a general assignment for the benefit of creditors;
- d. Default in the performance of any obligation or payment of any indebtedness under this Agreement;
- e. Suffer any judgment against it to remain unsatisfied or unbonded of record for thirty (30) days or longer; or
- f. Institute or suffer to be instituted any procedures for reorganization or rearrangement of its affairs.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination within thirty-five (35) days after service of the notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant. City shall not be liable for any claim of lost profits.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following

minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and approved by City:

- (a) Broad-form commercial general liability, in a form at least as broad as ISO form #CG 20 01 04 13, including premises-operations, products/ completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) aggregate, combined single limits. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or shall be twice the required occurrence limit. If Consultant maintains higher limits than the specified minimum limits, City requires and shall be entitled to coverage for the high limits maintained by the Consultant.
- (b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, each incident for bodily injury and property damage.
- (c) Workers' compensation insurance as required by the State of California and Employers Liability Insurance with a minimum limit of \$1,000,000 per accident for any employee or employees of Consultant. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, agents, employees, and volunteers for losses arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.

Before execution of this Agreement by the City, the Consultant shall file with the City Clerk the following signed certification:

I am aware of, and will comply with, Section 3700 of the Labor Code, requiring every employer to be insured against liability of Workers' Compensation or to undertake self-insurance before commencing any of the work.

The Consultant shall also comply with Section 3800 of the Labor Code by securing, paying for and maintaining in full force and effect for the duration of this Agreement, complete Workers' Compensation Insurance, and shall furnish a Certificate of Insurance to the City Clerk before execution of this Agreement by the City. The City, its officers and employees shall not be responsible for any claims in law

or equity occasioned by failure of the consultant to comply with this section.

- (d) Professional errors and omissions (“E&O”) liability insurance with policy limits of not less than Two Million Dollars (\$2,000,000.00), combined single limits, per occurrence and aggregate. Architects’ and engineers’ coverage shall be endorsed to include contractual liability. If the policy is written as a “claims made” policy, the retro date shall be prior to the start of the contract work. Consultant shall obtain and maintain said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

Neither the City nor any of its elected or appointed officials, officers, agents, employees, or volunteers makes any representation that the types of insurance and the limits specified to be carried by Consultant under this Agreement are adequate to protect Consultant. If Consultant believes that any such insurance coverage is insufficient, Consultant shall provide, at its own expense, such additional insurance as Consultant deems adequate.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

- (a) Additional insureds: "The City of Fort Bragg and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant."
- (b) Notice: "Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased. In the event of any cancellation or reduction in coverage or limits of any insurance, Consultant shall forthwith obtain and submit proof of substitute insurance. Should Consultant fail to immediately procure other insurance, as specified, to substitute for any canceled policy, the City may procure such insurance at Consultant’s sole cost and expense."
- (c) Other insurance: "The Consultant’s insurance coverage shall be primary insurance as respects the City of Fort Bragg, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Fort Bragg shall be excess and not contributing with the insurance provided by this policy."

- (d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Fort Bragg, its officers, officials, agents, employees, and volunteers.
- (e) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self-Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement. The certificates of insurance and endorsements shall be attached hereto as **Exhibit B** and incorporated herein by this reference.

5.5. Non-limiting. Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. The Project Manager designated to work directly with Consultant in the performance of this Agreement will be Chantell O'Neal. It shall be the Consultant's responsibility to assure that the Project Manager is kept informed of the progress of the performance of the services and the Consultant shall refer any decision,

which must be made by City, to the Project Manager. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Project Manager.

Consultant designates Aaron Brusatori as its Project Manager, who shall represent it and be its agent in all consultations with City during the term of this Agreement and who shall not be changed by Consultant without the express written approval by the City. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery, facsimile or if mailed, shall be addressed as set forth below and placed in a sealed envelope, postage prepaid, and deposited in the United States Postal Service. Such communication shall be deemed served or delivered: a) at the time of delivery if such communication is sent by personal delivery; b) at the time of transmission if such communication is sent by facsimile; and c) 72 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:
Lumos & Associates, Inc.
3840 El Dorado Hills Blvd, Suite
301
El Dorado Hills, CA 95762
916-980-8228

IF TO CITY:
City Clerk
City of Fort Bragg
416 N. Franklin St.
Fort Bragg, CA 95437
Tel: 707-961-2823
Fax: 707-961-2802

6.5. Attorneys' Fees. In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.6. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Mendocino County, California. Consultant agrees to submit to the personal jurisdiction of such court in the event of such action.

6.7. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be

performed by Consultant hereunder for the term of this Agreement.

6.8. Indemnification and Hold Harmless.

If Consultant is not a design professional performing “design professional” services under this Agreement, as that term is defined in Civil Code Section 2782.8, Consultant agrees to defend, indemnify, hold free and harmless the City, its elected and appointed officials, officers, agents and employees, at Consultant’s sole expense, from and against any and all claims, demands, actions, suits or other legal proceedings brought against the City, its elected and appointed officials, officers, agents and employees arising out of the performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply whenever any claim, action, complaint or suit asserts liability against the City, its elected and appointed officials, officers, agents and employees based upon the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City’s specifications or Consultant’s Proposal, which shall be of no force and effect.

If Consultant is a design professional performing “design professional” services under this Agreement, as that term is defined in Civil Code Section 2782.8, Consultant agrees to defend, indemnify, hold free and harmless the City, its elected and appointed officials, officers, agents and employees, at Consultant’s sole expense, from and against any and all claims, demands, actions, suits or other legal proceedings arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Consultant. The defense obligation provided for hereunder shall apply whenever any claim, action, complaint or suit asserts liability against the City, its elected and appointed officials, officers, agents and employees based upon the negligence, recklessness, or willful misconduct of the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City’s specifications or Consultant’s Proposal, which shall be of no force and effect.

6.9. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant’s employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its or employees are in any manner agents or employees of City. Consultant shall secure, at

its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.10. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.11. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.12. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, preliminary notes, working documents, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City, but shall be made available to the City within ten (10) days of request or within ten (10) days of termination. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by

Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, preliminary notes and working documents, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other Project related items as requested by City or its authorized representative, at no additional cost to the City. Consultant or Consultant's agents shall execute such documents as may be necessary from time to time to confirm City's ownership of the copyright in such documents.

6.13. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code Section 7920.000 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code Section 7924.510, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.14. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code Sections 81000, *et seq.*) and Government Code Section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subconsultants shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subconsultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.15. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

6.16. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.17. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any

such provision or provisions so incorporated by reference, the conflict shall be resolved by giving precedence in the following order, if applicable: This Agreement, the City's Request for Proposals, the Consultant's Proposal.

6.18. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.19. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.20. Headings. Paragraph and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.21. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.22. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.23. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.24. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.25. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be

construed together and shall constitute one agreement.

6.26. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

6.27. Use of Recycled Paper Products. In the performance of this Agreement, Consultant shall use paper products and printing and writing paper that meets Federal Trade Commission recyclability standards as defined in 16 CFR 260.12.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CITY

CONSULTANT

By: _____
Isaac Whippy
Its: City Manager

By: _____
Dan Stucky, P.E.
Its: Director of Engineering

ATTEST:

By: _____
Diana Paoli
City Clerk

APPROVED AS TO FORM:

By: _____
Baron J. Bettenhausen
City Attorney

EXHIBIT A

CONSULTANT'S PROPOSAL

(Scope of Work, Fee Schedule and Time Table)

EXHIBIT B
CERTIFICATES OF INSURANCE AND ENDORSEMENTS



El Dorado Hills
 3840 El Dorado Hills Blvd, Suite 301
 El Dorado Hills, CA 95762
LumosInc.com

March 13, 2026

Chantell O’Neal
 Assistant Director
 Engineering Division
 416 North Franklin Street
 Fort Bragg, CA 95437
 Via Email: coneal@fortbraggca.gov

Subject: 30% Design LPP Candidate Projects - Surface Improvement Projects

Dear Ms. O’Neal:

Lumos & Associates, Inc. (Lumos) is pleased to provide this proposal for engineering and related services for 30% Design of the LPP Candidate Projects for the City of Fort Bragg.

Project Understanding

The City of Fort Bragg would like to develop preliminary design (30% design level) documents to understand the scope of work and projected costs to improve the surface of the identified streets. This effort will improve the competitiveness of the project(s) to capture LPP funding as they will be closer shovel ready. The city would like to apply cost effective improvements to increase the PCI of the streets utilizing LPP funds.

The pavement condition index (PCI) of the subject streets was evaluated in 2021 and is reported in the table below.

Field investigations are critical to define the non-visible subsurface structural conditions and determine appropriate methods to improve the paved surface which will achieve expected design life.

Reporting is requested to quantify the “*Improvement level*” of the method of improvement for each street as described in the Staff Report for the February 23, 2026 Council Meeting. This will determine when City Crews can be utilized and when contractors will be needed to deliver the work.

To facilitate Technical Assistance meetings with CTC in August, the 30% design and estimates must be completed by July 31, 2026.

Streets List:

Street	Length (FT)	PCI (2021)
E. Oak St	6,300	62-82
S. Harrison St	2,600	65
West St	1,400	3
E. Chestnut St	2,800	68-84
Alley N100E	430	8
Alley N300D	430	8
Total	13,960	

Scope of Work

Build for people. Work with purpose. Design to last.

1. Project Management

We will provide project coordination, administration, and quality control. We will coordinate field activities with City staff. We will participate in project meetings with Staff and City Council, and prepare agenda and minutes as needed. Our Project Manager will perform brief check-in calls, approximately twice each month. We will monitor budget and schedule and prepare monthly status reports for inclusion with our monthly invoices.

Deliverables:

- Kickoff Meeting – agenda, minutes, .pdf
- Virtual Meeting to review Draft Technical Memorandum, .pdf
- 30% Design Review Meeting – agenda, minutes, .pdf
- Bi-Weekly Check-In Calls
- Monthly Status Reports and Invoices, .pdf

2. Investigate Existing Conditions

We will review the available master planning documents for Storm Drainage, Water and Sewer to determine if any utilities beneath the subject streets should be improved or replaced prior to surface improvements.

We will dispatch a crew to perform a site walk along each of the subject streets 13, (2.4 miles) to assess surface conditions and identify locations for collection of core samples. We will verify the conditions of the roadways proposed for treatment and identify curb ramps which require ADA compliance upgrades. We will mark USA and then collect 20 core samples for soils testing.

Field Verification will Include:

- Assessment of each roadway section from surface observations
- Identify streets that meet the criteria for surface treatment
- Identify streets that meet the criteria for rehabilitation or reconstruction
- Identify surface drainage infrastructure
- Identify pedestrian access ramps that need compliance upgrades

Core Sample Analysis Will Include:

- Identification of asphalt layers
- Identification of structural section thickness
- Subgrade soils properties

Deliverables:

- Reporting of existing conditions, asphalt layers, structural section and soils properties will be included in the Technical Memorandum.

3. Topography

Lumos will utilize aerial imagery to define work limits for each of the subject streets. We will extract topography for Alley N100E from existing ground controlled aerial imagery. Only N100E is included for surface topography due to known surface drainage issues in the Alley. The

aerial imagery will be used to define work limits, identify drainage patterns and utility appurtenances.

Deliverables:

- Aerial imagery for each street
- Surface drainage topography for Alley N100E

4. Technical Memorandum

With the findings of our site walk, field verifications, review of the master planning documents and soils data, we will prepare a Technical Memorandum (memo). The memo will report the existing conditions and recommend appropriate pavement treatments, quantity of curb ramps which need compliance upgrades and any other pertinent information gathered during our investigation. The memo will include budget estimates will include costs for completion of each street through construction. The memo will be presented to City Staff in draft format for review and comment. Comments from Staff will be incorporated into the final Technical Memorandum. The final document will be used to establish a path forward with a sound foundation of information needed to support the final design after funding is secured.

We will perform an in-person presentation of the Technical Report to the City Council during a regularly scheduled meeting. This will provide and opportunity for the Council and public to learn about the existing conditions and why each pavement treatment was recommended.

Deliverables:

- Draft Technical Memorandum
- Final Technical Memorandum
- Presentation to City Council

5. 30% Plans and Estimate

Using the data collected from our investigations and the information presented in the Technical Memorandum, we will prepare preliminary construction documents to the 30% design level. The plans will include plan sheets for each street with a scale of 1"= 30'. We will include typical details that will describe the recommended pavement treatments for each street. We will identify locations of proposed ADA curb ramp compliance upgrades.

Plans to Include:

- Title/Legend/Details (4 sheets)
- Surface Improvement Plans (8 sheets)
- Details (1 sheets)

Deliverables:

- 30% plans, .pdf
- 30% Quantities, .xls & .pdf
- 30% Engineers Opinion of Probable Construction Costs .pdf

Task 6 – Project Contingency/Additional Support Services

The Project Contingency is specifically for additional out-of-scope work and field investigations, as may be required, which are unidentifiable at this time. This task shall be utilized and initiated at the sole discretion of the City and will be performed on a time and materials basis in accordance with the current Lumos fee schedule. Such work may include survey effort to document existing utilities, measure depths to inverts and localized, detailed topography.

Assumptions / Exceptions

Lumos has made the following assumptions in preparation of this proposal:

- Storm drain studies are not included.
- If utility replacements are recommended within the work area they will be shown in schematic plan view only.
- No permitting or application work is included with this proposal.
- This proposal does not include final design.
- Prevailing wages have not been assumed by our inspectors/technicians while on site. If prevailing wages are required, the above costs will be adjusted accordingly.

Schedule

The Scope of Services can be completed within four (4) months of Notice to Proceed.

	Duration	Start	End
Notice to Proceed	0	4/16/2026	4/16/2026
Project Management	4 Month	4/16/2026	8/14/2026
Investigate Existing Conditdions	1 Month	4/17/2026	5/15/2026
Topography	1 Week	4/16/2026	4/23/2026
Technical Memorandum	3 Week	5/18/2026	6/8/2026
30% Plans and Estimate	5 Week	6/8/2026	7/13/2026

Fees

The tasks described in the Scope of Services will be completed for the following fees:

Task	Description	Fee
Task 1	Project Management	\$7,650
Task 2	Investigate Existing Conditions	\$65,130
Task 3	Topography	\$6,500
Task 4	Technical Memorandum	\$26,080
Task 5	30% Plans	\$19,640
Task 6	Project Contingency	\$7,000
Total		\$132,000

Traffic Control Credit (\$15,000)
Deduction if City crews provide traffic control for Coring
Operations. It is estimated at 2 crew members for a week.

Tasks 1 through 5 will be billed as a fixed fee based on percent complete. Task 6 will only be initiated at sole discretion by the City and will be billed on a Time and Materials (T&M) basis. Lumos will be happy to amend this proposal as necessary to provide additional services not included in the above scope of work, or to amend the proposed services to better match the City's needs.

If this proposal is acceptable, Please issue a task order at your earliest opportunity.

Thank you again for allowing Lumos to provide you with this proposal. Please do not hesitate to call me if you have questions or concerns, as we would be happy to discuss them with you.

Sincerely,



Aaron Brusatori, P.E.
Project Manager



Brian Harer,
Group Manager



City of Fort Bragg

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

Text File

File Number: 26-141

Agenda Date: 3/23/2026

Version: 1

Status: Business

In Control: City Council

File Type: Committee Minutes

Agenda Number: 5B.

Receive and File Minutes of the Visit Fort Bragg Committee Meeting of January 13, 2026



City of Fort Bragg

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

Meeting Minutes Visit Fort Bragg

Tuesday, January 13, 2026

3:30 PM

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

MEETING CALLED TO ORDER

Chair Albin-Smith called the meeting to order at 3:36 PM.

ROLL CALL

Public Experience Liaison Adelaide La Torre, and Administrative Assistant Stephanie Remington

Present: 5 - Tess Albin-Smith, Lindy Peters, Jon Glidewell, Stathi Pappas and Barbara Bruce

1. APPROVAL OF MINUTES

The minutes were approved by the committee as presented.

1A. [26-579](#) Approve Minutes of Visit Fort Bragg Committee December 9, 2025

Attachments: [VFB MINS 12.09.2025](#)

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Ron White, and Jay Rosenquist.

3. CONDUCT OF BUSINESS

3A. [26-584](#) Receive Report and Consider Appointing New Visit Fort Bragg Committee Members

Attachments: [01132026 Membership Report](#)

[Att 1 - VFB Protocols](#)

[Att 2 - Committee Application - Marc Tagar Redacted](#)

[Att 3 - Committee Application - Mark Zaifman Redacted](#)

[Att 4 - Committee Application - Ryan Ballou Redacted](#)

[Att 5 - Committee Application - Sabine Hahnueck Redacted](#)

[Att 6 - Committee Application - Scott Schneider Redacted](#)

Adelaide La Torre shared Staff Report with VFB protocol and committee vacancies. Committee members interviewed three applicants.

Public Comment: None.

A motion was made by Councilmember Peters to approve appointment of Scott Schneider to the Visit Fort Bragg Committee. Councilmember Albin-Smith

seconded the motion with an amendment to include appointment of Ryan Ballou and Sabine Hahnbueck. The Motion carried my unanimous vote.

3B. [26-580](#) Receive Update from Idea Cooperative

Attachments: [VFB_Update01_13](#)

Melissa Holberton presented report on Idea Cooperative activity. Councilmembers and Committee asked clarifying questions. Blues Fest 2026 tickets go on sale February 1, 2026. The Events Subcommittee will meet this week or next to discuss further plans.

Public Comment: Vance Cook, and Jay Rosenquist

Discussion: Suggestions to improve email reach and online presence/interaction where discussed.

3C. [26-581](#) Receive Update from Visit Mendocino

Jamie Peters-Connolly reported on Visit Mendocino activity. Committee members asked clarifying questions about the reported figures and discussed future events for Visit Mendocino.

Public Comment: None.

Discussion: Committee member Schneider discussed upcoming crab tasting event needs.

3D. [26-582](#) Receive Oral Update from VFB Special Events Subcommittee

Adelaide La Torre reminded new members of the Visit Fort Bragg Committee to join the Events Subcommittee with a meeting to be scheduled in the coming weeks.

4. MATTERS FROM COMMITTEE / STAFF

None.

ADJOURNMENT

Chair Albin-Smith adjourned the meeting at 4:47 PM.



City of Fort Bragg

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

Text File

File Number: 26-127

Agenda Date: 3/23/2026

Version: 1

Status: Business

In Control: City Council

File Type: Minutes

Agenda Number: 5C.

Approval of Minutes of Special Meeting of March 9, 2026



City of Fort Bragg

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

Meeting Minutes Special City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Monday, March 9, 2026

4:30 PM

Town Hall, 363 N Main Street
and Via Video Conference

SPECIAL CLOSED SESSION

CALL TO ORDER

Mayor Godeke called the meeting to order at 4:31 PM

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Scott Hockett and Councilmember Lindy Peters

1. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

None.

2. CLOSED SESSION

Mayor Godeke recessed the meeting at 4:32 PM; the meeting reconvened to closed session at 4:35 PM.

- 2A.** [26-121](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION, Pursuant to Paragraph (1) of Subdivision (d) of Gov. Code Section 54956.9; Name of Case: CITY OF FORT BRAGG v. MENDOCINO RAILWAY, Case No.: 21CV00850, Superior Court of Mendocino County, State of California
- 2B.** [26-122](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION, Pursuant to Paragraph (1) of Subdivision (d) of Gov. Code Section 54956.9; Name of Case: SIERRA NORTHERN RAILWAY and MENDOCINO RAILWAY v. CITY OF FORT BRAGG, United States District Court Case No. 4:24-cv-04810-JST
- 2C.** [26-123](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION, Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One case)

Mayor Godeke reconvened the meeting to Open Session at 5:07 PM and reported that no reportable action was taken on the Closed Session items.

ADJOURNMENT

Mayor Godeke adjourned the meeting at 5:07 PM.

JASON GODEKE, MAYOR

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: 26-128

Agenda Date: 3/23/2026

Version: 1

Status: Business

In Control: City Council

File Type: Minutes

Agenda Number: 5D.

Approve Minutes of March 9, 2026



City of Fort Bragg

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

Meeting Minutes City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY
AS THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT
NO. 1 AND THE FORT BRAGG REDEVELOPMENT
SUCCESSOR AGENCY*

Monday, March 9, 2026

6:00 PM

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

CALL TO ORDER

Mayor Godeke called the meeting to order at 6:00 PM.

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Scott Hockett

CLOSED SESSION REPORT

Mayor Godeke reported that no reportable action was taken on the Closed Session items.

AGENDA REVIEW

None.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

1A. [26-95](#) Presentation of Proclamation Honoring the 50th Anniversary of Eggheads

Mayor Godeke read and presented Proclamation Honoring the 50th Anniversary of Eggheads accepted by Becky Parrish and family.

1B. [26-107](#) Presentation of Proclamation Honoring the 40th Anniversary of Northcoast Artists Gallery

Mayor Godeke read and presented the Proclamation Honoring the 40th Anniversary of Northcoast Artists accepted by artists.

1C. [26-96](#) Presentation of Flockworks

Mayor Godeke introduced Director Jeff Totsch of Flockworks who shared a presentation.

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

(1) Jacob Patterson and Jenny Shattuck.

(2) None.

(3) N/A.

3. STAFF COMMENTS

Economic Development Sarah McCormick shared status report of Broadband Project and upcoming Food Truck survey for public input.

4. MATTERS FROM COUNCILMEMBERS

Councilmembers shared comments regarding Food Trucks and upcoming meetings including Mid-Year Budget meeting, Public Works Committee Meeting, Visit Fort Bragg Committee Meeting, and Parks and Recreation Ad Hoc Meeting, along with Symphony of Redwoods on Saturday and Sunday with free children admission. Shout out was given to Ron White, Chris Strickland, Sal Soria and Alaska Dave regarding cleanup of three headstones at cemetery on Coastal Trail. Also reported were surveys for public input: Economic Development on the Mill Site, Budget Priorities for Fiscal Year 26/27, and upcoming Food Truck survey. Mayor Godeke will be at the Farmer's Market at 3 p.m. for one hour and shared County committees held by same Councilmembers as set forth: Mendocino Council of Governments (MCOG): Vice Mayor Rafanan; Fort Bragg Fire Protection Board: Councilmembers Peters and Hockett; Mendocino Transit Authority (MTA) and Sonoma Clean Power: Councilmember Albin-Smith; and Mendocino Solid Waste Management Authority (MSWMA): Mayor Godeke. Council members are requested to email Mayor Godeke if they are interested in open seat on the Local Agency Formation Commission (LAFCO).

5. CONSENT CALENDAR

A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that the Consent Calendar be adopted. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

5A. [26-100](#) Adopt City Council Resolution Appointing Representatives to Represent and Vote on Behalf of the City of Fort Bragg at the League of California Cities Annual Conference

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 5013-2026

5B. [26-120](#) Receive and File Minutes of the Community Development Committee of February 02, 2025

These Committee Minutes were received and filed on the Consent Calendar.

5C. [26-102](#) Receive and File Minutes of the Public Works and Facilities Committee Meeting of January 08, 2026

These Committee Minutes were received and filed on the Consent Calendar.

5D. [26-105](#) Receive and File Minutes of the Public Safety Committee Meeting of January 21, 2026

These Committee Minutes were received and filed on the Consent Calendar.

5E. [26-106](#) Approve Minutes of Special Meeting of February 23, 2026

These Minutes were approved on the Consent Calendar.

5F. [26-101](#) Approve Minutes of February 23, 2026

These Minutes were approved on the Consent Calendar.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

7. PUBLIC HEARING

8. CONDUCT OF BUSINESS

8A. [26-114](#) Turning the Tides: Building Community, Strengthening Neighborhoods and Leading By Example

Mayor Godeke introduced Item 8A. Administrative Assistant Lisi Horstman and Public Experience Liaison Adelaide La Torre presented staff report. Councilmembers asked clarifying questions.

Public Comment: Jenny Shattuck and Paul Clark.

Direction: Council had no objections to the upcoming Kickoff Turning the Tides Event on April 22 and further scheduled meeting before next work week in October. Council shared delight and thanked staff for their idea to lead by example to build a clean community.

8B. [26-113](#) Receive Report and Public Safety Committee Recommendation Regarding Enforcement of Motorized Vehicles including Electric Bicycle Prohibition on the Coastal Trail

Mayor Godeke introduced Item 8B. Police Chief Eric Swift presented staff report. Councilmembers asked clarifying questions.

Public Comment: Jenny Shattuck and Paul Clark.

Direction: Council directed staff to order and install signage on the Coast Trail to align with current Municipal Code for education and risk reduction and further directed staff to research Ordinance amendment to further reduce risk including possible definitions of e-bikes, potential speed limit, yielding to pedestrians, and consulting with Coastal Commission.

8C. [26-115](#) Receive Report and Consider Accepting Certificate of Completion for the 2025 Street Rehab Project (PWP-00132) and Direct City Clerk to File Notice of Completion

Mayor Godeke introduced Item 8C. Assistant Director of Engineering Chantell O'Neal presented staff report. Council asked clarifying questions. City Attorney Baron Bettenhausen replied to legal questions.

Public Comment: Jenny Shattuck.

A motion was made by Councilmember Peters, seconded by Councilmember

Hockett, that the Certificate of Completion be accepted. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

8D. [26-112](#) Receive Report and Consider Accepting the Certificate of Completion for the 2022 Streets Rehabilitation Project (Project No. PWP-00120)

Mayor Godeke introduced Item 8D. Assistant Director of Engineering Chantell O'Neal presented staff report. Councilmembers asked clarifying questions. City Attorney Baron Bettenhausen replied to legal questions.

Public Comment: Jenny Shattuck.

A motion was made by Councilmember Peters, seconded by Councilmember Hockett, that the Certificate of Completion be accepted as amended. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

9. CLOSED SESSION

ADJOURNMENT

Mayor Godeke adjourned the meeting at 8:20 PM.

JASON GODEKE, MAYOR

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: 26-151

Agenda Date: 3/23/2026

Version: 1

Status: Business

In Control: City Council

File Type: Staff Report

Agenda Number: 7A.

Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Amending the Water and Sewer Rates for the City of Fort Bragg



CITY COUNCIL STAFF REPORT

TO: City Council **DATE:** March 23, 2026

DEPARTMENT: Finance Department

PREPARED BY: Isaac Whippy, City Manager and Alison Lechowicz Consultant

PRESENTER: Isaac Whippy, City Manager and Alison Lechowicz Consultant

AGENDA TITLE: RECEIVE REPORT, CONDUCT PUBLIC HEARING, AND CONSIDER ADOPTION OF CITY COUNCIL RESOLUTION AMENDING THE WATER AND SEWER RATES FOR THE CITY OF FORT BRAGG

RECOMMENDATION

Conduct the public hearing and adopt the City Council resolution amending the water and sewer rates.

BACKGROUND

The Council is being asked to approve a resolution amending the rates for water and sewer service in the City of Fort Bragg. The City of Fort Bragg provides water and sewer service to about 2,800 service connections. The City's Water and Sewer Funds are self-supported from rate revenues and do not receive tax revenues. The City has not increased the monthly rates for water and sewer service since 2019. Both utilities are currently doing well financially. However, rate increases are recommended to keep up with inflation and finance upcoming infrastructure improvements. Rate adjustments are proposed for each July 1 from 2026 to 2030.

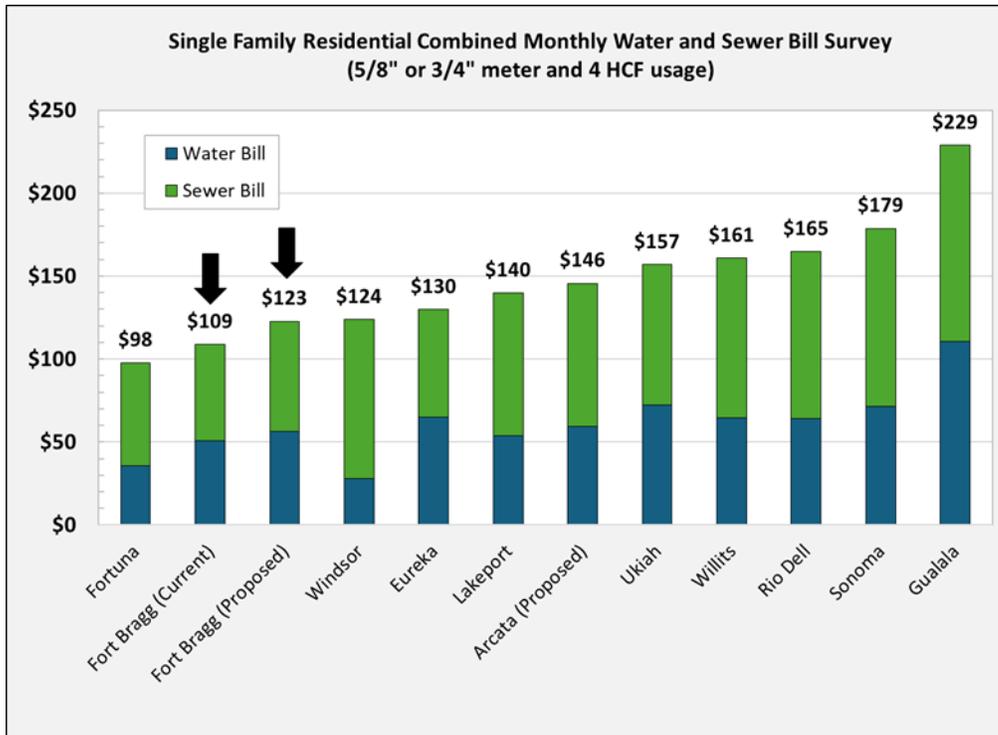
DISCUSSION AND ANALYSIS

On December 10, a first draft of rate study findings and the initial rate design options for both the water and sewer rates was presented to the Finance and Administration Committee. At that meeting, the Committee provided direction to the City's utility rate study consultant, Alison Lechowicz of LT Municipal Consultants, regarding the proposed rates. On January 12, the City Council received a presentation reflecting two updated rate options for the water and sewer utilities based on the feedback provided by the Finance and Administration Committee. The Council chose a preferred rate option at that meeting and directed staff to proceed with initiating the Proposition 218 process.

AGENDA ITEM NO. 7A

On February 6, in accordance with Proposition 218, a notice was mailed to all utility customers and property owners notifying them of the proposed rate increases and protest options available to them. Tonight, a public hearing will provide the community with an opportunity to address the Council on the proposed increases and file formal written protests. The final vote will be presented tonight during the public hearing after any communications from the public on this matter.

The following chart shows the proposed year 1 residential fee increases as compared to neighboring communities:



Proposition 218 requires that, if there is a majority protest of the utility customers, the proposed rates cannot go into effect. A total of 1,329 written protests are required to block the rate increase. Should the Council receive less than 1,329 written protests, Council may act on the proposed resolution. If the Council approves the resolution, the new rates will go into effect on July 1, 2026.

ENVIRONMENTAL ANALYSIS

The City finds and determines with certainty that the rate increase is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), and that the activity is covered under the general rule that CEQA applies to only projects which have the potential for causing a significant effect on the environment. All capital improvement projects funded in the future will be required to undergo further CEQA review.

FISCAL IMPACT

The proposed water and sewer rates were designed to increase each Enterprise Fund's revenues in order to meet rising operating costs, to maintain financial health, and to provide funds for needed infrastructure improvements over the next five years. Over the next five years, the Council may review the rates annually and adjust them, if necessary, up to the rates in the Proposition 218 Notice which are the legal maximum rates that the City can adopt.

PUBLIC OUTREACH

The City hosted a well-attended public workshop on February 25, 2025, which drew over 100 participants and was livestreamed to expand accessibility. In addition, public input has been received during City Council meetings held on October 15, 2024, March 10, 2025, and June 9th, 2025. These forums have provided valuable feedback that has helped to inform this staff report. This project is controversial with many people speaking out against various aspects of the project and others speaking out in support of various aspects of the project.

ALTERNATIVES

Not approve the rate increase. This option is not recommended as increases in operational costs and capital needs will not be able to be met with the current rates in place.

ATTACHMENTS

1. RESO Amending the Water and Sewer Rates
2. Prop 218 Notice
3. Presentation
4. NOPH

RESOLUTION NO. ____-2026

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL
AMENDING THE WATER AND SEWER RATES
FOR THE CITY OF FORT BRAGG**

WHEREAS, notice has been given that a public hearing will be held on March 23, 2026 on the necessity to increase the water and sewer rates and that a public hearing notice has been duly published in accordance with the requirements of the California Constitution, Article XIID, Section 6 (Proposition 218); and

WHEREAS, the California Constitution, Article XIID, Section 6 (Proposition 218) requires the City to hold a public hearing on any proposed water and sewer service and use charge schedule, and to mail written notice at least forty-five days prior to holding the public hearing; and

WHEREAS, notice of a proposed change in water and sewer fees, required under Section 6(a) of Article XIID of the California Constitution was mailed to all owners of record of each identified parcel, as provided in Government Code § 53750(g) and (j), and all utility customers of the City as reflected in the billing records of the City at the time the notice is given and that notice was mailed at least forty-five days prior to the date of the public hearing on the proposed fees; and

WHEREAS, in accordance with Proposition 218, any property owner or utility customer may submit a written protest to the City Clerk prior to the conclusion of the public hearing to be held on March 23, 2026; and

WHEREAS, notice of the proposed water and sewer rate increase and notice of public hearing was mailed out to all utility customers of the City of Fort Bragg as reflected in the billing records of the City on February 6, 2026; and

WHEREAS, the Fort Bragg City Council contracted with Lechowicz & Tseng Municipal Consultants (LTMC) of Alameda, California to review the current operational and capital needs and make recommendations on possible rate adjustments; and

WHEREAS, the City Council determined the water and sewer rates, fees and charges established in the water and sewer rate study were to fund operation, maintenance and repair, and to meet financial reserve needs and requirements, and to obtain funds for capital projects necessary to maintain service within existing service areas; and

WHEREAS, the City Council further determined the rates, fees and charges, and rate schedules were in compliance with all laws pertaining to the assessment of such charges.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby find that:

1. A majority protest in accordance with Article XIII D, § 6(a) of the California Constitution (Proposition 218), does not exist with respect to the proposed water and sewer rate increase.
2. The fees and charges established by this resolution do not exceed the estimated amounts required to provide the services for which the fees and charges are levied and the City Council hereby approves the water and sewer rate increase set to occur on July 1, 2026 which is identified in the Final Water and Sewer Rate Study dated February 3, 2026 for FY 2026/27 through FY 2030/31.
3. The Fort Bragg City Council finds that:
 - (a) the revenues derived from the charges will not exceed the funds required to provide water and sewer service.

- (b) the revenues derived from the charges will not be used for any purpose other than that for which the charges are imposed.
 - (c) the amount of a charge imposed upon a consumer will not exceed the proportional cost of the water and sewer service attributable to the consumer.
 - (d) the charges are imposed only in as much as the water and sewer services are used by, or immediately available to the consumer.
4. The foregoing increase of water and sewer rates for the City of Fort Bragg are for the purpose of meeting operating expenses of the City, purchasing and leasing supplies, equipment and materials, meeting financial reserve needs and requirements and to obtain funds for capital projects necessary to maintain service within existing service areas.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council hereby approves the water and sewer rates, to become effective July 1, 2026, as set forth below in Exhibit "A" attached hereto and incorporated herein by reference.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 23rd day of March 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSED:

JASON GODEKE
Mayor

ATTEST:

Diana Paoli
City Clerk

EXHIBIT "A"

Current and Proposed Monthly Water Rates

Customer Class & Meter Size	Current	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Effective Date		July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
FIXED CHARGE						
<u>Residential Customers</u>						
5/8" & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$52.42	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$62.80	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$109.16	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$157.76	\$190.00	\$222.46	\$254.92	\$287.38	\$319.85
4"	\$206.38	\$265.00	\$322.96	\$380.92	\$438.88	\$496.85
6"	\$498.01	\$600.00	\$697.13	\$794.26	\$891.39	\$988.51
<u>Non-Residential Customers</u>						
5/8" & 3/4"	\$74.98	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$115.09	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$141.83	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$275.53	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$409.24	\$235.06	\$253.92	\$274.20	\$296.11	\$319.85
4"	\$542.94	\$365.14	\$394.44	\$425.94	\$459.97	\$496.85
6"	\$1,234.61	\$726.48	\$784.78	\$847.44	\$915.13	\$988.51
<u>Commercial Low-Usage Customers</u>						
5/8" & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
VARIABLE CHARGE per HCF						
<u>Single Family Residential Customers</u>						
Tier 1: 1-5 HCF	\$3.49	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
Tier 2: 6-10 HCF	\$5.23	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
Tier 3: 11+ HCF	\$7.84	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
<u>Non-Single Family Residential</u>						
Rate per HCF	\$6.01	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53

HCF = hundred cubic feet; 1 HCF = 748 gallons

The variable charges appear as the "CONS" charges on customer bills.

Current and Proposed Monthly Sewer Rates

Fiscal Year Effective Date	Current	PROPOSED				
		FY2026/27 July 1, 2026	FY2027/28 July 1, 2027	FY2028/29 July 1, 2028	FY2029/30 July 1, 2029	FY2030/31 July 1, 2030
Fixed Charges:						
Residential (per dwelling unit)						
Single Family Residential	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Multi-Family Residential	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Mobile Home Parks	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Commercial (per unit)						
Low Strength	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Medium Strength	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Brewery	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
High Strength	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Variable Charges:						
Residential (per HCF)						
Single Family Residential	\$7.31	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Multi-Family Residential	\$3.28	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Mobile Home Parks	\$0.23	\$4.25	\$8.27	\$12.29	\$16.31	\$20.35
Commercial (per HCF)						
Low Strength	\$9.90	\$11.39	\$12.76	\$14.29	\$16.00	\$17.92
Medium Strength	\$10.19	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Brewery Rate	\$20.30	\$20.01	\$22.41	\$25.10	\$28.11	\$31.48
High Strength	\$25.38	\$22.98	\$25.74	\$28.83	\$32.29	\$36.16

HCF = hundred cubic feet; 1 HCF = 748 gallons

For single family residential customers, variable charges are based on average monthly winter water consumption measured between November through February subject to a 2 HCF minimum. For all other customers, variable charges are billed based on monthly metered water consumption excluding usage from dedicated irrigation lines.

Low strength customers: car washes, laundromats

Medium strength customers: barber shops, beauty shops, spas, retail, wholesale, churches, libraries, meeting halls, government buildings, professional buildings, offices, hotels, motels, lodging, gas stations, general commercial and mixed use

High strength: markets with grease traps, grocery stores, restaurants, bars, bakeries, and delis

The categories above represent general land use designations. By its determination, the City may establish specialized rates for customers that are not categorized into the designations listed above or for customers that fall into multiple categories. Any specialized rates will be proportional to the cost of wastewater flow and pollutant disposal included in the sewer rates above.



City of Fort Bragg
363 N Main Street
Fort Bragg, CA 95437
(707) 961-2823

Name
Address
City, State ZIP

City of Fort Bragg
NOTICE OF PUBLIC HEARING ON
PROPOSED ADJUSTMENTS TO WATER AND SEWER RATES
Monday, March 23, 2026 at 6:00 pm
Town Hall at 363 North Main Street, Fort Bragg, CA 95437

Community Outreach Meeting to Review the Rate Proposal
Tuesday, February 17, 2026 at 6:00 pm
Town Hall at 363 North Main Street, Fort Bragg, CA 95437

You are receiving this notice as owner of property or ratepayer receiving water and/or sewer service from the City of Fort Bragg (City). The City Council will hold a public hearing on March 23, 2026 to hear public input and to consider and potentially approve water and sewer (wastewater) rate changes for the next five years. **Please see the last page of this notice for information about the City's Utility Bill Assistance Program.**

Background

The City of Fort Bragg provides water and sewer service to about 2,800 service connections including single family residences, multi-family residences, mobile home parks, businesses, and other non-residential land uses. The City's Water and Sewer Funds are self-supported from rate revenues and do not receive tax revenues. The City has not increased the monthly rates for water and sewer service since 2019.

Both utilities are currently covering operating costs, and, in recent years, the City has been successful in securing grants for infrastructure projects. Grant funding of over \$12 million financed the recent completion of an overhaul of the water treatment plant. This project improves the overall efficiency of the plant through repairing and upgrading water plant piping, ponds, and treatment plant buildings. The City also secured recent grant financing for \$2.6 million to complete water meter replacements and additional grants of nearly \$9 million to replace a raw water line that is critical to securing the City's raw water supply. This grant funding helps the City to avoid more significant rate increases.

Despite past grant funding, rate adjustments are needed to keep up with operating and maintenance expenses, pay down debt on the wastewater treatment plant, and to fund additional infrastructure improvements that will likely not be covered by grants. Rate structure changes are also proposed so that the City can recover costs more fairly and better comply with industry best practices. The proposed rates are based on a comprehensive cost of service study that calculates

recommended water and sewer rates over the next five years, beginning July 1, 2026. The proposed rates do not exceed the proportional cost of the service attributable to each parcel and are designed to ensure equitable rates for all customers. The cost of service for each utility fund includes operating costs, debt service payments, capital expenses, and maintaining reasonable reserves. The study upon which the rates are based is available for review on the City's website. The City's rate consultant will hold a public outreach meeting on Tuesday, February 17 at 6:00 pm at 363 North Main Street, Fort Bragg, CA 95437 (Town Hall) to answer questions from the public.

WATER RATES

Why is a water rate increase needed?

The Water Fund is currently generating sufficient revenues to cover its operating costs, but rate increases are needed to fund infrastructure improvements totaling about \$1.5 million over the next five years. It is also anticipated that the City will issue new debt within the next five years to finance the construction of an upsized water line on Cedar Street. Rate revenues must increase to pay down this new debt. Without proactive maintenance and investment in infrastructure, the City will face costly water main breaks, more frequent repairs, and service interruptions.

Current and Proposed Monthly Water Rates

The City's current monthly water rate structure includes two components – 1) a Fixed Charge that is scaled by meter size and 2) a Variable (CONS) Charge. For each meter size, the fixed charges for non-residential customers are higher than the fixed charges for residential customers. The City is proposing to implement a single fixed charge rate schedule for all customer classes so that residential and commercial meter fees are the same for each meter size. To mitigate rate impacts, the fixed charges for residential 3", 4", and 6" meters are proposed to be phased in over the five-year plan.

The variable charge for each customer is billed per one hundred cubic feet (HCF) of metered water usage and is noted as the "CONS" charge on customer bills. 1 HCF is 748 gallons. For single family residential customers, the variable charges are currently billed according to a tiered rate structure where the cost per HCF increases as more water is consumed. The first 5 HCF of monthly metered usage is billed \$3.49/HCF, usage between 6-10 HCF is billed \$5.23/HCF, and usage of 11 HCF or higher is billed \$7.84/HCF. Non-single family customers are billed at the uniform rate of \$6.01/HCF for all usage. It is proposed that the tiered rate structure for single family customers be eliminated and all customer types be billed the same variable charge per HCF.

The City is also proposing to recover a greater proportion of rate revenues through the variable charges rather than the fixed meter fees. Because of this proposed change, the fixed meter charges for some meter sizes are proposed to decrease on July 1, 2026. Table 1 on the following page lists the current and proposed monthly water rates. If adopted, new rates would go into effect July 1 of each year from 2026 to 2030. The bill impacts to customers will vary based on customer class, meter size, and water consumption. The average customer in the City is a residential customer with a 3/4" meter using 4 HCF of water per month. Under current rates, this equates to a water bill of \$50.82 per month. July 1, 2026, the water bill for the average customer would equal \$56.45, an increase of \$5.63.

Table 1: Current and Proposed Monthly Water Rates

Customer Class & Meter Size	Current	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Effective Date		July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
FIXED CHARGE						
<u>Residential Customers</u>						
5/8" & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$52.42	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$62.80	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$109.16	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$157.76	\$190.00	\$222.46	\$254.92	\$287.38	\$319.85
4"	\$206.38	\$265.00	\$322.96	\$380.92	\$438.88	\$496.85
6"	\$498.01	\$600.00	\$697.13	\$794.26	\$891.39	\$988.51
<u>Non-Residential Customers</u>						
5/8" & 3/4"	\$74.98	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$115.09	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$141.83	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$275.53	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$409.24	\$235.06	\$253.92	\$274.20	\$296.11	\$319.85
4"	\$542.94	\$365.14	\$394.44	\$425.94	\$459.97	\$496.85
6"	\$1,234.61	\$726.48	\$784.78	\$847.44	\$915.13	\$988.51
<u>Commercial Low-Usage Customers</u>						
5/8" & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
VARIABLE CHARGE per HCF						
<u>Single Family Residential Customers</u>						
Tier 1: 1-5 HCF	\$3.49	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
Tier 2: 6-10 HCF	\$5.23	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
Tier 3: 11+ HCF	\$7.84	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
<u>Non-Single Family Residential</u>						
Rate per HCF	\$6.01	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53

HCF = hundred cubic feet; 1 HCF = 748 gallons

The variable charges appear as the "CONS" charges on customer bills.

SEWER RATES

Why is a sewer rate increase needed?

The Sewer Fund's current revenues are sufficient to cover operating expenses and existing debt service payments but will not cover the system's capital improvement needs. This year, the City will draw down Sewer Fund reserves by about \$2.6 million to fund one-time capital expenses including pipeline work and the design and construction of a biosolids storage building. Rate increases are needed to rebuild reasonable reserves over the next five years. Additionally, the proposed rate increases are needed to fund about \$5 million in pipeline work which consists primarily of repairing sewer mains that are aged or failing. It is also anticipated that the City will issue new debt to fund \$4.5 million to replace the wastewater treatment plant main line.

Current and Proposed Monthly Sewer Rates

Similar to the water rate structure, the monthly sewer rate structure includes two components – 1) a Fixed Charge and 2) a Variable Charge. The fixed charge is a uniform monthly charge per dwelling or commercial unit. Some accounts are billed for multiple units. For example, a duplex is billed two fixed charges, one for each dwelling unit. There are no changes proposed to the fixed charge rate structure. However, it is proposed that the City recover a greater portion of its costs through the variable charge. The fixed charge is therefore proposed to decrease from \$28.89 to \$14.47 on July 1, 2026.

For all customers except for single family residential customers, the variable charges are billed based on monthly metered water consumption. Water usage from dedicated irrigation lines is not billed for sewer services. For single family residential customers, variable charges are based on average winter water consumption measured between November through February. Once a year in July, the average winter water consumption is updated for each single family residence based on the previous winter's water usage. The minimum variable charge is 2 HCF. Winter averages which are below 2 HCF are billed the minimum charge of 2 HCF. All new single family customers pay the minimum charge of 2 HCF until a winter average is established.

The current variable charges vary by customer class. Residential customers are classified as single family, multi-family, or mobile home. Commercial customers are classified as low pollutant strength, medium strength, high strength, or breweries. The proposed variable charges are based on an analysis of the estimated flows and wastewater strength (pollutant loadings) of each customer class. There are no changes proposed to the commercial customer classifications. However, the proposed rates reflect the updated estimates of flows and strength. Because of the revised estimates, some customers are proposed to receive variable charge increases and others are proposed to receive decreases in the first year of the rate plan. For residential customers, it is proposed that all customers be billed the same variable charge reflecting that the strength of wastewater flow is similar between all housing types. The City incurs the same cost to treat and dispose of one gallon of single family flow as it does to treat and dispose of one gallon of flow from a mobile home. To mitigate rate impacts for mobile home customers, it is proposed that the mobile home variable charge be phased-in over the next five years to eventually equal the single family variable charge.

Table 2 lists the current and proposed monthly sewer rates. If adopted, new rates would go into effect July 1 of each year from 2026 to 2030. The bill impacts to each customer will vary based on customer class and sewer flow. The City's average customer is a single family residential customer using 4 HCF of water per month on average during the winter months. Under current rates, this equates to a sewer bill of \$58.13 per month. July 1, 2026, the sewer bill for this customer would equal \$66.19, an increase of \$8.06.

Table 2: Current and Proposed Monthly Sewer Rates

Fiscal Year Effective Date	Current	PROPOSED				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
		July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030
Fixed Charges:						
Residential (per dwelling unit)						
Single Family Residential	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Multi-Family Residential	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Mobile Home Parks	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Commercial (per unit)						
Low Strength	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Medium Strength	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Brewery	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
High Strength	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Variable Charges:						
Residential (per HCF)						
Single Family Residential	\$7.31	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Multi-Family Residential	\$3.28	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Mobile Home Parks	\$0.23	\$4.25	\$8.27	\$12.29	\$16.31	\$20.35
Commercial (per HCF)						
Low Strength	\$9.90	\$11.39	\$12.76	\$14.29	\$16.00	\$17.92
Medium Strength	\$10.19	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Brewery Rate	\$20.30	\$20.01	\$22.41	\$25.10	\$28.11	\$31.48
High Strength	\$25.38	\$22.98	\$25.74	\$28.83	\$32.29	\$36.16

HCF = hundred cubic feet; 1 HCF = 748 gallons

For single family residential customers, variable charges are based on average monthly winter water consumption measured between November through February subject to a 2 HCF minimum. For all other customers, variable charges are billed based on monthly metered water consumption excluding usage from dedicated irrigation lines.

Low strength customers: car washes, laundromats

Medium strength customers: barber shops, beauty shops, spas, retail, wholesale, churches, libraries, meeting halls, government buildings, professional buildings, offices, hotels, motels, lodging, gas stations, general commercial and mixed use

High strength: markets with grease traps, grocery stores, restaurants, bars, bakeries, and delis

The categories above represent general land use designations. By its determination, the City may establish specialized rates for customers that are not categorized into the designations listed above or for customers that fall into multiple categories. Any specialized rates will be proportional to the cost of wastewater flow and pollutant disposal included in the sewer rates above. If you are a commercial customer and would like additional information about your customer classification, please contact the City at (707) 961-2823.

Please see the next page for more information on the upcoming public hearing and a description of Proposition 218 protest procedures.

PROPOSITION 218 PROTEST PROCEDURES

How do I file a protest or participate in the public hearing?

Proposition 218 provides that “Property Related Fees” such as the water and sewer rates the City is proposing to adjust are subject to a “majority protest” process. Any property owner or ratepayer may submit a written protest of the proposed rates; provided, however, that only one protest will be counted per property. If protests are filed on behalf of a majority of the properties subject to the rates, the City cannot adopt the proposed rates.

How to Participate

The proposed rate increases are governed by section 6 of Article XIII D of the California Constitution (Proposition 218), Government Code sections 53751 et seq. and 53759 et seq., and related laws. Property owners subject to the proposed rates and ratepayers may participate in this ratemaking in a variety of ways. More information and the Rate Study Report are on the City’s website at <https://www.city.fortbragg.com/> or you can call (707) 961-2823. The City will hold a community outreach meeting on Tuesday, February 17, 2026 at 6 p.m. to present the rate proposal, answer questions, and address community concerns. The meeting will be held at the Fort Bragg Town Hall at 363 North Main Street, Fort Bragg, CA 95437.

The City will hold a public hearing on March 23, 2026, to receive public comment, including any written protests to the proposed rates. Any property owner or ratepayer may submit one written protest per parcel. Immediately following the close of the public hearing on March 23, 2026, protests will be counted and validated. If valid protests are submitted for a majority (50% plus 1) of the parcels subject to the proposed rate increases, the City Council will not adopt the rates.

Every written protest MUST include ALL of the following to be counted:

1. A statement that it is a protest against the proposed water rates, sewer rates, or both;
2. Name of the property owner or customer of record who is submitting the protest;
3. Identification of the assessor’s parcel number or street address (service address) of the property for which the protest is made; and
4. An original signature of the record owner or customer who is submitting the protest.

Written protests may be submitted by:

1. Mail to: Prop 218 Protest, 416 North Franklin Street, Fort Bragg, CA 95437; or
2. In-person delivery during normal business hours at 416 North Franklin Street, Fort Bragg, CA 95437; or
3. In-person delivery at the Public Hearing, before the end of the Public Hearing.

Regardless of how the written protest is submitted, it must be received by the City before the end of the public hearing to be held on March 23, 2026, beginning at 6:00 p.m. at 363 North Main Street (Fort Bragg Town Hall), Fort Bragg, CA 95437. (Postmark dates will not be accepted.) To ensure protests are genuine, they will not be accepted by e-mail or other electronic means. Please identify on the front of the envelope for any written protest, whether mailed or submitted in person to the City, that the enclosed protest is for the Proposition 218 Protest. Oral comments at the Public Hearing will not qualify as formal protests unless accompanied by a written protest, but the Council welcomes all public input.

At the end of the public hearing, written protests will be counted in public view. Only one written protest per parcel in the City’s service area (i.e. address/assessor parcel number) will be counted. If valid written protests are not submitted for a majority (50% plus 1) of the properties subject to the fees, the Council may adopt the proposed rates. The first rate change, if approved, will take effect on or after July 1, 2026.

Pursuant to California Government Code 53759, a 120-day statute of limitations applies to any legal challenge to a new, increased, or extended fee adopted by the City Council pursuant to this notice. If you challenge this proposal in court, you may be limited to raising only those issues you, or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

UTILITY BILL ASSISTANCE PROGRAM

The City of Fort Bragg is offering emergency financial assistance for low- and moderate-income households through our Utility Bill Assist Program (UBAP). Residents living within the city limits of Fort Bragg with low or moderate income may qualify for assistance in paying their monthly utility bills if their household is currently experiencing a financial emergency. Payments will be made directly to Utility Providers on behalf of qualified households. This Program is funded by a grant from the California Department of Housing and Community Development's Community Development Block Grant (CDBG) program. The program will continue until May 12, 2028, or until funds are exhausted, whichever occurs first. The Program can provide up to \$800 of assistance to eligible households. Applications are available to be picked up from the City Hall lobby at 416 N. Franklin Street, Fort Bragg, CA 95437. If you have additional questions, please call (707) 961-2823 ext. 108 (English) or (707) 961-2823 ext. 126 (Spanish).



Ciudad de Fort Bragg
363 N Main Street
Fort Bragg, CA 95437
(707) 961-2823

Ciudad de Fort Bragg
AVISO DE AUDIENCIA PÚBLICA SOBRE
AJUSTES PROPUESTOS A LAS TARIFAS DE AGUA Y ALCANTARILLADO
El lunes 23 de marzo de 2026 a las 6:00 pm
En el Ayuntamiento, 363 N. Main Street, Fort Bragg, CA 95437

Reunión comunitaria para revisar la propuesta de tarifas
El martes 17 de febrero de 2026 a las 6:00 pm
En el Ayuntamiento, 363 N. Main Street, Fort Bragg, CA 95437

Usted recibe este aviso como dueño de una propiedad o cliente que recibe servicios de agua y/o alcantarillado por parte de la Ciudad de Fort Bragg (la Ciudad). El Ayuntamiento celebrará una audiencia pública el 23 de marzo de 2026 para escuchar las opiniones del público y para considerar y potencialmente aprobar cambios en las tarifas de agua y alcantarillado (aguas residuales) para los próximos cinco años. **Consulte la última página de este aviso para obtener información sobre el Programa de Asistencia para el Pago de Facturas de Servicios Públicos de la Ciudad.**

Antecedentes

La Ciudad de Fort Bragg proporciona servicios de agua y alcantarillado a unas 2,800 conexiones, entre las que se incluyen viviendas unifamiliares, viviendas multifamiliares, parques de casas móviles, negocios, y otros usos no residenciales del suelo. Los Fondos de Agua y Alcantarillado de la Ciudad se autofinancian con los ingresos procedentes de las tarifas y no reciben ingresos fiscales. La Ciudad no ha aumentado las tarifas mensuales de los servicios de agua y alcantarillado desde 2019.

Actualmente, ambas empresas de servicios públicos cubren sus costos operativos y, en los últimos años, la Ciudad ha conseguido subvenciones para proyectos de infraestructura. Una subvención de más de \$12 millones ha financiado la reciente finalización de una reforma de la planta de tratamiento de agua. Este proyecto mejora la eficiencia general de la planta mediante la reparación y mejora de las tuberías, los estanques y los edificios de la planta de tratamiento. La Ciudad también ha conseguido recientemente una subvención de \$2.6 millones para completar la sustitución de los medidores de agua, además de otras subvenciones por valor de casi \$9 millones para sustituir una tubería de agua cruda que es fundamental para garantizar el suministro de agua cruda de la Ciudad. Estas subvenciones ayudan a la Ciudad a evitar aumentos más significativos de las tarifas.

A pesar de las subvenciones recibidas anteriormente, es necesario ajustar las tarifas para hacer frente a los costos de operación y mantenimiento, pagar la deuda de la planta de tratamiento de aguas residuales y financiar mejoras adicionales en las infraestructuras que probablemente no estarán cubiertas por subvenciones. También se proponen cambios en la estructura tarifaria para que la Ciudad pueda recuperar los costos de forma más equitativa y cumplir mejor con las mejores prácticas del sector. Las tarifas propuestas se basan en un estudio exhaustivo del costo del servicio que calcula las tarifas recomendadas de agua y alcantarillado para los próximos cinco años, a partir del 1 de julio de 2026. Las tarifas propuestas no superan el costo proporcional del servicio atribuible a cada parcela y están diseñadas para garantizar tarifas equitativas

para todos los clientes. El costo del servicio para cada fondo de servicios públicos incluye los costos operativos, los pagos del servicio de la deuda, los gastos de capital y el mantenimiento de reservas razonables. El estudio en el que se basan las tarifas está disponible para su consulta en el sitio web de la Ciudad. El consultor de tarifas de la Ciudad celebrará una reunión pública el martes 17 de febrero a las 6:00 pm en 363 N. Main Street, Fort Bragg, CA 95437 (Ayuntamiento) para responder a las preguntas del público.

TARIFAS DE AGUA

¿Por qué es necesario un aumento en la tarifa de agua?

El Fondo del Agua está generando actualmente ingresos suficientes para cubrir sus gastos operativos, pero es necesario aumentar las tarifas para financiar mejoras en la infraestructura por un total de aproximadamente \$1.5 millones durante los próximos cinco años. También se prevé que la Ciudad emita nueva deuda en los próximos cinco años para financiar la construcción de una tubería de agua de mayor tamaño en Cedar Street. Los ingresos por tarifas deben aumentar para pagar esta nueva deuda. Sin un mantenimiento proactivo y una inversión en infraestructura, la Ciudad se enfrentará a costosas roturas de tuberías principales, reparaciones más frecuentes e interrupciones del servicio.

Tarifas mensuales de agua actuales y propuestas

La estructura actual de tarifas mensuales de agua de la Ciudad incluye dos componentes: 1) una tarifa fija que se escala según el tamaño del medidor y 2) una tarifa variable (CONS). Para cada tamaño de medidor, las tarifas fijas para los clientes no residenciales son más altas que las tarifas fijas para los clientes residenciales. La Ciudad propone implementar una tarifa fija única para todas las clases de clientes, de modo que las tarifas de los medidores residenciales y comerciales sean las mismas para cada tamaño de medidor. Para mitigar el impacto de las tarifas, se propone que las tarifas fijas para los medidores residenciales de 3", 4" y 6" se introduzcan gradualmente a lo largo del plan quinquenal.

La tarifa variable para cada cliente se factura por cada cien pies cúbicos (HCF, por sus siglas en inglés) de consumo de agua medido y aparece como cargo "CONS" en las facturas de los clientes. 1 HCF equivale a 748 galones. Para los clientes residenciales unifamiliares, las tarifas variables se facturan actualmente según una estructura de tarifas escalonadas en la que el costo por HCF aumenta a medida que se consume más agua. Los primeros 5 HCF de consumo mensual medido se facturan a \$3.49/HCF, el consumo entre 6 y 10 HCF se factura a \$5.23/HCF y el consumo de 11 HCF o más se factura a \$7.84/HCF. A los clientes no unifamiliares se les factura una tarifa uniforme de \$6.01/HCF por todo el consumo. Se propone eliminar la estructura de tarifas escalonadas para los clientes unifamiliares y facturar a todos los tipos de clientes la misma tarifa variable por HCF.

La Ciudad también propone recuperar una mayor proporción de los ingresos por tarifas a través de las tarifas variables en lugar de las tarifas fijas por medidor. Debido a este cambio propuesto, las tarifas fijas por medidor de algunos tamaños de medidores disminuirían a partir del 1 de julio de 2026. La Tabla 1 de la página siguiente muestra las tarifas de agua mensuales actuales y propuestas. De ser aprobadas, las nuevas tarifas entrarían en vigor el 1 de julio de cada año, desde 2026 hasta 2030. El impacto en la factura de los clientes variará según la clase de cliente, el tamaño del medidor y el consumo de agua. El cliente promedio de la Ciudad es un cliente residencial con un medidor de 3/4" que consume 4 HCF de agua al mes. Con las tarifas actuales, esto equivale a una factura de agua de \$50.82 al mes. El 1 de julio de 2026, la factura de agua para el cliente promedio sería de \$56.45, lo que supone un aumento de \$5.63.

Tabla 1: Tarifas mensuales de agua actuales y propuestas

Clase de cliente & tamaño del medidor	Actuales	PROPUESTAS				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Fecha efectiva		1 de jul de 2026	1 de jul de 2027	1 de jul de 2028	1 de jul de 2029	1 de jul de 2030
TARIFA FIJA						
<u>Cientes residenciales</u>						
5/8" & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$52.42	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$62.80	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$109.16	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$157.76	\$190.00	\$222.46	\$254.92	\$287.38	\$319.85
4"	\$206.38	\$265.00	\$322.96	\$380.92	\$438.88	\$496.85
6"	\$498.01	\$600.00	\$697.13	\$794.26	\$891.39	\$988.51
<u>Cientes no residenciales</u>						
5/8" & 3/4"	\$74.98	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$115.09	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$141.83	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$275.53	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$409.24	\$235.06	\$253.92	\$274.20	\$296.11	\$319.85
4"	\$542.94	\$365.14	\$394.44	\$425.94	\$459.97	\$496.85
6"	\$1,234.61	\$726.48	\$784.78	\$847.44	\$915.13	\$988.51
<u>Cientes comerciales de bajo consumo</u>						
5/8" & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
TARIFA VARIABLE por HCF						
<u>Cientes residenciales unifamiliares</u>						
Nivel 1: 1-5 HCF	\$3.49	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
Nivel 2: 6-10 HCF	\$5.23	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
Nivel 3: 11+ HCF	\$7.84	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53
<u>Cientes no unifamiliares</u>						
Tarifa por HCF	\$6.01	\$7.74	\$8.36	\$9.03	\$9.75	\$10.53

HCF = cien pies cúbicos; 1 HCF = 748 galones

Las tarifas variables aparecen como el cargo "CONS" en las facturas de los clientes.

TARIFAS DE ALCANTARILLADO

¿Por qué es necesario un aumento en la tarifa de alcantarillado?

Los ingresos actuales del Fondo de Alcantarillado son suficientes para cubrir los gastos operativos y los pagos del servicio de la deuda existente, pero no cubrirán las necesidades de mejora de capital del sistema. Este año, la Ciudad retirará alrededor de \$2.6 millones de reservas del Fondo de Alcantarillado para financiar gastos de capital puntuales, como obras en las tuberías y el diseño y la construcción de un edificio para el almacenamiento de biosólidos. Es necesario aumentar las tarifas para reconstruir unas reservas razonables durante los próximos cinco años. Además, los aumentos de tarifas propuestos son necesarios para financiar unos \$5 millones en obras de tuberías, que consisten principalmente en la reparación de cañerías de alcantarillado antiguos o defectuosos. También se prevé que la Ciudad emita nueva deuda para financiar \$4.5 millones destinados a sustituir la línea principal de la planta de tratamiento de aguas residuales.

Tarifas mensuales de alcantarillado actuales y propuestas

Al igual que la estructura de tarifas de agua, la estructura de tarifas mensuales de alcantarillado incluye dos componentes – 1) una Tarifa Fija y 2) una Tarifa Variable. La tarifa fija es un cargo mensual uniforme por vivienda o unidad comercial. Algunas cuentas se facturan por múltiples unidades. Por ejemplo, a un dúplex se le facturan dos tarifas fijas, una por cada unidad de vivienda. No se proponen cambios en la estructura de la tarifa fija. Sin embargo, se propone que la Ciudad recupere una mayor parte de sus costos a través de la tarifa variable. Por lo tanto, se propone que la tarifa fija se reduzca de \$28.89 a \$14.47 el 1 de julio de 2026.

Para todos los clientes, excepto los clientes residenciales unifamiliares, las tarifas variables se facturan en función del consumo mensual de agua medido. El consumo de agua de las líneas de riego exclusivas no se factura por los servicios de alcantarillado. Para los clientes residenciales unifamiliares, las tarifas variables se basan en el consumo promedio de agua en invierno medido entre noviembre y febrero. Una vez al año, en julio, se actualiza el consumo promedio de agua en invierno para cada vivienda unifamiliar en función del consumo de agua del invierno anterior. La tarifa variable mínima es de 2 HCF. Los promedios invernales que están por debajo de 2 HCF se facturan con el cargo mínimo de 2 HCF. Todos los nuevos clientes unifamiliares pagan el cargo mínimo de 2 HCF hasta que se establece un promedio invernal.

Las tarifas variables actuales varían según la clase de cliente. Los clientes residenciales se clasifican en unifamiliares, multifamiliares o casas móviles. Los clientes comerciales se clasifican en baja concentración, concentración media, alta concentración o cervecerías. Las tarifas variables propuestas se basan en un análisis de los caudales estimados y la concentración de aguas residuales (cargas contaminantes) de cada clase de cliente. No se proponen cambios en las clasificaciones de los clientes comerciales. Sin embargo, las tarifas propuestas reflejan las estimaciones actualizadas de caudales y la concentración. Debido a las estimaciones revisadas, se propone que algunos clientes reciban aumentos en las tarifas variables y otros reciban disminuciones en el primer año del plan tarifario. Para los clientes residenciales, se propone que a todos los clientes se les facture la misma tarifa variable, ya que la concentración de aguas residuales es similar entre todos los tipos de viviendas. La Ciudad incurre en el mismo costo para tratar y eliminar un galón de aguas residuales de una vivienda unifamiliar que para tratar y eliminar un galón de aguas residuales de una casa móvil. Para mitigar el impacto de las tarifas en los clientes de casas móviles, se propone que la tarifa variable para este tipo de vivienda se implemente gradualmente durante los próximos cinco años hasta igualar la tarifa variable de las viviendas unifamiliares.

La Tabla 2 muestra las tarifas mensuales actuales y propuestas para el alcantarillado. Si se aprueban, las nuevas tarifas entrarían en vigor el 1 de julio de cada año, desde 2026 hasta 2030. El impacto de la factura para cada cliente variará en función de la clase del cliente y del caudal de alcantarillado. El cliente promedio de la Ciudad es un cliente residencial unifamiliar que consume 4 HCF de agua al mes, en promedio, durante los meses de invierno. Con las tarifas actuales, esto equivale a una factura de alcantarillado de \$58.13 al mes. El 1 de julio de 2026, la factura de alcantarillado de este cliente sería de \$66.19, lo que supone un aumento de \$8.06.

Tabla 2: Tarifas mensuales de alcantarillado actuales y propuestas

Año fiscal	Actuales	PROPUESTAS				
		FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Fecha efectiva		1 de jul de 2026	1 de jul de 2027	1 de jul de 2028	1 de jul de 2029	1 de jul de 2030
Tarifas fijas:						
Residencial (por unidad de vivienda)						
Residencial unifamiliar	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Residencial multifamiliar	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Parques de casas móviles	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Comercial (por unidad)						
Baja concentración	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Concentración media	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Cervecería	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Alta concentración	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Tarifas variables:						
Residencial (por HCF)						
Residencial unifamiliar	\$7.31	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Residencial multifamiliar	\$3.28	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Parques de casas móviles	\$0.23	\$4.25	\$8.27	\$12.29	\$16.31	\$20.35
Comercial (por HCF)						
Baja concentración	\$9.90	\$11.39	\$12.76	\$14.29	\$16.00	\$17.92
Concentración media	\$10.19	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Cervecería	\$20.30	\$20.01	\$22.41	\$25.10	\$28.11	\$31.48
Alta concentración	\$25.38	\$22.98	\$25.74	\$28.83	\$32.29	\$36.16

HCF = cien pies cúbicos; 1 HCF = 748 galones

Para los clientes residenciales unifamiliares, las tarifas variables se basan en el consumo promedio mensual de agua durante el invierno, medido entre noviembre y febrero, con un mínimo de 2 HCF. Para todos los demás clientes, las tarifas variables se facturan en función del consumo mensual de agua medido, excluyendo el uso de líneas de riego exclusivas.

Clientes de baja concentración: lavaderos de coches, lavanderías

Clientes de concentración media: peluquerías, salones de belleza, spas, comercios minoristas, mayoristas, iglesias, bibliotecas, salas de reuniones, edificios gubernamentales, edificios profesionales, oficinas, hoteles, moteles, alojamientos, gasolineras, uso comercial general y mixto

Clientes de concentración alta: mercados con trampas de grasa, tiendas de comestibles, restaurantes, bares, panaderías y delicatessen

Las categorías anteriores representan designaciones generales de uso del suelo. Según su criterio, la Ciudad puede establecer tarifas especializadas para clientes que no estén clasificados en las designaciones mencionadas anteriormente o para clientes que entren en varias categorías. Cualquier tarifa especializada será proporcional al costo del flujo de aguas residuales y la eliminación de contaminantes incluidos en las tarifas de alcantarillado anteriores. Si es usted un cliente comercial y desea obtener más información sobre su clasificación como cliente, póngase en contacto con la Ciudad en el (707) 961-2823.

Consulte la página siguiente para obtener más información sobre la próxima audiencia pública y una descripción de los procedimientos de protesta de la Proposición 218.

PROCEDIMIENTOS DE PROTESTA DE LA PROPOSICIÓN 218

¿Cómo puedo presentar una protesta o participar en la audiencia pública?

Las disposiciones de la Proposición 218 establecen que "Tarifas Relacionadas con la Propiedad" como las tarifas de agua y alcantarillado que la Ciudad propone ajustar están sujetas a un proceso de "protesta mayoritaria". Cualquier propietario u otro cliente puede presentar una protesta por escrito contra las tarifas propuestas; sin embargo, sólo se contará una protesta por propiedad. Si se presentan protestas en nombre de la mayoría de las propiedades sujetas a las tarifas, la Ciudad no podrá adoptar las tarifas propuestas.

Cómo participar

Los aumentos de tarifas propuestos se rigen por la sección 6 del Artículo XIII D de la Constitución de California (Proposición 218), las secciones 53751 y siguientes y las secciones 53759 y siguientes del Código de Gobierno, y las leyes relacionadas. Los propietarios sujetos a las tarifas propuestas y los contribuyentes pueden participar en esta tarificación de diversas maneras. Puede encontrar más información y el informe del estudio de tarifas en la página web de la Ciudad <https://www.city.fortbragg.com/>, o puede llamar al (707) 961-2823. La Ciudad celebrará una reunión informativa comunitaria el martes 17 de febrero de 2026 a las 6 pm para presentar la propuesta de tarifas, responder a preguntas y abordar las inquietudes de la comunidad. La reunión se llevará a cabo en el Ayuntamiento de Fort Bragg, ubicado en 363 N. Main Street, Fort Bragg, CA 95437.

La Ciudad celebrará una audiencia pública el 23 de marzo de 2026 para recibir comentarios del público, incluyendo cualquier protesta por escrito en contra de las tarifas propuestas. Cualquier propietario u otro cliente puede presentar una protesta por escrito por parcela. Inmediatamente después de la conclusión de la audiencia pública el 23 de marzo de 2026, se contarán y validarán las protestas. Si se presentan protestas válidas para la mayoría (50% más 1) de las parcelas sujetas a los aumentos de tarifas propuestos, el Ayuntamiento no adoptará las tarifas.

Cada protesta por escrito DEBE incluir TODO lo siguiente para ser contada:

1. Una declaración que indique que se trata de una protesta en contra de las tarifas propuestas de agua, alcantarillado, o ambas;
2. Nombre del propietario o cliente registrado que presenta la protesta;
3. Identificación del número de la parcela del tasador o la dirección postal (dirección de servicio) de la propiedad con respeto a la cual se realiza la protesta; y
4. Firma original del propietario registrado o cliente que presenta la protesta.

Las protestas por escrito pueden ser enviadas por:

1. Por correo a: Prop 218 Protest, 416 North Franklin Street, Fort Bragg, CA 95437; o
2. En persona durante el horario comercial normal en 416 North Franklin Street, Fort Bragg, CA 95437; o
3. En persona en la Audiencia Pública, antes de la conclusión de la Audiencia Pública.

Independientemente de cómo se presente la protesta por escrito, la Ciudad debe recibirla antes de la conclusión de la audiencia pública que se celebrará el 23 de marzo de 2026, a partir de las 6:00 p.m. en 363 N. Main Street (Ayuntamiento de Fort Bragg), Fort Bragg, CA 95437. (No se aceptarán fechas de matasellos). Para garantizar que las protestas sean legítimas, no se aceptarán por correo electrónico ni por otros medios electrónicos. Por favor identifique en el frente del sobre de cualquier protesta escrita, ya sea enviada por correo o entregada en persona a la Ciudad, que la protesta adjunta es para la Protesta de Proposición 218. Los comentarios orales en la audiencia pública no calificarán como protestas formales a menos que vayan acompañados de una protesta por escrito, pero el Ayuntamiento agradece todas las aportaciones del público.

Al cierre de la audiencia pública, las protestas por escrito serán contadas públicamente. Solo se contará una protesta por escrito por cada parcela situada en el área de servicio de la Ciudad (es decir, dirección/número de la parcela del tasador). Si no se presentan protestas válidas por escrito en nombre de la mayoría (50% más 1) de las propiedades sujetas a las tarifas, el Ayuntamiento tendrá la autoridad para adoptar las tarifas propuestas. El primer cambio de tarifas, si se aprueba, entrará en vigor a partir del 1 de julio de 2026 o después.

De conformidad con el Código de Gobierno de California 53759, se aplica un plazo de prescripción de 120 días para cualquier impugnación legal a una tarifa nueva, aumentada o extendida adoptada por el Ayuntamiento de conformidad con este aviso. Si impugna esta propuesta ante los tribunales, es posible que solo pueda plantear aquellas cuestiones que usted, u otra persona, hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita entregada al Secretario Municipal en la audiencia pública o antes de ella.

PROGRAMA DE ASISTENCIA PARA EL PAGO DE FACTURAS DE SERVICIOS PÚBLICOS

La Ciudad de Fort Bragg ofrece ayuda económica de emergencia a hogares con ingresos bajos y moderados a través de nuestro Programa de Asistencia para el Pago de Facturas de Servicios Públicos (UBAP, por sus siglas en inglés). Los residentes que vivan dentro de los límites de la Ciudad de Fort Bragg y tengan ingresos bajos o moderados pueden calificar para recibir asistencia para pagar sus facturas mensuales de servicios públicos si su hogar se encuentra actualmente en una situación de emergencia económica. Los pagos se realizarán directamente a los proveedores de servicios públicos en nombre de los hogares que califiquen. Este programa está financiado por una subvención de la Subvención Global para Desarrollo Comunitario (CDBG, por sus siglas en inglés) del Departamento de Vivienda y Desarrollo Comunitario de California. El programa continuará hasta el 12 de mayo de 2028 o hasta que se agoten los fondos, lo que ocurra primero. El programa puede proporcionar hasta \$800 de asistencia a los hogares elegibles. Las solicitudes están disponibles en el vestíbulo del Ayuntamiento, ubicado en 416 N. Franklin Street, Fort Bragg, CA 95437. Si tiene alguna pregunta, llame al (707) 961-2823 ext. 108 (inglés) o al (707) 961-2823 ext. 126 (español).



LT MUNICIPAL
CONSULTANTS

Water and Sewer Rate Study

City of Fort Bragg

March 23, 2026





Background

- The City last raised rates in 2019. Both utilities are currently doing well financially with reasonable reserves and positive net revenues (i.e. revenues are covering expenses)
- The City has been very successful in securing grants for many infrastructure projects. However, rate increases are needed fund improvements that likely won't be covered by grants.
- This rate study proposes new rates each July 1 from 2026 to 2030
- The notice of intent to raise rates was mailed to all customers and property owners on February 6
- A customer outreach meeting was held on February 17



WATER ENTERPRISE



Current Water System Financial Standing

- Primary driver of the rate adjustment is funding capital costs
- The City must fund needed infrastructure improvements via rates totaling \$1.55M over the next 5 years
 - Noyo River Crossing (\$1.2M)
 - Cedar Street Water Line Design (\$320,000) – from the Master Plan; will upsize to a 16" main
 - Oak Street Valves (\$30,000) - Addition of two isolation valves to 10-inch water main on Oak Street
- Plus, the Cedar Street Water Line Construction of \$3.3M is proposed to be debt financed and will result in annual payments of \$168,400 beginning in FY2029/30



Proposed Water Meter Fees

Meter Size	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers						
5/8 & 3/4"	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$52.42	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$62.80	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$109.16	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$157.76	\$190.00	\$222.46	\$254.92	\$287.38	\$319.85
4"	\$206.38	\$265.00	\$322.96	\$380.92	\$438.88	\$496.85
6"	\$498.01	\$600.00	\$697.13	\$794.26	\$891.39	\$988.51
Non-Residential						
5/8 & 3/4" Low-Usage	\$36.86	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
5/8 & 3/4"	\$74.98	\$25.49	\$27.53	\$29.73	\$32.11	\$34.68
1"	\$115.09	\$39.94	\$43.14	\$46.59	\$50.32	\$54.35
1.5"	\$141.83	\$76.08	\$82.18	\$88.74	\$95.83	\$103.51
2"	\$275.53	\$119.44	\$129.02	\$139.32	\$150.45	\$162.51
3"	\$409.24	\$235.06	\$253.92	\$274.20	\$296.11	\$319.85
4"	\$542.94	\$365.14	\$394.44	\$425.94	\$459.97	\$496.85
6"	\$1,234.61	\$726.48	\$784.78	\$847.44	\$915.13	\$988.51

SAME



Proposed Water Usage Rates (\$/HCF)

	Current
<u>Single Family Residential</u>	
Tier 1: 0-5 HCF	\$3.49
Tier 2: 6-10 HCF	\$5.23
Tier 3: 11+ HCF	\$7.84
<u>Non-Single Family Residential</u>	
All Use	\$6.01



All usage (\$/HCF)

FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
\$7.74	\$8.36	\$9.03	\$9.75	\$10.53

1 HCF = 748 gallons



Current & Proposed Avg Water Bill

Current

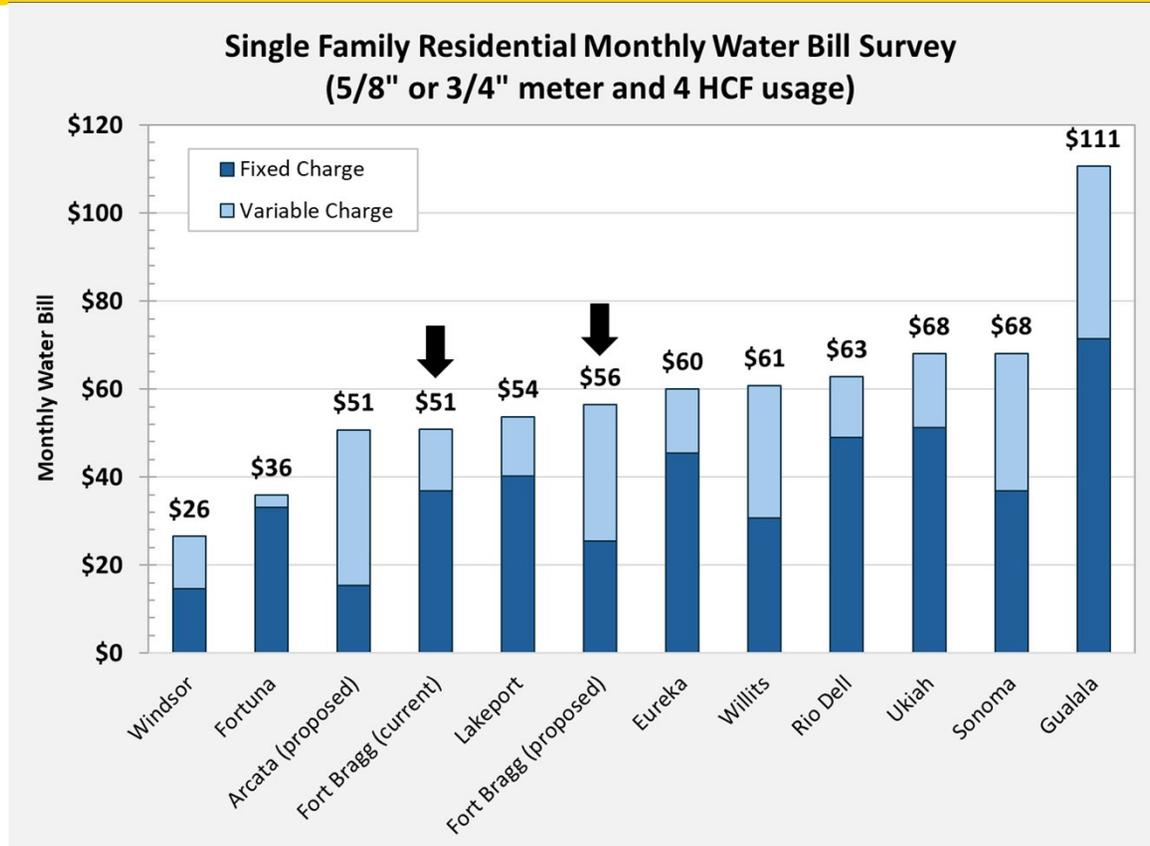
	Rate		Count	Charges
Meter Fee 5/8"	\$36.86	X	1	\$36.86
<u>Usage Rates</u>				
Tier 1: 0-5 HCF	\$3.49	X	4	\$13.96
Tier 2: 6-10 HCF	\$5.23	X	0	\$0.00
Tier 3: 11+ HCF	\$7.84	X	0	\$0.00
TOTAL MONTHLY BILL				\$50.82

Proposed July 1, 2026

	Rate		Count	Charges
Meter Fee 5/8"	\$25.49	X	1	\$25.49
<u>Usage Rates</u>				
All Usage	\$7.74	X	4	\$30.96
TOTAL MONTHLY BILL				\$56.45
				+11%



Water Bill Survey





SEWER ENTERPRISE



Current Sewer System Financial Standing

- This year, the City will draw down reserves about **\$2.6M** to fund the biosolid dryer building design, biosolids storage building, and pipeline work
- Main drivers for the rate adjustment are building reserves back up and funding additional improvements
- The City's wastewater master planning team has identified \$12M of sewer pipeline improvements. This rate study will fund the first \$5M via rate revenues.
 - This is an on-going program to repair sewer mains that are failing when leak repairs have become chronic or a significant source of inflow & infiltration (I&I) has been identified.
- Plus, the Wastewater Treatment Plant Main Replacement of \$4.5M is proposed to be debt financed and will result in annual payments of \$230,000 beginning in FY2029/30. This the 36" line that leads to the plant.



Proposed Fixed Sewer Charges

Customer Type	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers	Per dwelling		+12%	+12%	+12%	+12%
All Residential Customers	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78
Non-Residential Customers	Per business					
All businesses	\$28.89	\$14.47	\$16.21	\$18.16	\$20.34	\$22.78



Proposed Sewer Flow Rates (\$/HCF)

Customer Type	Current	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31
Residential Customers			+12%	+12%	+12%	+12%
Single Family Residential	\$7.31	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Multi-Family Residential	\$3.28	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Mobile Home Parks	\$0.23	\$4.25	\$8.27	\$12.29	\$16.31	\$20.35
Non-Residential Customers						
Low Strength	\$9.90	\$11.39	\$12.76	\$14.29	\$16.00	\$17.92
Medium Strength	\$10.19	\$12.93	\$14.48	\$16.22	\$18.17	\$20.35
Breweries	\$20.30	\$20.01	\$22.41	\$25.10	\$28.11	\$31.48
High Strength	\$25.38	\$22.98	\$25.74	\$28.83	\$32.29	\$36.16

HCF = hundred cubic feet

1 HCF = 748 gallons

Single family residential sewer flow is based on winter water usage subject to a 2HCF minimum



Current & Proposed Single Family Sewer Bill

Current

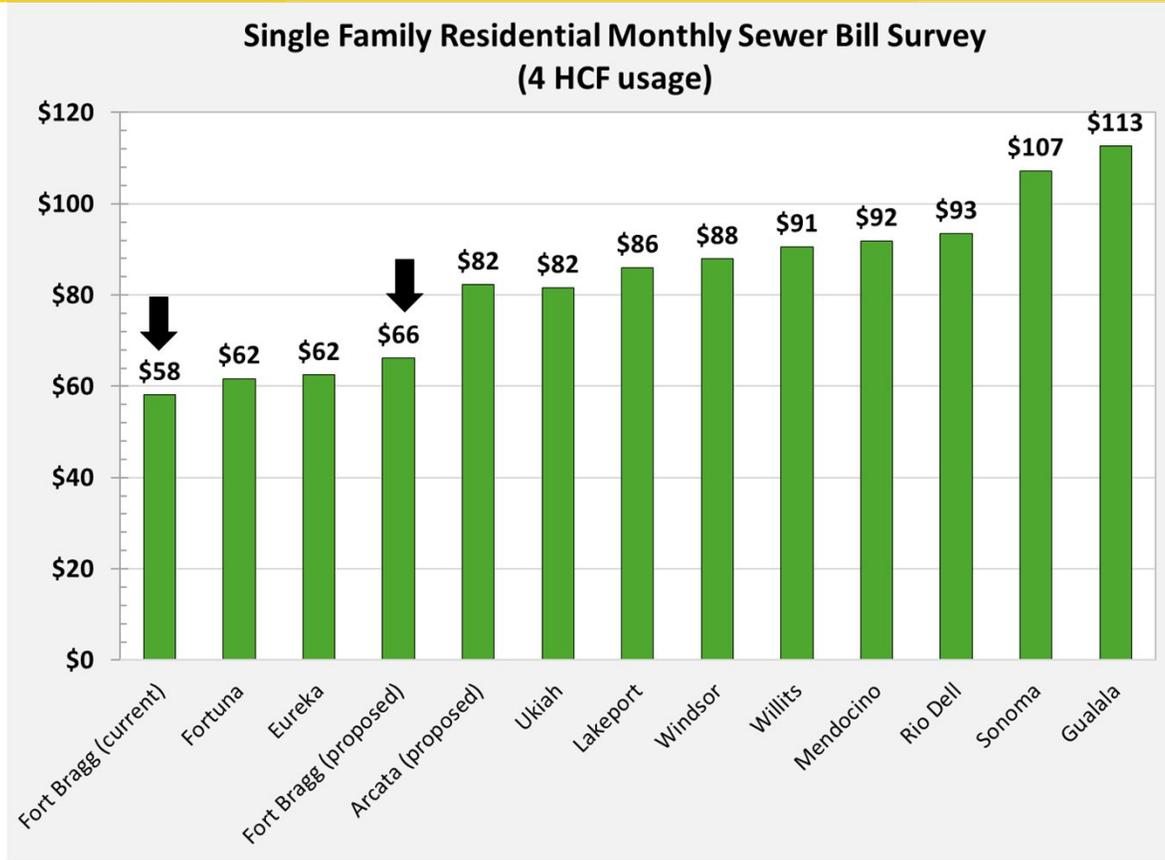
	Rate		Count	Charges
Fixed Fee	\$28.89	X	1	\$28.89
Flow Rate	\$7.31	X	4	\$29.24
TOTAL BILL				\$58.13

Proposed July 1, 2026

	Rate		Count	Charges
Fixed Fee	\$14.47	X	1	\$14.47
Flow Rate	\$12.93	X	4	\$51.72
TOTAL BILL				\$66.19
				+14%

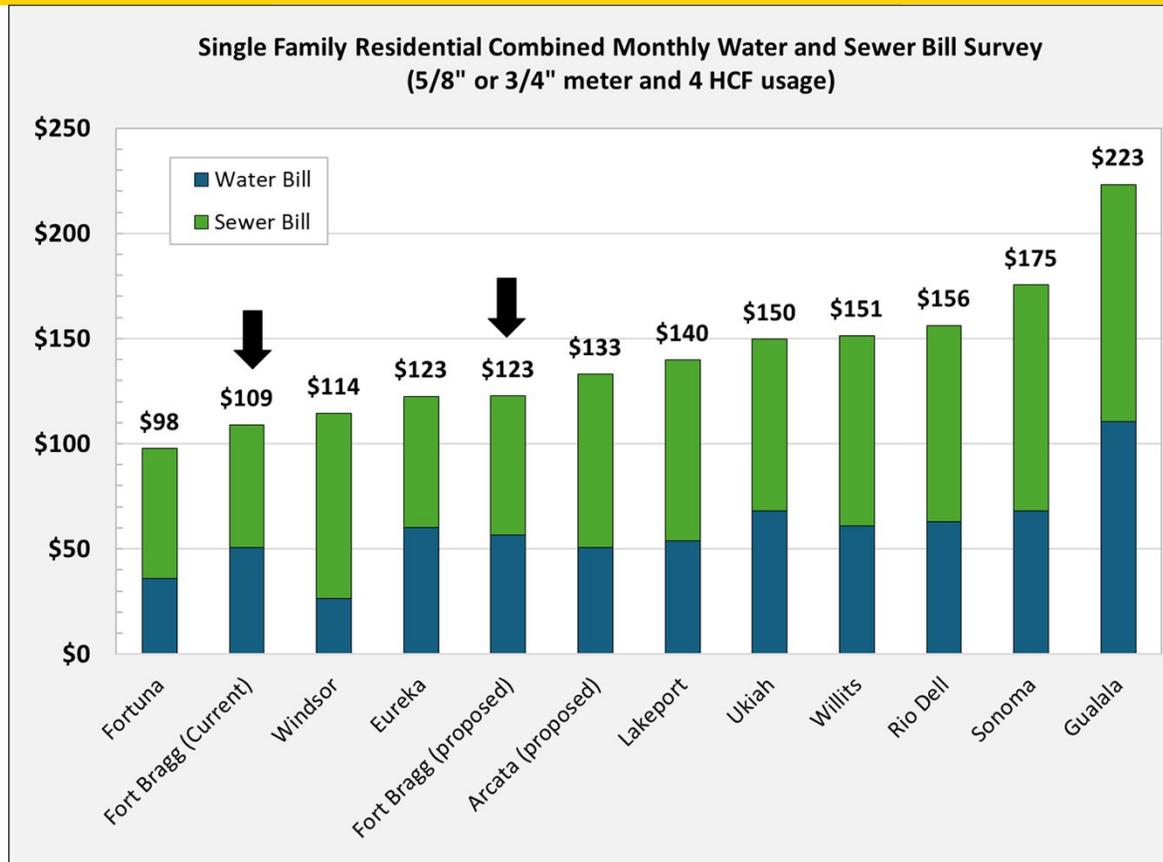


Sewer Survey





Water & Sewer Combined Survey





Wrap Up

- The rates shown in the Proposition 218 notice are the legal maximum rates that the City could adopt
- The City has a Utility Bill Assistance Program that offers up to \$800 of assistance to eligible households
- Customers and property owners have the right to submit written protests. Only one protest per parcel will be counted
- If a majority of impacted parcels protest, the rates cannot be adopted. There are 2,657 parcels. A majority is 1,329 valid protests.
- Absent a majority protest, the rates can go into effect on July 1, 2026





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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg City Council 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 **Monday, March 23, 2026**, at Town Hall, southwest corner of Main and Laurel Streets (363 N. Main Street), Fort Bragg, California 95437. The public meeting will concern the following item:

To consider water and sewer rate adjustments. The City Council will review the amount of the proposed rates as well as the methodology for calculating the proposed rates. At the conclusion of the hearing, all written protests received will be counted and validated. Absent a majority protest, the City Council will consider implementing the water and sewer rate increases. If approved, the first increase would go into effect July 1, 2026.

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 more information, please contact the City Clerk, via email at cityclerk@fortbraggca.gov. At the conclusion of the public hearing, the City Council will consider a decision on the above matter.

Diana Paoli, City Clerk

PUBLISH/POST DATES: March 5, 2026/March 12, 2026

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 notice to be posted in the City Hall Notice case on or before March 5, 2026.

Diana Paoli, City Clerk



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

POR LA PRESENTE SE NOTIFICA que el Ayuntamiento de Fort Bragg llevará a cabo una audiencia pública en una reunión ordinaria que se celebrará a las **6:00 p . m .** , o tan pronto como se trate el asunto, el **lunes 23 de marzo de 2026** , en el Ayuntamiento, esquina suroeste de las calles Main y Laurel (363 N. Main Street), Fort Bragg, California 95437. La reunión pública tratará el siguiente tema :

Considerar ajustes en las tarifas de agua y alcantarillado. El Ayuntamiento revisará el monto de las tarifas propuestas, así como la metodología para su cálculo. Al finalizar la audiencia, se contabilizarán y validarán todas las protestas por escrito recibidas. De no haber una mayoría en las protestas, el Ayuntamiento considerará implementar los aumentos en las tarifas de agua y alcantarillado. De aprobarse, el primer aumento entraría en vigor el 1 de julio de 2026.

Los informes 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 sesión del Ayuntamiento, y también estarán disponibles para su revisión o copia durante el horario de oficina habitual en el Ayuntamiento de Fort Bragg, 416 N. Franklin Street. Para obtener más información, comuníquese con el Secretario Municipal por correo electrónico a cityclerk@fortbraggca.gov. Al finalizar la audiencia pública, el Ayuntamiento considerará una decisión sobre el asunto mencionado.

Diana Paoli, Secretaria Municipal

FECHAS DE PUBLICACIÓN: 5/12 de marzo de 2026

ESTADO DE CALIFORNIA)
) artículos.
CONDADO DE MENDOCINO)

Declaro, bajo pena de perjurio, que soy empleado de la Ciudad de Fort Bragg y que hice que este aviso se publicara en la caja de Avisos del Ayuntamiento el 5 de marzo de 2026 o antes.

Diana Paoli, Secretaria Municipal



City of Fort Bragg

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

Text File

File Number: 25-563

Agenda Date: 3/23/2026

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Resolution

Agenda Number: 7B.

Receive Report, Conduct Public Hearing, and Consider Adoption of Fort Bragg City Council Resolution Vacating a Portion of the Alley on the South Side of Oak Street Between Franklin and Main Streets and Approval of Quitclaim Deed



CITY COUNCIL STAFF REPORT

TO: City Council

DATE: March 23, 2026

DEPARTMENT: Public Works Department

PREPARED BY: Alfredo Huerta, Assistant City Engineer

PRESENTER: Alfredo Huerta, Assistant City Engineer

AGENDA TITLE:

Receive Report, Conduct Public Hearing, and Consider Adoption of Fort Bragg City Council Resolution Vacating a Portion of the Alley on the South Side of Oak Street Between Franklin and Main Streets and Approval of Quitclaim Deed

RECOMMENDATION

Staff recommends City Council adopt Resolution vacating a portion of the alley located on the south side of Oak Street between Franklin and Main Streets and approve the quitclaim deeds to convey to an adjacent property owner and grant City Manager authority to take such actions as required to complete the vacation and transfer of property

BACKGROUND

The City has not utilized or maintained the 73-foot-long dead-end alley on the south side of Oak Street between Franklin and Main Streets in more than ten years. The full alley segment is approximately 73 feet in length. Previous vacations with adjacent property owners have already transferred the southern portion of the alley into private ownership, leaving only the northerly 48 feet of the easterly half of the 20-foot alley as the remaining public right-of-way.

Since most of the alley is now privately owned, the staff recommends disposing the remaining portion that is still considered public right-of-way to reduce potential liability and maintenance obligations. In order to complete this process of vacating the entire alley, the City would need to dispose of the north 48 feet of the east half of the 20-foot alley. Pursuant to the procedures set forth in Streets and Highways Code §§8300 and 8330 et seq., vacating public streets and alleys requires Planning Commission review for General Plan consistency and City Council action following a noticed public hearing. In addition, the City must comply with the requirements of the Surplus Land Act.

DISCUSSION AND ANALYSIS

AGENDA ITEM NO. 7B

Being that the subject property is considered public right-of way, no Assessor Parcel Number (APN) identifies the subject area. The subject property owned by the City of Fort Bragg sits east of 102 South Main Street property, which is in the permit phases of development. The owners of 102 S. Main Street have expressed interest in acquiring this right-of-way from the City to utilize the area as open access to the utilities for their new development that will be placed in the west half of the alleyway. Transferring the land to the adjacent property owner is in the public interest, as it reduces maintenance costs.

State Streets and Highways Code (S&H Code) requires municipalities to adhere to a specific process in order to vacate public streets and highways (includes alleys). Specifically, the S&H Code requires the Planning Agency (i.e., Planning Commission) to determine whether the proposed vacation is consistent with the General Plan prior to Council consideration of the vacation. Should the Planning Commission find the project consistent with the General Plan, Council can subsequently approve the vacation through a public hearing. Pursuant to S&H Code, the Fort Bragg Planning Commission adopted a resolution at their regularly scheduled meeting on January 28, 2026, making a determination of general plan consistency for the proposed vacation. Subsequently, on February 9, 2026, the Fort Bragg City Council adopted a resolution declaring its intent to vacate certain right-of-way and set public hearing for the same.

In addition to S&H Requirements, the City must also comply with The Surplus Land Act (SLA). Pursuant to SLA, Government Code Section 54221, on February 9, 2026, the Fort Bragg City Council adopted a resolution declaring the subject area as remnant right-of-way property not necessary for city use and determining such property as exempt surplus. In accordance with the requirements outlined in the SLA, the City provided written copies of that determination, including staff report and resolution to The Department of Housing and Community Development (HCD) and the City received a letter from HCD dated March 19, 2026 (Att 8) confirming the subject property qualifies as “exempt surplus land” under Government Code Section 54221 and the City may proceed with the process.

The surplus property meets the definition “Exempt” under Government Code Section 54221 (f)(1)(E): “Surplus land that is a former street, right of way, or easement, and is conveyed to the owner of an adjacent property. The property is exempt surplus if it is conveyed to the owner of an adjacent property.” Staff recommends that City Council adopt a resolution vacating the subject property and approving a quitclaim deed that will convey the property to an owner of an adjacent property.

FISCAL IMPACT/FUNDING SOURCE

No negative fiscal impact. If anything, this reduces fiscal responsibility by reducing overall right-of-way maintenance costs.

ENVIRONMENTAL ANALYSIS:

City staff has determined that the designation of this property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the owner conveys the properties to an adjacent landowner and that new owner proposes a use for the property that requires a discretionary permit and CEQA review, the City will analyze that future use at the appropriate time in accordance with CEQA.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

As part of the conveyance, staff recommends the following reservations be included to protect utility access and maintain open space:

1. A covenant that the land remains open space (or parking) and cannot have a structure built.
2. The City Secures necessary utility easements for access.

ALTERNATIVES:

Do not adopt the resolution keeping this property as public right-of-way or provide direction to staff to find an alternate use for this land.

ATTACHMENTS:

1. Resolution to Vacate Right of Way
2. Exhibit A – Legal Description
3. Exhibit B – APN Map
4. Exhibit C - Quitclaim Deed
5. Planning Commission RESO 01-2026
6. City Council Resolution 5004-2026
7. City Council Resolution 5009-2026
8. HDC Exemption Approval Letter
9. Notice of Public Hearing

RESOLUTION NO. ___-2026

RESOLUTION OF THE FORT BRAGG CITY COUNCIL VACATING A PORTION OF THE ALLEY ON THE SOUTH SIDE OF OAK STREET BETWEEN FRANKLIN AND MAIN STREETS AND APPROVAL OF QUITCLAIM DEED

WHEREAS, pursuant to Streets and Highways Code Section 8300, the City may vacate a right of way that is not required for street or highway purposes; and

WHEREAS, the Fort Bragg City Council finds and determines that its right of way located in the alleyway lying easterly and adjacent to 102 South Main Street and described as the northerly 48' of the Easterly half of the 20' wide alley totaling 480 square feet as depicted on the map attached as Exhibit B (APN Map) and more particularly described in the attached Exhibit A (the "Property") is not needed for public purposes; and

WHEREAS, Pursuant to Streets and Highways Code Section 8300, Planning Commission adopted Resolution No. P01-2026 on January 28, 2026 making a determination of general plan consistency for the proposed vacation of a portion of the alley; and

WHEREAS, Pursuant to Surplus Land Act, Code Section 54221, City Council adopted Resolution No. 5009-2026 on February 9, 2026 declaring remnant right-of-way property as not necessary for city use and determining such property as exempt surplus; and

WHEREAS, Pursuant to Streets and Highways Code Section 8300, City Council adopted Resolution No. 5004-2026 on February 9, 2026 declaring its intent to vacate certain rights-of-way and set public hearing for the same; and

WHEREAS, notice of the time and place of hearing has been posted and published in the manner provided by laws; and

WHEREAS, Public Works staff have reviewed the proposed vacation and determined as long as easements are in place to allow emergency access and electric, gas, sewer and water services over, under, and across the property to be vacated and no structures will be installed over any essential services, vacation of the proposed area will not impact services; and

WHEREAS, the City Council has determined, following a public hearing and consideration of all the evidence, that the alley is unnecessary for present or prospective public use or City use and it is, therefore, in the best interests of the City to vacate the portion of the right of way located in the alley subject to the aforementioned reservations; and

WHEREAS, the project is exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg, does hereby resolve, declare, determine and order as follows:

1. The above recitals are correct and are incorporated into this resolution.

2. Pursuant to Streets and Highways Code sections 8330 et seq., the section of right of way located in the alleyway lying easterly and adjacent to 102 South Main Street and described as the northerly 48' of the Easterly half of the 20' wide alley as depicted on the map attached as Exhibit B (APN Map) and more particularly described in the attached Exhibit A (the "Property") is not needed for public purposes and is hereby declared as vacated subject to the reservations set forth herein.

3. The City Manager is authorized and directed to execute all documents associated with the vacation and transfer of the Property and the City Clerk is hereby authorized and directed to cause a certified copy of this Resolution to be recorded with the Mendocino County Recorder.

4. From and after the date a certified copy of this Resolution is recorded in the official records of the Mendocino County Recorder's office, the Property shall no longer constitute a public right of way.

BE IT FURTHER RESOLVED that the right-of-way that is being vacated is hereby deeded to the adjacent property owners pursuant to Section 8356 of the California Streets and Highways Code and pursuant to the following Quitclaim Deed:

1. Exhibit C Quitclaim Deed from the City of Fort Bragg, a municipal corporation to Miguel Orlando Mex Can and Maria Andrea Medina Can, husband and wife as Joint Tenants.

AND BE IT FURTHER RESOLVED that the following reservations of public easements shall apply to the area to be vacated by this Resolution and transferred by quitclaim deed:

1. The following reservation shall apply to the easterly four feet of the proposed area to be abandoned to assure continued provision of utilities and emergency access to and from nearby properties:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code (i) for the benefit of Pacific Gas and Electric Company, the permanent easement and the right any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew anchors, guy wires and cables, guy stubs, fixtures and appurtenances for the operation of electric and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities and (ii) a permanent easement for emergency access, including the right of ingress and egress for emergency vehicles; said area shall be kept open and free of buildings, structures and wells of any kind.

2. The following reservation shall apply to the area to be vacated to assure continued provision of City utilities to nearby properties:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of the City of Fort Bragg and all public utilities, a permanent easement and the right any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair infrastructure associated with provision of utilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities. No construction or structures shall be placed over existing valves, manholes, cleanouts or water meter boxes.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 23rd day of March, 2026, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:
- RECUSED:

Jason Godeke
Mayor

ATTEST:

Diana Paoli
City Clerk

Exhibit A

Legal Description

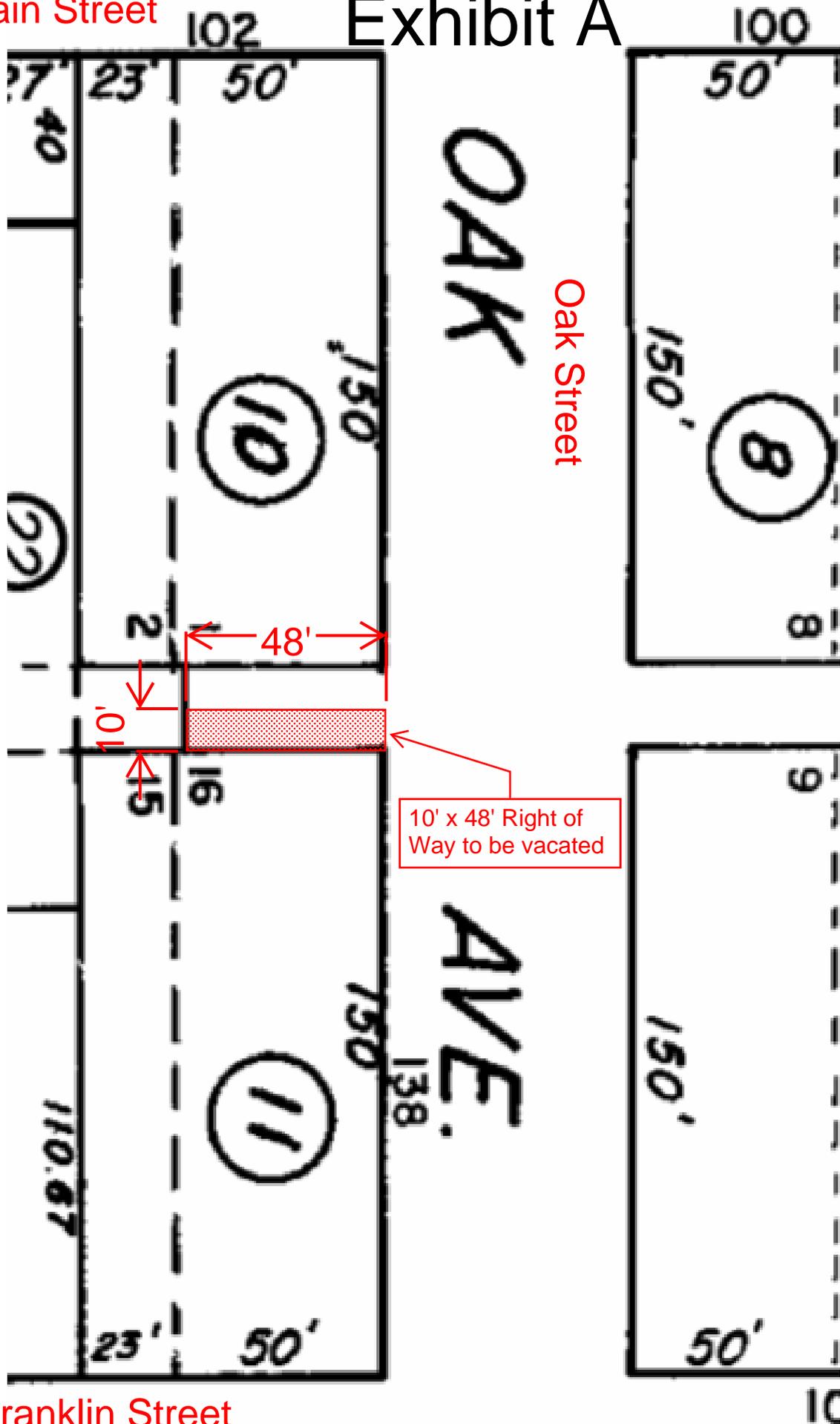
The eastern half (10 feet) of the northerly 48 feet of the 20-foot wide alley lying Easterly of and adjacent to Lot 1 of Block 29 as delineated on the map entitled "Map of the City of Fort Bragg showing the Town Lots Oct. 1909 filed in the Office of the County Recorder of Mendocino County on February 15, 1910, and lying in Section 7, Township 18 North, Range 17 West, Mount Diablo Meridian, the boundaries of said portion of alley being more particularly described as follows; Commencing at the Northeast corner of said Lot 1, said point also being on the southerly line of Oak Street and the westerly line of said alley; thence east 10 feet along said southerly line of Oak Street to the centerline of said alley and the Point of Beginning of the parcel of land herein described; thence South 48 feet along the centerline of said alley to a point on the northerly property line of the lands of Pan as described in deed recorded as Document No. 2013-09064, Mendocino County Records; thence East 10 feet along the northerly line of said lands of Pan to the southeast corner of said alley; thence North 48 feet along the east line of said alley to said southerly line of Oak Street; thence West 10 feet to the Point of Beginning, and containing an area of 480 square feet, more or less.

Excepting therefrom a permanent easement for the operation and maintenance of existing sewer and water lines over the entire hereinabove described parcel of land. Also includes rights to trim and cut down trees or brush that may be a hazard to the facilities, and a permanent easement for emergency access. Said area shall be kept open and free of buildings, structures and wells of any kind. The permanent access easement shall also allow for access to the propane and waste storage facilities located beyond the southerly extent of the lands granted herein.

Also excepting therefrom a permanent easement over the easterly 4 feet which shall be reserved for the benefit of Pacific Gas and Electric Company (PG&E) for operation and maintenance of existing facilities.

Main Street

Exhibit A



Franklin Street

RECORDED AT THE REQUEST OF:

CITY OF FORT BRAGG

When recorded, please mail this instrument to:

CITY OF FORT BRAGG
416 NORTH FRANKLIN STREET
FORT BRAGG, CA 95437
Attention: City Clerk

The City is exempt from recordation fees per Government Code 27383.

AP #008-163-XX

QUITCLAIM DEED

The undersigned declares that the documentary transfer tax is \$ -0-,

- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
- unincorporated area
- City of FORT BRAGG and COUNTY OF MENDOCINO, STATE OF CALIFORNIA

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledge,

CITY OF FORT BRAGG, a municipal corporation

hereby REMISES, RELEASES, AND QUITCLAIMS to

Miguel Orlando Mex Can and Maria Andrea Medina Can, husband and wife as Joint Tenants,

its interest in the real property in the County of Mendocino, State of California described more specifically as follows:

See Exhibit "A" attached

Dated: _____, 2026

CITY OF FORT BRAGG

By: _____
Isaac Whippy, City Manager

ATTEST:

Diana Paoli, City Clerk

STATE OF CALIFORNIA)
)ss.
COUNTY OF MENDOCINO)

A notary public or other completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by Grant Deed dated _____, from City of Fort Bragg, a municipal corporation, to **Miguel Orlando Mex Can and Maria Andrea Medina Can, husband and wife as Joint Tenants**, is hereby granted by the City Council of the City of Fort Bragg, pursuant to authority conveyed by Resolution of the City Council of the City of Fort Bragg (Resolution _____) adopted _____ and the grantee consents to the recordation thereof.

CITY OF FORT BRAGG

By: _____
Isaac Whippy, City Manager

ATTEST:

Diane Paoli, City Clerk
(S E A L)

RESOLUTION NO. P01-2026

RESOLUTION OF THE FORT BRAGG PLANNING COMMISSION MAKING A DETERMINATION OF GENERAL PLAN CONSISTENCY FOR THE PROPOSED VACATION OF A PORTION OF AN ALLEY

WHEREAS, the City proposes to vacate the northerly 48 feet of the east half of a 20-foot-wide alley located on the south side of Oak Street between Main Street and Franklin Street; and

WHEREAS, in order for City Council to act upon the request, a determination of General Plan consistency must be made by the Planning Commission; and

WHEREAS, Goal PF-1 of the General Plan requires the City ensure that new development is served by adequate public services and infrastructure; and

WHEREAS, Policy PF-2 of the General Plan requires that all new development proposals shall be reviewed and conditioned to ensure that adequate public services and infrastructure can be provided to the development without substantially reducing services provided to existing residents and businesses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fort Bragg does hereby find that the proposed vacation is consistent with General Plan Goal PF-1 and Policy PF-2, subject to the following conditions:

1. The following reservation should be included in the Resolution of Vacation or Abandonment for the easterly four feet of the proposed area to be abandoned to assure continued provision of utilities to nearby properties:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of Pacific Gas and Electric Company, the permanent easement and the right any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair, renew anchors, guy wires and cables, guy stubs, fixtures and appurtenances for the operation of electric and communication facilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities; said area shall be kept open and free of buildings, structures and wells of any kind.

2. The following reservation should be inserted in the Resolution of Vacation or Abandonment for the property to assure continued provision of City utilities to nearby properties:

RESERVING therefrom pursuant to the provisions of Section 8340 of the Streets and Highways Code and for the benefit of the City of Fort Bragg, the permanent easement and the right any time and from time to time to construct, reconstruct, maintain, operate, replace, remove, repair infrastructure associated with provision of water and sewer utilities, including access, and also the rights to trim and cut down trees and brush that may be a hazard to the facilities. No construction or structures shall be placed over existing valves, manholes, cleanouts or water meter boxes.

The above and foregoing Resolution was introduced by Commissioner Neils, seconded by Commissioner Turner, and passed and adopted at a regular meeting of the Planning Commission of the City of Fort Bragg held on the 28th day of January, 2026, by the following vote:

AYES: Neils, Truner, Stavely, Jensen

NOES:

ABSENT: Bushnell

ABSTAIN:

Signed by:

David Jensen

David Jensen,
Chair

ATTEST:

Signed by:

Lisi Horstman

Lisi Horstman,
Administrative Assistant

RESOLUTION NO. 5004-2026

RESOLUTION OF THE FORT BRAGG CITY COUNCIL DECLARING ITS INTENT TO VACATE CERTAIN RIGHT-OF-WAYS AND SET PUBLIC HEARING FOR SAME

WHEREAS, pursuant to Streets and Highways Code Section 8300, the City may vacate a right of way that is not required for street or highway purposes; and

WHEREAS, Section 8320 of said Code requires a resolution or ordinance fixing the time and place for a hearing of a vacation of right-of-way; and

WHEREAS, the time of hearing shall not be less than fifteen (15) days from the date of said resolution or ordinance and shall be published or posted as set forth by City Code.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg City Council, does hereby set a public hearing on March 23, 2026, to receive public comment on the propose vacation of the right-of-way generally described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FORT BRAGG, COUNTY OF MENDOCINO, STATE OF CALIFORNIA AND BEING A PORTION OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 17 WEST, MOUNT DIABLO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF MAIN STREET, SAID POINT OF COMMENCEMENT BEING EAST, 460.00 FEET AND SOUTH 1380.00 FEES OF THE SECTION CORDER COMMON TO SECTIONS 6 AND 7, TOWNSHIP 18 NORTH, RANGE 17 WEST, AND SECTIONS 1 AND 12, TOWNSHIP 18 NORTH, RANGE 18 WEST, MOUNT DIABLO MERIDIAN; THENCE FROM SAID POINT OF COMMENCEMENT EAST, 160.00 FEET TO THE CENTERLINE OF AN ALLEY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING, EAST 10.00 FEET, THENCE SOUTH ALONG THE EAST BOUNDARY OF THE 20-FOOT-WIDE ALLEY; 48.00 FEET, THENCE WEST, 10.00 FEET, THENCE NORTH ALOND THE CENTERLINE OF THE 20-FOOT-WIDE ALLEY, 48.00 FEET TO THE POINT OF BEGINNING. REFR TO EXHIBIT "A" ATTACHED.

CONTAINING 480 SQUARE FEET, MORE OR LESS.

BE IT FURTHER RESOLVED that the Fort Bragg City Council shall conduct said public hearing on the proposed vacation of right-of-way at 6:00 p.m., or as soon thereafter as the matter may be heard, on Monday, March 23, 2026, at Town Hall, southwest corner of Main and Laurel Streets (363 N. Main Street), Fort Bragg, California 95437.

The above and foregoing Resolution was introduced by Councilmember Peters, seconded by Councilmember Rafanan, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 9th day of February, 2026, by the following vote:

AYES: Councilmembers Peters, Hockett, Albin-Smith, Vice Mayor Rafanan,
and Mayor Godeke.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSED: None.



Jason Godeke
Mayor

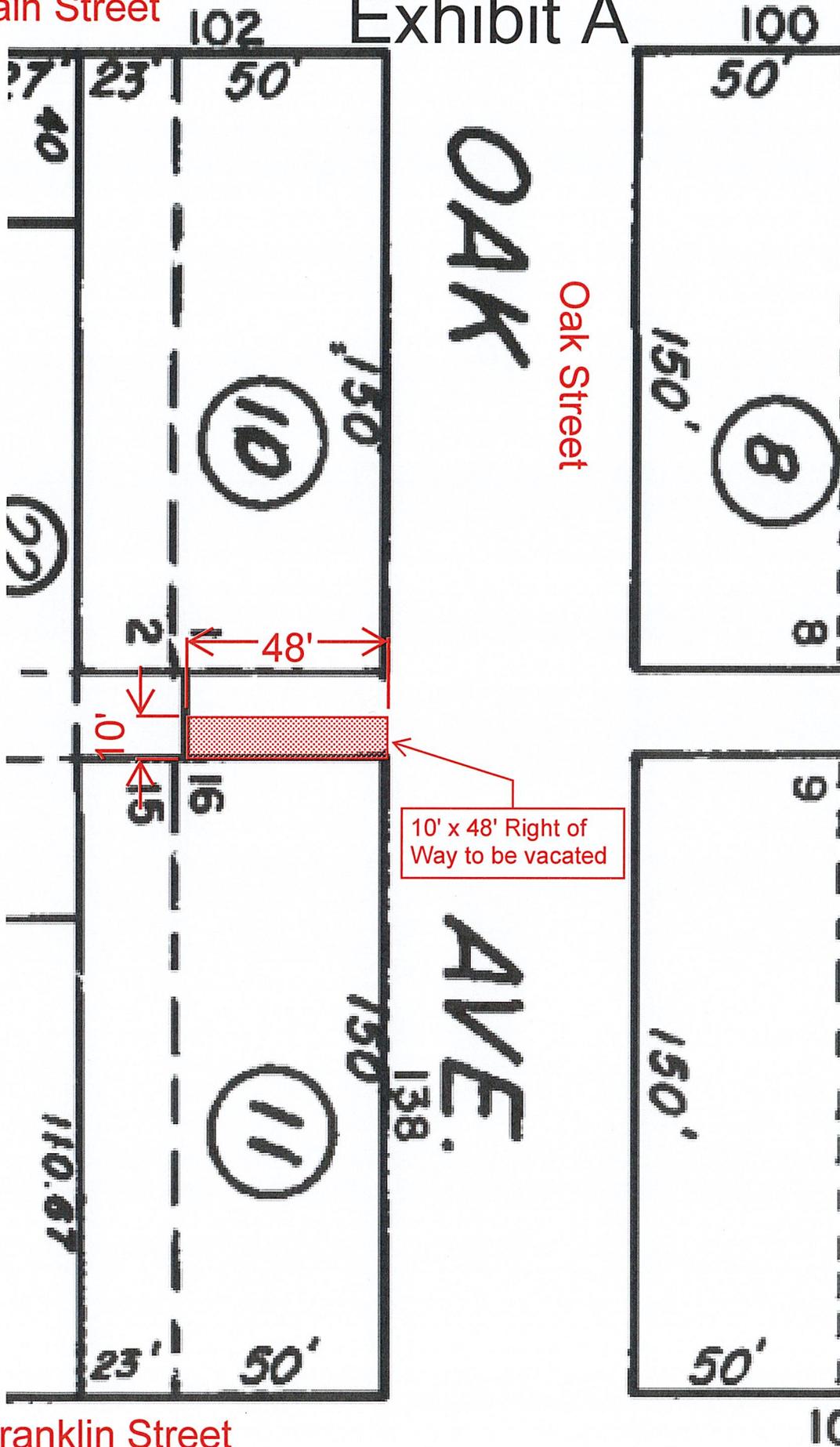
ATTEST:



Diana Paoli
City Clerk

Main Street

Exhibit A



Franklin Street

RESOLUTION NO. 5009-2026

RESOLUTION OF THE FORT BRAGG CITY COUNCIL, PURSUANT TO GOVERNMENT CODE SECTION 54221, DECLARING REMNANT RIGHT-OF-WAY PROPERTY AS NOT NECESSARY FOR CITY USE AND DETERMINING SUCH PROPERTY AS EXEMPT SURPLUS, FINDING SUCH DECLARATION EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND TAKING RELATED ACTIONS

WHEREAS, the City of Fort Bragg ("City") is owner in fee simple of certain remnant right-of-way real property depicted in Exhibit A ("Property"); and

WHEREAS, the City owns surplus land in fee simple for which City Council takes formal action in a regular public meeting declaring the land surplus and not necessary for City use under the Surplus Properties Land Act, Government Code Sections 54220-54234 ("Act") and the City must either declare the land surplus land or exempt surplus land; and

WHEREAS, the Act considers land necessary for City use if the City uses land or plans to use land pursuant to a written plan adopted by City Council, for City work or operations; and

WHEREAS, City staff has determined that the property is right-of-way not suitable for City use; and

WHEREAS, City Council desires to declare the property exempt surplus land and not necessary for City use; and

WHEREAS, the City imposes a restriction that the owner shall use the land for open space purposes only; and

WHEREAS, the Act requires that before City Council disposes of exempt surplus land or engages in negotiations to dispose of exempt surplus land, the City must support such a determination with written findings and shall provide a copy of the written determination to the HCD at least 30 days prior to disposition; and

WHEREAS, the February 9, 2026 agenda report presenting this resolution provides supporting information as the basis for the declaration and findings set forth in this Resolution; and

WHEREAS, the Project is exempt pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15060(c)(3).

NOW, THEREFORE, BE IT RESOLVED that the Fort Bragg City Council, does hereby resolve as follows:

1. The previous recitals are true and correct and a substantive part of this Resolution.
2. City Council hereby finds and declares the property depicted in the attached Exhibit A as exempt surplus land because the shape and size make the property unsuitable for housing and because it is former right-of-way that the City will convey to an owner of an adjacent property for open space purposed only upon the transfer of the property.

3. City Council directs the City Clerk to send this Resolution by electronic mail to the California Department of Housing Community Development in compliance with HCD's Surplus Land Act Guideline Section 400.
4. The City has reviewed this Resolution with respect to applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). City staff has determined that the designation of this property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3) because it is not a project as defined by the CEQA Guidelines Section 15378. Adoption of the Resolution does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. If and when the owner sells the properties to a purchaser and that purchaser proposes a use for the property that requires a discretionary permit and CEQA review, the City will analyze that future use at the appropriate time in accordance with CEQA.
5. City Council authorizes City Officers and staff, jointly and severally, to do all things which they deem necessary or proper to effectuate the purposes of this Resolution and ratifies and confirms any such actions previously taken. Such actions include negotiating in good faith in accordance with the requirements of the Act with any of the Designated Entities that submit a written notice of interest to purchase or lease the properties in compliance with the Act.

The above and foregoing Resolution was introduced by Councilmember Peters, seconded by Councilmember Rafanan, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 9th day of February, 2026, by the following vote:

AYES: Councilmembers Peters, Hockett, Albin-Smith, Vice Mayor Rafanan, and Mayor Godeke.
NOES: None.
ABSENT: None.
ABSTAIN: None.
RECUSED: None.

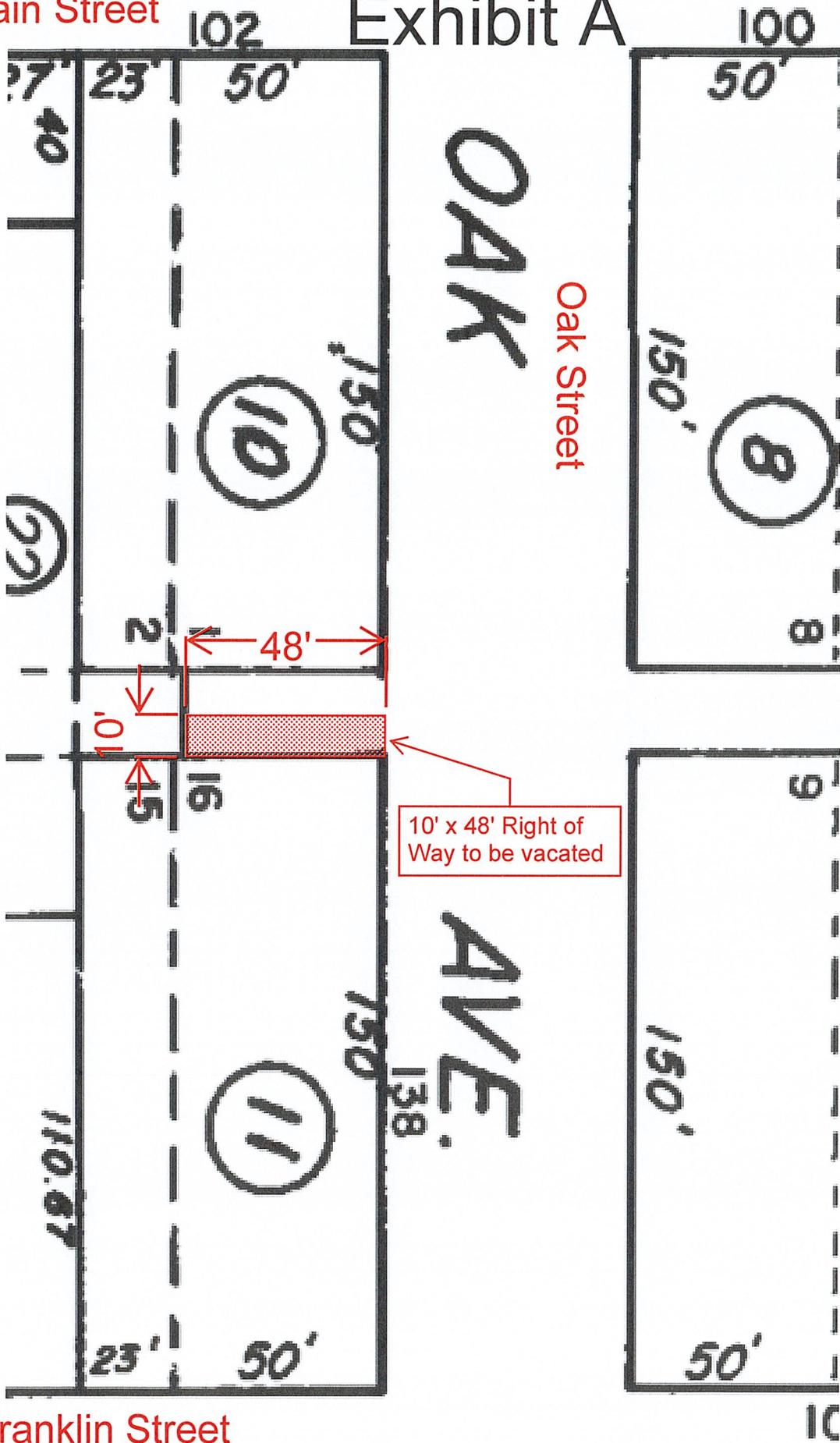
Jason Godeke
Mayor

ATTEST:

Diana Paoli
City Clerk

Main Street

Exhibit A



Franklin Street

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400, Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



March 19, 2026

Alfredo Huerta, Assistant City Engineer
City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA 95437

SENT VIA EMAIL TO: ahuerta@fortbraggca.gov

Dear Alfredo Huerta:

RE: City of Fort Bragg – Property Adjoining 102 South Main Street – Surplus Land Act Findings Letter

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Fort Bragg's (City) determination that a 73-foot long by 20-foot-wide dead-end alley located on the south side of Oak Street between Franklin and Main Street and adjoining 102 South Main Street (Property), is "exempt surplus land." HCD received the City's complete documentation on February 17, 2026.

HCD reviewed Resolution No. 5009-2026 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(E).

Analysis

As provided in Government Code section 54221, subdivision (f)(1)(E), "exempt surplus land" includes "[s]urplus land that is a former street, right-of-way, or easement, and is conveyed to an owner of an adjacent property."

According to the Resolution, adopted on February 9, 2026, the City has not utilized or maintained the alley and has no future use for the land. Less than half of the alley is currently considered as public right-of-way and the remaining portions are privately owned by adjacent landowners. The City aims to dispose of the 48-foot long by 10-foot-wide portion at the east half of the alley. The owners of 102 South Main Street have expressed interest in acquiring this right-of-way from the City to utilize the area as open access to utilities for their new development.

On February 18, 2026, the City confirmed that Government Code section 54221, subdivision (f)(2), does not apply to the Property and, therefore, a written notice of availability for open-space purposes is not required.

Conclusion

If the submitted documentation and assertions by the City are complete and accurate, HCD finds that the Property qualifies as “exempt surplus land” under Government Code section 54221, subdivision (f)(1)(E).

If you have any questions or need additional technical assistance, please contact Stephanie Chan, Senior Housing Policy Specialist, at stephanie.chan@hcd.ca.gov or submit a request via the [Surplus Land Act Portal](#).

Sincerely,

Lisa Krause

Lisa Krause
Section Chief, Surplus Land Act
Housing Accountability Unit



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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Fort Bragg City Council 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 **Monday, March 23, 2026**, at Town Hall, southwest corner of Main and Laurel Streets (363 N. Main Street), Fort Bragg, California 95437. The public meeting will concern the following item:

RECEIVE REPORT, CONDUCT PUBLIC HEARING, AND CONSIDER ADOPTION OF FORT BRAGG CITY COUNCIL RESOLUTION VACATING A PORTION OF THE ALLEY ON THE SOUTH SIDE OF OAK STREET BETWEEN FRANKLIN AND MAIN STREETS AND APPROVAL OF QUITCLAIM DEED

Public Comment regarding this Public Meeting may be made in any of the following ways: (1) Emailed to cityclerk@fortbraggca.gov (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. Comments received via email will be provided to the City Council and reflected in the packet. Comments will not be read verbally at the meeting. All comments received 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, exempt comments are those in an unrecognized file type or too large to upload to City Agenda software.

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 more information, please contact the City Clerk, via email at cityclerk@fortbraggca.gov. At the conclusion of the public hearing, the City Council will consider a decision on the above matter.

Diana Paoli, City Clerk

PUBLISH/POST DATES: March 5, 2026/March 12, 2026

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 notice to be posted in the City Hall Notice case on or before March 5, 2026.



CIUDAD DE FORT BRAGG

Incorporado August 5, 1889

416 N. Franklin Street, Fort Bragg, CA 95437
Teléfono: (707) 961-2827 Fax: (707) 961-2802
www.FortBragg.com

AVISO DE AUDIENCIA PÚBLICA

POR LA PRESENTE SE NOTIFICA que el Ayuntamiento de Fort Bragg llevará a cabo una audiencia pública en una reunión ordinaria que se celebrará a las **6:00 p . m .** , o tan pronto como se trate el asunto, el **lunes 23 de marzo de 2026** , en el Ayuntamiento, esquina suroeste de las calles Main y Laurel (363 N. Main Street), Fort Bragg, California 95437. La reunión pública tratará el siguiente tema :

RECIBIR INFORME, LLEVAR A CABO UNA AUDIENCIA PÚBLICA Y CONSIDERAR LA ADOPCIÓN DE LA RESOLUCIÓN DEL CONCEJO MUNICIPAL DE FORT BRAGG QUE DESALOJA UNA PARTE DEL CALLEJÓN EN EL LADO SUR DE OAK STREET ENTRE LAS CALLES FRANKLIN Y MAIN Y LA APROBACIÓN DE LA ESCRITURA DE RENUNCIA

Los comentarios públicos sobre esta reunión pública se pueden hacer de cualquiera de las siguientes maneras: (1) Enviar por correo electrónico a cityclerk@fortbraggca.gov (2) Los comentarios escritos se entregan al Ayuntamiento, 416 N. Franklin Street antes de las 2:00 p. m. del día de la reunión; o (3) Los comentarios verbales se hacen 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 comentarios recibidos por correo electrónico se proporcionarán al Ayuntamiento y se reflejarán en el paquete. Los comentarios no se leerán verbalmente en la reunión. Todos los comentarios recibidos después de las 2:00 p. m. del día de la reunión se convertirán en una parte permanente del paquete de la agenda el día después de la reunión o lo antes posible; los comentarios exentos son aquellos en un tipo de archivo no reconocido o demasiado grande para cargarlo al software City 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, y 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 más información, comuníquese con el Secretario Municipal por correo electrónico a cityclerk@fortbraggca.gov. Al finalizar la audiencia pública, el Ayuntamiento considerará una decisión sobre el asunto mencionado.

Diana Paoli, Secretaria Municipal

FECHAS DE PUBLICACIÓN: 5/12 de marzo de 2026

ESTADO DE CALIFORNIA)

) artículos.

CONDADO DE MENDOCINO)

Declaro, bajo pena de perjurio, que soy empleado de la Ciudad de Fort Bragg y que hice que este aviso se publicara en la caja de Avisos del Ayuntamiento el 5 de marzo de 2026 o antes.



Diana Paoli, Secretaria Municipal



City of Fort Bragg

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Phone: (707) 961-2823
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Receive General Plan Annual Progress Report 2025 and Housing Element Annual Progress Report to Housing and Community Development and Provide Comments Prior to Submittal to Housing and Community Development



City of Fort Bragg

GENERAL PLAN

ANNUAL PROGRESS REPORT

2025







Presented March 11 and March 23, 2026

Fort Bragg City Council

Jason Godeke, Mayor
Marcia Rafanan, Vice Mayor
Tess Albin-Smith, Council Member
Scott Hockett, Council Member
Lindy Peters, Council Member

Planning Commission

David Jensen, Chair
Richard Neils, Vice Chair
Ryan Bushnell, Planning Commissioner
Jary Stavely, Planning Commissioner
Katie Turner, Planning Commissioner

Prepared by:

Sarah Peters
&
Maria Flynn

City of Fort Bragg
416 N Franklin Street
Fort Bragg, CA 95437

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Date to the City Council

March 23, 2026

Recent General Plan Updates

Coastal General Plan : 2008
Inland General Plan : 2012
Housing Element Update: 2019

Introduction

Government Code Section 65400 and requires jurisdictions to submit an annual report on the status of the City's General Plan to the Office of Planning and Research (OPR) and to the Department of Housing and Community Development (HCD) by April 1st each year. The General Plan Annual Report is intended to assess General Plan implementation, and the effectiveness of the plan to support orderly growth and development; preservation and conservation of open space and natural resources; and the efficient expenditure of public funds. The report is provided for informational purposes only.

A General Plan provides the legal framework for decision-making regarding land use, development, and conservation. State law requires that General Plans be kept current and internally consistent and that the Housing Element be updated every eight (8) years.

The City has two General Plans, the Inland General Plan, adopted in 2012, and the Coastal General Plan adopted in 2008. The City Council adopted Fort Bragg's 6th Cycle (2019-2027) Housing Element, which was reviewed and certified by the Department of Housing and Community Development in 2019.

The General Plan has seven State required elements and two additional elements:

- **Land Use Element** - Discusses the location, distribution, and extent of various permitted land uses within the City. This element identifies standards for population density and development intensity for each type of land use.
- **Public Facilities Element** - Establishes the essential public facilities and services to ensure that the existing and future population of Fort Bragg is provided with the highest feasible level of public services.
- **Conservation, Open Space, Energy and Parks Element**- Contains the State-mandated open space and conservation elements. Emphasis is placed on protecting the City's natural resources, protecting and enhancing environmentally sensitive areas, and providing open space and parks to meet the community's recreational needs. This element also includes specific policies and programs to ensure continued public access, preserve and enhance scenic views, and protect wetlands, bluff tops, and other natural resources.
- **Circulation Element** - Contains policies and Levels of Service standards for the roadway system, which will be updated to reflect the Vehicle Miles Traveled. This element also contains policies for public transit, bicycle facilities, parking and transportation for the mobility impaired, taking into account the relationship between land use and transportation needs of the community.
- **Community Design Element** - Establishes policies and programs dealing with the appearance

of the community. It includes urban design guidelines to ensure that development contributes to the community's identity and unique sense of place, and policies to preserve historic sites and buildings.

- **Safety Element** - Contains policies and programs to reduce the risk of injury, loss of life, and property damage resulting from natural disasters and hazardous conditions and materials.
- **Noise Element** - Contains policies and programs to reduce the community's exposure to excessive noise.
- **Sustainability Element (Inland only)** - Includes policies and programs to reduce energy use and the production of greenhouse gases, and to improve the sustainability of commercial and residential development through policies and programs that encourage green building design, materials and techniques in new construction.
- **Housing Element** - Includes policies and programs to meet the housing needs of all economic segments of the community, emphasizing increased mixed-use housing, effective utilization of infill sites, inclusionary housing, and providing additional housing for special needs groups such as seniors.

This report highlights some of the City's activities from the 2025 calendar year and how those activities relate to the General Plans.

Housing Element Implementation Activities

Due to the continued housing crisis locally and statewide, the City has prioritized activities that meet our housing goals and the following General Plan Policies:

- Goal H-1 Provide a range of housing, including single-family homes, townhouses, apartments and other housing types to meet the housing needs of all economic segments of the community.
- Policy H-1.6 Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.
- Goal H-2 Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very low to moderate incomes, and first-time home buyers.
- Policy H-2.1 Available Funding Sources: Utilize County, State and Federal programs and other funding sources that provide housing opportunities for lower-income and special needs households.
- Policy H-2.2 Encourage Senior Housing: Encourage affordable and market rate senior housing projects to be developed with density bonuses and flexible parking standards where consistent with maintaining the character of the surrounding neighborhood.

Numerous projects were pursued and ordinance updates occurred in 2025 to implement the City's Housing Element and the above policies, including the following:

HOUSING DEVELOPMENT

The Fort Bragg Apartments Project

Beginning in 2024, the City has been working with a developer on the entitlements for a three story, eighty-three (83) unit multi-family townhome project, which includes eight units at a rent affordable to very low-income households, and seventy-nine (79) units at market rate rents. This project is proposed for 1151 S. Main Street, on a vacant, infill lot in the Coastal Zone. It includes a density bonus and inclusionary housing incentives. A public hearing before the Planning Commission was held on March 12, 2025, and a public hearing before the City Council was held on March 24, 2025. The project was approved, and subsequently appealed to the Coastal Commission, which denied the appeal. It is currently in CEQA litigation, and the city is defending the project in court.

Hazelwood Senior Apartments Project

Beginning in 2024, the city has been working with developers on entitlements for a three-story, affordable multi-family apartment building for seniors. This project would be located on a vacant infill lot in the Coastal zone at 860 Hazelwood Drive. The project would include 49 garden-style units: 37 one-bedroom (613 SF) and 12 two-bedroom (802 SF), with one reserved for an on-site manager. The remaining units will be income-restricted for seniors (62+) earning 30-60% of the Mendocino County area median income. On-site amenities include a community garden with raised planter beds, covered picnic tables with BBQs, and a fenced dog park. Inclusionary Housing Incentives were approved by City Council on February 24. A public hearing was held before Planning Commission on April 16, 2025, and a public hearing before the City Council was held on May 12, 2025. The project was approved and a planning permit was issued effective May 29, 2025. No building permit application has been submitted. The applicants did not receive tax credit financing for the project in 2025, so will try again in 2026.

620 S. Franklin Street Apartment Project

The city approved entitlements in 2024 for a multi-family market rate apartment building on a vacant, infill lot in the Coastal zone. The building permit was issued in January 2025 for this small development with three residential units and 1 storage unit. Construction is underway and the applicant has submitted a building permit application for the conversion of the storage unit into an ADU. This application is under review.

Other New Residential Development

In 2025, the city processed applications for six new ADUs and/or ADU Conversions, two Single Family Residences, two duplexes and three apartments.

ORDINANCE UPDATES AND LCP AMENDMENTS

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's ADU/JADU ordinances to comply with required updates from State law. The revised amendments were prepared in 2023, recommended by Planning Commission and Adopted by City Council in January of 2024. Subsequent revisions were made in late 2024 to comply with another round of new State laws, and these were approved by City Council in February 2025. The Inland ordinance was effective April 23, 2025. The Coastal ordinance was submitted to the Coastal Commission as part of a Local Coastal Plan amendment in November 2025.

General Plan Relevance:

- Policy H-1.3 Secondary Dwelling Units: Continue to facilitate the construction of secondary dwelling units on residential properties.
- Program H-1.3.1 Secondary Dwelling Unit Design: Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.
- Program H-1.3.2 No Development Impact Fees for Secondary Units: Continue to refrain from charging Capacity Fees for second units.

Tiny Homes and Tiny Homes Communities

In 2023, a Tiny Homes Communities ordinance was prepared, to establish regulations to allow tiny home communities on parcels of 1 acre or less. The Tiny Homes Communities ordinance was revised based on California Coastal Commission input and the City Council adopted it for the ILUDC in February 2024. The Tiny Homes and Tiny Homes Communities ordinances were adopted February 11, 2025, and are slated for review and certification by the Coastal Commission in the coming months.

General Plan Relevance:

- Program H-1.7.10: Tiny Home Community. Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.

Urban Lot-Split and Urban Unit Development

In 2023, Urban Lot Split and Urban Unit Development ordinances were prepared as required by SB-9. The Planning Commission and City Council adopted a revised ordinance for the ILUDC in 2024. The City submitted a draft of the ordinance to the Department of Housing and Community Development (HCD) in September 2024 and received comments from HCD in February 2025. The requested changes were incorporated into a draft ordinance and adopted by City Council on July 14, 2025. An LCP amendment was submitted to the Coastal Commission in November 2025 and is slated for review and certification by the Coastal Commission in the coming months.

General Plan Relevance:

- Program H-1.7.6: Allow Higher Densities in Single Family Residential Districts with Use Permit Approval. Consider revising the zoning ordinance to allow three or four-unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.
- Program H-2.5.9. Encourage and Support Land Divisions to Support Affordable Housing. The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.
- Program H-4.1.2 Reduce Capacity Fees for Smaller Units: Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.

Planned Unit Development Ordinance

In 2023, the City adopted a revised Planned Unit Development ordinance to allow PUDs on parcels of one acre or more, instead of 5 acres or more. In 2024, the City Council adopted the ordinance for the ILUDC. The City submitted an LCP amendment to adopt the ordinance in the CLUDC in November 2025.

General Plan Relevance:

- Program H-1.6.2: Planning Incentives: Consider adopting planning incentives for new residential development on infill sites.
- Policy H-1.7 Workforce Housing: Encourage multi-unit housing developments in order to encourage market rate rental housing, affordable housing and lower cost ownership opportunities such as townhomes and condominiums.

Parking Ordinance

In 2024 the City significantly revised its parking ordinance by eliminating minimum parking requirements for all development (including housing) in the Central Business District. On April 14, 2025, City Council adopted an ordinance reducing parking requirements for housing throughout the City in compliance with density bonus law limits. An LCP amendment was submitted to the Coastal Commission in November 2025 and is pending review and certification. This effort is part of the City's Pro-Housing application process.

Supportive Housing and Housing Density Ordinance

On July 14, 2025, the Fort Bragg City Council adopted the following code amendments to enhance supportive housing within the City of Fort Bragg and align it with State law:

- Redevelopment of Non-Vacant Sites
- Supportive Housing
- Group Homes
- Emergency Shelters

An LCP amendment was submitted for the above code amendments to the Coastal Commission in November 2025 and is pending review and certification.

In 2024, staff initiated a code amendment to maximize housing density by right for projects with 20%+ affordable units. This code amendment draft was brought forward to Planning Commission and City Council May and July of 2025 respectively, but the ordinance amendment was not adopted at that time, however staff is in the process of initiating a General Plan amendment and reintroducing a code amendment to maximize housing density by right for project with 20%+ affordable units within the next couple of months.

Additionally in 2024, the City initiated the pursuit of a Pro-Housing Designation from the State of California. The Pro-Housing application was submitted in late 2025 and is under review by HCD.

The City also purchased on-line permitting software to further streamline permitting processes for applicants and in 2025 worked primarily on configuration. The permitting program was launched internally on January 12, 2026, and the City expects it to go fully live for access to applicants within a couple of months.

General Plan Relevance:

- Program H-1.6.3 Redevelopment of Non-Vacant Sites. Require the replacement of housing units subject to the requirements of Government Code, section 65915(c)(3).
- Policy H-2.4 Increase Affordable Housing Development: Encourage the construction of housing units which are affordable to households with very low to moderate incomes.
- Program H-2.8.2 Inter-Agency Cooperation: Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.
- Program H-2.4.7 Supportive Housing: Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.
- Program H-2.5.8 Maximize housing density by right for projects with 20%+Affordable units.
- Program H-2.8.10 Define Group Home. Revise the LUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.
- Policy H-1.9 Work to Reduce the cost of Construction and Permitting Timeframes.
- Program H-1.9.1: Building Permits. Consider hiring a contract building inspector to bring building inspection services into the city in order to improve timeliness and inspection certainty.

Land Use Element Implementation Activity

The Land Use Elements of the City's General Plans provide an overview of the long-term development goals for the City. This element was implemented through the following activities in 2025:

Blue Economy

The City has taken the lead to generate a regional conversation and explore a strategic approach to opportunities within the "Blue Economy." The purpose of this project is to improve livelihoods and wages, while also nurturing healthy marine ecosystems. In 2025, the City gathered baseline data on existing social, economic, physical, and environmental conditions of the harbor and has been identifying blue economy opportunities and limitations, potential adaptation and resiliency measures, and a suite of potential projects, partners and funding mechanisms for implementation.

Also in 2025, the City continued to host the California Sea Grant Mendocino Coast Extension Specialist to work on an Aquaculture Feasibility Study to help determine whether Pacific oysters, red abalone, purple sea urchin, and bull kelp can survive and grow in Noyo Harbor. The results of this study will be coupled with information on regional restoration and commercial opportunities to determine which types of aquaculture operations are environmentally, economically, and socially feasible.

The City also was invited to participate in the California Coastal Accelerator initiative, which seeks to advance high-impact coastal resilience projects and support key leaders in five coastal communities: Oceanside, Santa Barbara, Santa Cruz, Alameda, and Fort Bragg. The City Continues to support the statewide Pacific Coast Ocean Restoration (PCOR) initiative for marine restoration efforts to recover critical rocky reef and kelp forest habitat, and associated species in California. This effort includes funding the development of curriculum at Mendocino Coast College for a workforce development pilot program.

Additionally in 2025, the City hosted the second annual North Coast Kelp Fest. Bull kelp forests are the foundation of our nearshore rocky reef ecosystem and in recent years this ecosystem has collapsed. The Kelp Fest was held in October 2025 bringing art, science, food and film together to learn about the kelp crisis and restoration efforts taking place.

General Plan Relevance:

- Coastal Goal LU-8 Encourage a mixture of commercial fishing, recreational boating and fishing, mixed commercial and visitor-serving uses consistent with coastal access policies.
- Inland Goal LU-4 Promote the economic vitality of the City’s existing commercial areas.
- Coastal Program LU-6.1.1: Work with the County of Mendocino, the Noyo Harbor District and other agencies to develop and adopt a Noyo Harbor Plan establishing standards for conservation and development for the entire Noyo River drainage area.

Small Business Development

In 2025, the City proposed a set of business-friendly policy changes – some adopted and others still in process. The City evaluated targeted updates to address long-term commercial vacancies, improve zoning flexibility, streamline permits, and create a more supportive environment for entrepreneurs and small business owners. Key policy directions and actions addressed at City Council meetings included:

- Zoning code amendments to allow a broader range of business types across more zoning districts, simplify permit findings, and increase the number of viable locations for new and expanding businesses.
- Support for startups and small footprint businesses
- Permit streamlining for events
- Administrative reform of Minor Use Permits
- More flexibility for legacy and non-conforming businesses
- Fire sprinkler ordinance review

Also in 2025, the City expanded its water and wastewater capacity fee deferral program beyond the Central Business District to include additional commercial zones. This program supports eligible local businesses across sectors such as food service, retail, arts, tourism, neighborhood-serving services, and low-impact artisan/light manufacturing. Its aim is to lower the barriers for small businesses to occupy and improve existing commercial spaces, encourage infill and adaptive reuse, support downtown and neighborhood activity, and strengthen local job creation and economic vitality.

The City continues to implement Community Development Block Grant Programs for the Business Assistance Loan Program and Microenterprise Technical Assistance.

General Plan Relevance:

- Goal LU-4 Promote the economic vitality of the City’s existing commercial areas.

Community Design Element Implementation Activity

Business Support. The City’s newly established Economic Development department continues to provide enhanced business support and support local businesses through grants and loans, including a downtown improvement grant program and a Fort Bragg business boost fund. It has established a monthly

business roundtable, added regular Economic Development Office Hours for the public, and produced a new welcome letter which provides several resources to support new businesses. The City also introduced hanging flower baskets along key downtown corridors. These baskets add color, warmth and curb appeal – helping to create a more welcoming, walkable environment for residents, shoppers, and visitors.

Art. The City continues to partner with the Alley Arts Project to expand public art, celebrate local identity, enhance key corridors, and create a more vibrant, walkable Central Business District. In August 2025, the City unveiled the largest mural downtown to date – the Gray Whale Mural in Kelp, designed by Larry Foster and painted by Marta Alonso Canillar – at the North Coast Brewing Company.

Broadband. The City of Fort Bragg is building an underground, fiber-to-the Premise (FTTP) broadband network that will result in increased reliability and speed, while lowering prices. The goal of this initiative is to support economic development, education and healthcare. In 2025, the City acquired Mendocino Coast Network (MCN) – bringing local broadband operations under community ownership. Construction was started in the spring of 2025, and the City estimates completion of the primary broadband build by March 2026. The broadband project will provide 100% of residents and businesses within city limits access to affordable and reliable broadband.

Downtown & Tourism. The City has continued to work with Visit Fort Bragg to coordinate quarterly meetings with downtown business owners to increase activity in the downtown area. Events such as the Magic Market and Winter Wonderland were part of these efforts. In May 2025, Fort Bragg hosted its inaugural Fort Bragg Blues Festival and The Longest Table event, both of which helped activate the Central Business District. The City also launched Fort Bragg’s Entertainment Zone (EZ) which is an event-based tool to help activate downtown, support local businesses, and create a more vibrant, walkable Central Business District. Also in 2025, the City added wayfinding signage downtown, and a vacant storefront registry ordinance was approved to bring focus and accountability to long-term vacant properties.

General Plan Relevance:

- IGP Policy CD-2.3/CGP Policy CD-3.3 Economic Vitality: Continue to support the economic diversity and vitality of downtown businesses.
- IGP Policy CD-7.1/CGP Policy CD-8.1 Public Art: Encourage the provision of murals, fountains, sculptures, and other forms of public art in public spaces and parks.

Public Facilities Element Implementation Activity

Capital Improvement Program

The Capital Improvement Program (CIP) provides direction and guidance for the City on carefully planning and managing its capital infrastructure assets. The following CIP projects were in progress and/or completed in 2025:

FACILITIES

- Broadband – In Construction
- EV Charging Stations – Completed
- City Hall Flooring Replacement - Completed
- Town Hall Retrofit and Bathroom Remodel - Completed
- Police Department Retrofit – Completed
- Facilities Camera and Police Department Access Control Project – Completed
- Installation of solar at six city facilities – In Construction
- Fire Station Roof Replacement – Completed

PARKS

- Bainbridge Park Enhancement Project – In Construction

STREETS

- 2025 Pavement Preservation Project - Completed
- Systematic Improvements at Unsignalized Intersections – In Design
- Willow Street Pedestrian Improvements – In Design
- Stop Gap Patch Paving – Completed
- Central Business District parking Lot Maintenance – Completed
- Art Wrapped Trash Can Project – In Construction

CV STARR CENTER

- CV Starr Center Skylight Replacement – Completed
- CV Starr HVAC Replacement – Completed

WATER

- Water Meter Replacement Project - Completed
- Water Treatment Plant Rehabilitation - Completed
- Raw Water Line Replacement Project - In Construction
- Raw Water Reservoir Project - In Design
- Distribution System Master Plan – Completed
- Recycled Water Feasibility Study – In Progress
- Oneka Seawater Desalination Buoy* – In Design
- Brush Creek Culvert Replacement – In Design

***Desalination Buoy** - The City continued to partner with Oneka Technologies to pilot California's first wave-powered desalination buoy off the Fort Bragg coast. This project will provide a drought resilient, renewable source of drinking water without the use of fossil fuels. It converts seawater into freshwater through reverse osmosis (RO), using only the power of ocean waves. It harnesses the natural energy of ocean waves to produce freshwater. The buoy is planned for deployment in 2026.

WASTEWATER

- Biosolids Feasibility Study – Completed
- Wastewater Facility Biosolids Dryer Building – Complete
- Wastewater Biosolids Storage Building – In Construction
- Collection System Master Plan – In Progress

STORM WATER

- Trash Capture Devices (Phase 1) – In Design
- Minnesota/Riverview Storm Drain Repair – In Design
- Stormwater Asset Management Plan – In Progress

The CIP General Plan Analysis is done annually. The 2025 Analysis can be found on the [City's Website](#).

Conservation, Open Space, Energy, and Parks Element Implementation Activity

C.V. Starr Community Center

Since its opening in 2009, C.V. Starr has served as a vital community resource. Initially owned and operated by the Mendocino Coast Recreation and Park District, the facility faced ongoing financial challenges and was acquired by the City in 2024 in recognition of its importance to the community. In 2025, the Center partnered with the Every Child is a Swimmer foundation which allowed the City to offer free swim lessons to qualifying families. The Center also partnered with the schools through a grant from the Community Foundation, allowing Center staff to work with underserved students teaching them proper use of gym equipment and body mechanics, proper swimming strokes and various skills needed to become a lifeguard. Also in 2025, the Center partnered with Parents and Friends to bring the 2nd annual Oktoberfest festival to the community, and with other community groups to bring the annual Trunk-or-Treat event to over 1,200 children. The Center also continued its focus on boosting membership, promoting its offerings and engaging actively with the community. Additionally, some much needed improvements were made to the Center, such as the installation of solar canopies and the HVAC and skylight replacements.

Park Upgrades

In 2025, the City resurfaced Wiggly Giggly Playground in Bainbridge Park. The Bainbridge Park Enhancement Project is under construction, and its features include two artificial turf soccer fields, a stage pavilion, a bathroom remodel, and new furniture and landscaping. Additionally, the City's Ad Hoc Committee on Culture and Education partnered with Kai Poma to transform part of the Historic Fort Building into a Tribal Learning Center, a vital resource for education and cultural enrichment. Work begun in 2024 was continued in 2025 and is nearing completion. The City also continued its tree planting efforts, reflecting the City's commitment to increasing green space and fostering a healthier ecosystem. Several new trees were acquired and planted within the City and methodology was refined to facilitate successful growth and retention. This initiative is part of an effort to address "tree deserts" in the community, enhance habitat and biodiversity, and provide residents with a hands-on opportunity to connect with their environment. The addition of these trees and nurturance of trees planted last year contributes to the social and health advantages associated with green spaces, creating a welcoming and serene environment for all.

General Plan Relevance:

- Policy OS-9.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.
- Goal CD-6: Preserve cultural and historic resources.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the City.

Circulation Element Implementation Activity

In 2025, the City streets pavement project was completed, improving 7.2 miles of city streets throughout Fort Bragg, including resurfacing, patching and ADA curb ramp upgrades. Additionally, to extend roadway life, the City completed patch paving on severely degraded street segments that had not been scheduled for near-term improvement. Also, design is in progress for the Systematic Improvements at Unsignalized Intersections project.

General Plan Relevance:

- IGP Program C1.3.2: Through the Capital Improvement Plan and related impact fees, the City shall ensure that adequate funds are provided to maintain the existing circulation network, and where feasible upgrade it to “complete street” design.
- IGP Program C-11.6.1: Continue to provide traffic controls and well-lit intersections in areas with a high volume of pedestrian movement.

Safety Element Implementation Activity

In 2025, the Police Department continued work on an updated Emergency Operations Plan for the City of Fort Bragg and conducted multiple Emergency Operations drills with City staff.

Also in 2025, The Care Response Unit (CRU) continued implementation of a grant funded program to streamline access to temporary and permanent housing for residents struggling with homelessness. This funding supported five individuals in Transitional Housing and helped provide stability for justice-involved people exiting long-term homelessness while offering a foundation to pursue sustainable income through employment or Social Security benefits. CRU also continued work with a Local Advisory Committee (LAC) that was established last year through Proposition 47.

The Extreme Weather Shelter provided supplemental emergency shelter to 638 individuals in 2025 when local housing resources were at capacity. CRU was able to expand program capacity by implementing a volunteer model, which reduced staffing costs for weekend shelter operations, enabling available funds to be reallocated to extend the life of the program and increase access to supplemental shelter for additional individuals. CRU also supported program applicants seeking temporary shelter while awaiting placement in stable housing options. They continued outreach efforts to assist applicants with developing housing plans and connecting to service providers, with the goal of securing appropriate services to help resolve homelessness.

Work was continued in 2025 on Project Right Now, an innovative approach to addressing substance abuse disorders among youth. CRU’s efforts to establish a consistent presence on campus by holding open office hours, delivering classroom presentations and assisting students with research projects, have helped build trust with students, increase awareness of the program and ensure that support is accessible and responsive in real time. Project Right Now has also prioritized family and youth voices by making them a central part of the program’s development. In 2025, the Police Department launched a Youth Advisory Board that allows them to meet directly with students, gain their insight, and incorporate their ideas into the program.

General Plan Relevance:

- Goal SF-6 Maintain effective police services.
- Goal SF-7 Maintain an effective medical emergency response system.
- Policy SF-3.2 Maintain an Updated Emergency Plan: Update the City’s Emergency Operations Plan as needed to take into account the requirements of the California Emergency Management Systems (SEMS).

Noise Element Implementation Activity

In 2025, City staff reviewed over 90 planning entitlements. The Noise Element is used to assess whether a project will generate noise levels that will impact public health, safety, and wellbeing. Projects that were reviewed and determined to be above the allowable decibels were conditioned for consistency.

Sustainability Element Implementation Activity

The Inland General Plan Sustainability Element is mostly implemented through the activities of developers. For example, in 2025 the City streamlined permitting for 26 solar systems in the City. The Citywide Design Guidelines incorporate “Preferred Standards” for green building. Other important 2025 sustainability projects include: the Facilities Solar Installation Project for six City of Fort Bragg facilities and the Electric Vehicle Charging Station project, to install four additional charging stations at the Police Department to service the department’s electric fleet vehicles.

General Plan Relevance:

- IGP Policy S-2.5 Use of Local and Renewable Energy: Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged. Photovoltaic and wind energy systems are encouraged. The installation of solar panels or other clean energy power generation sources over parking areas is preferred.

Summary of Development Activity and the General Plan(s)

The Community Development Department reviews and processes land use entitlements and building permits in compliance with the Inland and Coastal Land Use and Development Codes. This requires a General Consistency analysis for which the finding must be made that a project is consistent with the General Plan. City staff use the General Plan policies to evaluate the project and, when necessary, add conditions to achieve consistency.

Staff conducted a General Plan Analysis for 54 discretionary permit applications in 2025. ¹

Application Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total	46	53	68	33	55	83	65	80	54
Use Permits	2	3	4	1	4	7	4	8	4
Minor Use Permit	5	5	5	7	6	4	5	2	3
Coastal Development Permit	3	9	14	2	6	15	6	10	8

¹ Limited Term Permits do not undergo General Plan Analysis.

Application Type	2017	2018	2019	2020	2021	2022	2023	2024	2025
Design Review	5	3	2	3	6	20	5	13	9
Subdivision	0	0	0	2	2	2	1	1	1
Lot Line Adjustments	2	2	1	0	3	1	4	0	3
Limited Term Permit	27	29	36	17	27	32	36	42	38
Variance	0	0	5	1	1	2	4	4	0

Additionally, in 2025, staff processed the following:

Application Type	2022	2023	2024	2025
Cannabis Business Permits	3	0	2	1
Mobile Vending Units	1	5	2	1
Sidewalk Vending Permits	1	0	0	2
Pre-Application Conferences	4	5	6	2
Sign Permits	10	20	19	20
Livestock Permits	1	1	0	0

In 2021, the Planning Commission adopted the practice of documenting all project approvals with a resolution. Each resolution for either approval or denial of a project includes required findings that are outlined in the Land Use and Development Codes, including consistency with the General Plan and any required special conditions. The table below shows the significant increase in resolutions approved by the Planning Commission.

	2017	2018	2019	2020	2021	2022	2023	2024	2025
Resolutions Adopted	6	6	8	2	12	30	10	26	19

Building Permits

During 2025, the Community Development Department and Public Works Department collectively reviewed 134 building permit applications. Of these permits, 11 were for the construction of new housing units including 6 accessory dwelling units.

Compliance with Office of Planning and Research Guidelines

The General Plans generally comply with OPR's general plan guidelines with the following **exceptions**:

- Neither General Plan includes the required Environmental Justice Element. However, an Environmental Justice Element is optional to the City of Fort Bragg because poverty levels and environmental contamination are not high enough to trigger the need for an EJ Element. The Environmental Justice Element is required by statute to do the following:

An environmental justice element, or related goals, policies, and objectives integrated in other elements, must identify the disadvantaged communities within the area covered by the general plan of the city, if the city has a disadvantaged community. The environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements, shall do all of the following:

(A) Identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

(B) Identify objectives and policies to promote civic engagement in the public decision-making process.

(C) Identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

- The City should explore if its General Plans comply with Office of Planning & Research Fire Hazard Planning Technical Advisory which was adopted in 2020 by the State of California and may require the City to add new policies to the Safety Element.
- The City needs to explore whether its General Plan Open Space Element complies with Senate Bill 1425 related to:
 - Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the environmental justice element or environmental justice policies in the general plan, as applicable.
 - Climate resilience and other co-benefits of open space, correlated with the safety element.
 - Rewilding opportunities, correlated with the land use element. "Rewilding" includes opportunities to preserve, enhance, and expand an integrated network of open space to support beneficial uses and establishing a natural communities conservation plan to provide for coordinated mitigation of the impacts of new development.

The City engages in consultation with Native American tribes on all planning projects and planning regulations and General Plan updates as required by state law. The City has an updated Housing Element.

Priorities for Land Use Planning

The City Council has identified the following general planning priorities for 2026 and 2027:

- The City will secure a Pro-Housing designation from the State. The application was submitted to HCD late 2025 and efforts to date have included zoning changes to the City's parking standards, design review process and permitting process for multifamily development.
- The City will complete the LCP amendment process for the following new ordinances: Accessory Dwelling Units, Tiny Homes, Tiny Home Communities, and Planned Unit Developments. All of these ordinances have been adopted by the City Council and an LCP amendment was sent the Coastal Commission to update the CLUDC. Reviews are expected to be complete in 2027. Overall, these various ordinances are intended to increase housing development and housing production.

- The City will continue to update housing regulations to comply with changes in State housing law as they are adopted.
- The City will implement resilient infrastructure and encourage environmental stewardship through the securing, operating, and maintenance of essential and sustainable public infrastructure for the community's wellbeing and future growth.
- The City will strengthen public safety and emergency preparedness by investing in reliable community policing and self-sufficient emergency preparedness to protect our community.
- The City will enhance public spaces, promote recreation, and cultivate civic pride through the celebration of Fort Bragg's unique coastal headlands and forested enclave with expanded and preserved natural spaces, beautiful public places, quality urban parks and recreation that fosters civic pride.
- The City will invigorate economic opportunity and community vibrancy. The Economic Development Department was newly established in 2024 to develop a Business and Economic Plan that benchmarks and attracts diverse businesses to support our community through enduring blue and green industries in the coming months and years. The City Council has adopted policies and programs that support downtown businesses by deferring and waiving fees and reducing red tape.

While the City has accomplished a lot in the 13-16 years since the General Plans were adopted, the following programs will be considered in the coming years for implementation:

Housing Element:

- Program H-1.6.3: Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.
- Program H-1.7.5: Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.
- Program H-1.8.1: Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.
- Program H-1.8.2: Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red tagged.

- Program H-2.2.2: Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.
- Program H-2.2.4: Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.
- Program H-2.4.8: Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA.
- Program H-2.8.4: Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.
- Revise Inclusionary Housing Ordinance in Coastal Land Use and Development Code to be consistent with California state law.
- Consider modification of the Land use and Development Code to require replacement of low- and moderate-income residential units, when such units are demolished to accommodate new development.
- Create housing element update that is due in 2027. This work will include engagement of critical stakeholders within the community so that the updated housing element reflects the vision and priorities of the community, builds on what has been effective in the past, and addresses specific state statutory requirements.

Inland General Plan

- Program LU-3.6.1: Consider establishing incentives such as low-interest loans for rehabilitation and installation of fire sprinklers in buildings to encourage the reuse of upper floors of existing buildings in the Central Business District for housing, offices, and other uses.
- Program CD-2.5.2 Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program OS-2.4.1: Establish a tree planting and replacement program to assure continuing stands of trees throughout the city.
- Program OS-2.4.2: Consider adopting a street tree program.
- Update Open Space portion of Inland Conservation, Open Space, and Parks Element to address access to open space for all residents in a manner that considers social, economic, and racial equity; climate resilience and other co-benefits of open space correlated with the safety element; and rewilding opportunities correlated with the land use element.

Coastal General Plan

- Program CD-3.2.1: Implement streetscape improvements such as pedestrian lighting, street trees, additional crosswalks, benches, intersection bulb-outs, and other amenities that improve the safety and ambiance of the Central Business District.
- Program CD-3.5.3: Locate an area where a pocket park or a small plaza could be established for public gatherings, street fairs, concerts, and similar outdoor public events.
- Program OS-6.3.1: Revise the Coastal LUDC to allow alternative energy facilities for on-site use as a conditional use in all zones within the City. Solar energy facilities for on-site use shall be allowed as a permitted use in all zoning districts.

- Program CD-8.2.1: Consider the purchase of appropriate locations for public open space and the enhancement of existing public spaces to accommodate community gatherings.
- Update Open Space portion of Inland Conservation, Open Space, and Parks Element to address access to open space for all residents in a manner that considers social, economic, and racial equity; climate resilience and other co-benefits of open space correlated with the safety element; and rewilding opportunities correlated with the land use element.
- Revise specific sections of the Coastal Land Use and Development Code (CLUDC) to be congruent with changes made to the Inland Land Use and Development Code (ILUDC). The applicable sections are Retail Cannabis, Vacation Rentals in the Central Business District, Formula Business, Streamline Design Review, Animal Keeping, Telecommunication Facilities and Definitions. The intention when these changes were made to the ILUDC was to do the same for the CLUDC, however this has not yet happened. A staff report with the proposed changes will be taken to City Council in 2026.

Conclusion

On March 11, 2026, the Planning Commission reviewed the report and recommended that the City Council accept the General Plan Progress Report.

On March 23, 2026, the Fort Bragg City Council reviewed the report and _____ the General Plan Progress Report for 2025.

This report, including the annual Housing Element report, shall be submitted to the Governor’s Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD) by the April 1st deadline.

Appendix A – Housing Element Report (2025)

Fort Bragg’s 6th Cycle Housing Element was adopted by City Council on September 9, 2019 and addresses the planning period from 2019 to 2027. Section 65400 of the Government Code requires that the City submit an annual report on the status and progress of implementing the Housing Element.

The City completed the 2025 Annual Housing Element Report and submitted it directly into California Department of Housing and Community Development’s (HCD) database on _____ 1, 2026. This on-line system provides information to HCD and is included herein for the benefit of the Governor’s Office of Planning and Research. Data is collected on an excel spreadsheet, which contains the following sheets:

Table A	Housing Development Applications Submitted
Table A2	Annual Building Activity Summary Report – New Construction, Entitles, Permits, and Completed Units
Table B	Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
Table C	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law
Table D	Program Implementation Status pursuant to Government Code section 65583
Table E	Commercial Development Bonus Approved pursuant to Government Code section 65915.7

Table F	Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c)
Table F2	Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2
Table G	Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
Table H	Locally Owned Surplus Sites
Table J	Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915
Table K	Tenant Preference Policy

Leap Reporting

Summary

Appendix B – City Council Comments

Please Start Here

General Information	
Jurisdiction Name	Fort Bragg
Reporting Calendar Year	2025
Contact Information	
First Name	Maria
Last Name	Flynn
Title	Permit Technician
Email	cdd@fortbraggca.gov
Phone	7079612827
Mailing Address	
Street Address	416 N. Franklin St.
City	Fort Bragg
Zipcode	95437

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	08/15/2019 - 08/15/2027

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		3
Total Units		10

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1	0	0
Single-family Detached	0	2	1
2 to 4 units per structure	0	4	2
5+ units per structure	132	0	0
Accessory Dwelling Unit	0	3	2
Mobile/Manufactured Home	1	1	1
Total	134	10	6

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7	10
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	68
Total Housing Units Approved:	58
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	7	9
Discretionary	7	59

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	49
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	83
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Fort Bragg
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (enr2020a_enr2022)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22								
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,3RH)	Tenure R= renter O= owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row. Start Data Entry Below							0	0	49	0	0	0	0	0	10	1	3	5	68	58	0								
008-312-18	008-312-23	151 S DANA ST	New SFR (FOU) New 1437 of Single Family Residence w/ 235 sq porch and 280 of parking east	BP-25003	SFD	O	1/7/2025										1		1	1	0	NONE	No	No	N/A	Acrovered/ Approved	Discretionary	Issued by County	
	018-100-72	425 S HAROLD ST		BP-250015	SFD	O	2/13/2025										1		1	1	0	NONE	No	No	N/A		Ministerial		
	018-200-19	890 RIVER DRIVE	2 ADUs	BP-250022	ADU	R	3/17/2025							2					2	2	0	NONE	No	No	N/A	Pending	Discretionary	Issued by County	
	008-152-25	327 N FRANKLIN ST	Convert Abic Apt in Commercial Bldg	BP-250039	SFA	R	4/10/2025								1				1	1	0	NONE	No	No	N/A	Pending	Ministerial	Ready to be issued by County. Correction Letter sent by County	
	018-020-48	546 S MAN STREET	Remodel showroom production room bathroom breakroom passageway and living area	BP-250042	SFA	R	4/18/2025										1		1	1	0	NONE	No	No	N/A	Pending	Discretionary	Correction Letter sent by County	
	008-183-08	445 REDWOOD AVE	(ADUCON) Convert existing workshop/office into an ADU- no change to foot print or exterior finishes.	BP-250044	ADU	R	4/18/2025							1					1	1	0	NONE	No	No	N/A	Approved	Ministerial	Issued by County	
	008-290-12	206 N SANDERSON WAY	Building Permit for new construction at a residential property including additions - a detached 432 SF ADU with a 24 SF porch.	BP-250071	ADU	R	6/18/2025							1					1	1	0	NONE	No	No	N/A	Approved	Ministerial	Issued by County	
	008-244-54	315 S HAROLD	Building Permit for new construction at a residential property including additions.	BP-250073	SFD	O	6/24/2025								1				1	0	0	SB 9 (2021)- Residential Lot Split	No	No	N/A	Withdrawn	Discretionary	Finalized by County 26/2026	
	008-244-48	341 PARK STREET	4 LF Building Permit for new construction at a residential property including additions.	BP-250095	ADU	R	8/11/2025												2	0	0	NONE	No	No	N/A	Pending	Ministerial		
	020-490-34	135 HOWLAND COURT	Building Permit for Residential Remodel add Adu above Garage and remodel interior of home	BP-250108	ADU	R	9/19/2025												2	0	0	NONE	No	No	N/A	Pending	Ministerial	Under Review with 4Leaf	
	008-164-39	140 N FRANKLIN ST	Building Permit for Residential Remodel Concurrent review with county sent. 12/23/2025	BP-250134	ADU	R	12/16/2025												2	0	0	NONE	No	No	N/A	Pending	Ministerial	Under Review with County	
	018-210-29-00	860 HAZELWOOD ST	Planning Application for 49 Senior Housing Units	CDP 1-25, LUP 1-25, DR 1-25	5+	R	1/3/2025				49								49	49	0	NONE	No	Yes	Yes	Approved	Discretionary	Ready to be issued by County.	
	018-020-09-00	517 S. Franklin St	Planning Application for 2 duplexes	UP 3-25	2 to 4	R	7/16/2025												4	4	0	NONE	No	No	N/A	Pending	Discretionary		
	008-154-28-00	223 E. Redwood	Planning Application to convert Commercial to Live/Work	MUP 1-25	SFA	O	4/22/2025												1	1	1	NONE	No	No	N/A	Approved	Discretionary	Building Permit application submitted in 2026	

Jurisdiction	Fort Bragg	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	60	-	-	27	-	-	-	-	-	-	-	27	33
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	31	1	-	43	-	6	-	-	-	-	-	53	-
	Non-Deed Restricted	-	-	-	-	-	-	-	3	-	-	-	-	-
Moderate	Deed Restricted	23	-	-	-	-	6	-	-	-	-	-	63	-
	Non-Deed Restricted	-	2	8	2	1	-	30	7	7	-	-	-	-
Above Moderate	Deed Restricted	23	4	5	3	1	6	3	5	3	-	-	30	-
Total RHNA		137												
Total Units			7	13	75	2	18	33	15	10	-	-	173	33

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Fort Bragg						
Reporting Year		2025 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H-1.1.1 Inventory of Infill Sites	Maintain the inventory of vacant and underdeveloped residentially designated land in the City's GIS system. Provide copies of the inventory for public distribution on the City website.	Ongoing, as vacant sites are developed the GIS system is updated and a map and list of vacant sites is posted on the City's website	Cycle 7	Completed	Completed	1 document completed	1	https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwebgen1files1.revizic.com%2Ffortbraggimpcas%2FCity%2520%2520F0ort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26t%3D202602251108100&wdOrigin=BR OWSELINK
Program H-1.3.1 Secondary Dwelling Unit Design	Continue to implement the City's free secondary unit program to provide affordable and aesthetically pleasing second unit designs for the development of secondary units in Fort Bragg.	Ongoing	Cycle 7	Completed	In 2021, The City prepared and adopted three free second unit designs.	Two ordinances adopted.	2	Pre-approved plans: https://www.city.fortbragg.com/departments/community_development/housing_resources/pre_approved_accessory_dwelling_unit_program.php
Program H-1.3.2 No Development Impact Fees for Secondary Units	Continue to refrain from charging Capacity Fees for second units.	Ongoing	Cycle 7	Completed	In late 2024 the City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included not allowing development impact fees for ADUs. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	Two ordinances adopted.	2	ADU Regs: https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg.LUC184.htm#18.42.170 18.42.170-O. No capacity or impact fees. JADUs are exempt from paying capacity or impact fees. ADUs of 750 square feet or less and ADUs of any size created from the conversion of a portion of a single-family home are exempt from paying capacity and impact fees. Other ADU types (detached, new attached, detached conversion) that are greater than 750 square feet shall pay a prorated share of the capacity and impact fees.
Program H-1.3.3 Develop Amnesty/Legalization Program for Illegal Second Units	Continue to provide a legalization program for illegal residential units, especially second units, that includes requiring property owners to undertake improvements to meet the requirements of the current building code.	2020-2021	Cycle 7	Completed	The City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included establishing a five year amnesty program for illegal second units. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	Two ordinances adopted.	2	ADU Regs: https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg.LUC184.htm#18.42.170 R. Nonconforming ADUs. An existing substandard ADU or JADU shall have 5 years to correct a violation so long as the violation is not a health and safety issue as determined by the Building Department. 1. The City shall not deny a permit for an unpermitted ADU or JADU that was constructed before January 1, 2020, if the ADU/JADU is: (a) in violation of building standards pursuant to Article 1 (commencing with § 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code; or (b) Article 2 or Article 2 and Article 3 (Government Code §§ 66314 through 66339), as applicable, or any local ordinance regulating accessory dwelling units or junior accessory dwelling units. 2. A homeowner applying for a permit for a previously unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020, shall not be required to pay impact fees or connection or capacity charges except when utility infrastructure is required to comply with § 7920.3 of the Health and Safety Code. 3. Upon receiving an application to permit a previously unpermitted ADU or JADU.
Program H-1.3.4 Junior Accessory Dwelling Units	Consider revising the zoning ordinance to allow junior accessory dwelling units (units no more than 500 SF and contained entirely within an existing single-family structure) in single-family residential and multifamily zoning. The Junior Accessory units would be in addition to a second unit, allowing up to 3 units per parcel by right.	2021	Cycle 7	Completed	Completed in 2020, and recently revised. The City's ADU ordinance was revised to comply with State law and comments from the Coastal Commission, which included establishing a five year amnesty program for illegal second units. The ILUDC/CLUDC ordinances were adopted by City Council in 2025. A revised LCP amendment will be submitted to the Coastal Commission in late 2025 for certification. A Coastal Commission vote is expected by June 2026. The City does not require correction of non-conforming issues on site and allows each non-conforming unit 5 years to gain legal status per state law.	5 units	5	ADU Regs: https://www.codepublishing.com/CA/FortBragg/LUC184/FortBragg.LUC184.htm#18.42.170 L.3. Junior accessory dwelling unit. A JADU shall comply with the following standards: a. Location. JADUs may be located in an attached garage or within the walls of the primary dwelling. JADUs are allowed to share bathroom facilities with the primary dwelling. JADUs are not permitted in detached accessory structures or ADUs. b. Maximum floor area. The living space shall not exceed 500 square feet in size and shall be contained entirely within the walls of an existing or proposed single residential unit.

Program H-1.3.5 Allow Tiny Homes	Consider revising the zoning ordinance so that people can park mobile residences (residences built under the vehicle code), so long as the residence looks like a house (e.g. external siding that is compatible with the residential neighborhood, skidded if the wheels would otherwise be visible from the public right of way, etc.).	2022	Cycle 7	In Progress	Ordinance allowing Tiny Homes was adopted on April 25, 2022. The Ordinance was rewritten in 2023 address needed corrections. A CEQA analysis was completed. The ILUDC ordinance was adopted by Planning Commission and City Council in 2024. The LCP amendment to adopt ADU ordinance into the CLUDC was submitted to the Coastal Commission in 2024 and returned with comments. A revised LCP amendment was submitted to the Coastal Commission in early 2025 for certification. The City determined that Tiny Homes must be allowed in addition to second units and not as a replacement for them. The ordinance has been appropriately revised.	5 Units	2	Tiny Home Regs https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.htm#18.42.175 See section 18.42.175. B, C1 and C2.
Program H-1.3.6 Alternative Designs for Second Units	Explore options for allowing cutting edge construction techniques for second units including but not limited to: straw bale, rammed earth, prefabricated second units, etc.	2021	Cycle 7	Not yet started. Determined infeasible.	No work completed on this program yet.	5 units		NA
Program H-1.6.1 List of Vacant Parcels	Continue to update the vacant parcels map and provide information to potential developers about infill development opportunities in Fort Bragg.	Ongoing. As vacant sites are developed, the GIS system is updated and a map and list of vacant sites is posted on the City's website.	Cycle 7	Completed	Updated in 2019. Substantially updated in 2023 into a PowerPoint presentation which includes for each vacant property the following information: photos, parcel map, development challenges, allowable density, zoning and various other details.	1 document	1	https://view.officeapps.live.com/office.aspx?src=https%3A%2F%2Fwebgen/files/1.revize.com%2Ffortbragg/mpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26%3D202602251108100&wdOrigin=BR OWSELINK
Program H-1.6.2 Planning Incentives	Consider adopting planning incentives for new residential development on infill sites	Consider updating the LUDC to provide a mechanism for market rate housing projects to request up to one planning incentive for development of market rate housing on infill sites (as defined by CEQA).	Cycle 7	Completed	The City Inclusionary Housing Ordinance provides for a planning incentive and a 5% density bonus for market rate housing with good design and/or good energy performance.	20 units		https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC183/FortBragg/LUC1832.htm#18.32 See Section 18.32.040A for inclusionary housing requirements (% affordable units)
Program H-1.6.3 Redevelopment of Non-Vacant Sites	Require the replacement of housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: 1) non-vacant sites and 2) vacant sites with previous residential uses that have been vacated or demolished.	The replacement requirement will be implemented by 2020/21 and applied as applications on identified sites are received and processed.	Cycle 7	Completed	City adopted an ordinance implementing these changes in 2025.	5 units		https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC183/FortBragg/LUC1831.html
Program H-1.7.1 Permit Streamlining	Develop a streamlined permitting process for local and out of area developers to permit affordable and market-rate multi-unit housing projects. Project streamlining for larger vacant parcels (2 to 10 acres) could consist of: 1) completion of all resource studies (botanical, traffic, cultural resources, etc.); 2) completion of the CEQA analysis; and/or 3) completion of the site plan, elevations, and all permitting for a vacant parcel.	2020-2025	Cycle 7	Completed	Significant pre-development work was completed for a three acre vacant parcel on Hazelwood, including: botanical and wetland study and 30% design for required public improvements. This work was funded with LEAP funds. The City determined that it does not have sufficient budget to complete pre-development work on other parcels. The City approved entitlements for a 50 units senior housing project on the Hazelwood parcel. The applicant utilized the background reports prepared by the City for their application.	Units	50	The City has a documented practice of streamlining housing development at the project level, by utilizing statutory and categorical exemptions. In the past 5 years the City has approved five large affordable and market-rate multifamily projects and numerous small projects by utilizing various categorical and statutory exemptions. This eliminates the need to complete an expensive Mitigated Negative Declaration or EIR for a project. At the pre-application meeting for all multifamily housing projects we let developers know if their project will be exempted from CEQA or not depending on the specific characteristics and location of the project site.
Program H-1.7.2 Site Improvements	Obtain grant funding for off-site improvements in support of affordable multi-unit housing projects	Ongoing	Cycle 7	Completed	Partnered with developer, Danco, to apply for Infill Infrastructure Grant funds and was awarded nearly \$3.1 million for "The Plateau" project. The project was opened for occupancy on November 1, 2023.	units	69	NA
Program H-1.7.3 Market Study	Complete a housing market study for market rate multi-family housing development in Fort Bragg and use it to market Fort Bragg to housing developers.	Ongoing	Cycle 7	Completed	Market study prepared for an 81 unit market rate project.	Units	81	https://cityfortbragg.legistar.com/View.aspx?M=F&ID=14497511&GUID=E46D1C87-9959-4E19-8773-9A08EFD928DD
Program H-1.7.4 Attract Multi-Unit Developers	Work to attract multi-unit housing developers to the Fort Bragg Market place.	Ongoing	Cycle 7	Completed	The City attracted two developers, Akashdeep Grewal and AMG & Associates, for the production of 130 units of market rate and affordable housing. Both projects have been approved.	Units	130	Staff Report for Akashdeep 83 unit Housing Project. https://cityfortbragg.legistar.com/View.aspx?M=F&ID=14497506&GUID=FB430694-C9D5-44AF-9C0D-6A49B8B21EE8 Staff Report for AMG & Associated Project https://cityfortbragg.legistar.com/View.aspx?M=F&ID=14200231&GUID=66F374BC-8440-4BD5-B5E1-F2D38C8BAEBC
Program H-1.7.5 Allow Higher Density by Right	Consider revising the zoning ordinance to allow for one or more of the following: 1) allow multi-family development in Medium Density and High Density zoning districts (by right) without Use Permit approval; 2) allow multi-family development (by right) without use permit approval in all zoning districts if the project includes 20 percent or more of its units affordable to lower income household; and/or 3) allow multi-family projects of 5 units or less without use permit approval in Medium and High density zoning districts.	2020-2021	Cycle 7	In Progress	The Planning Commission considered a housing element amendment and ordinance to implement this program in February of 2026. The City Council will consider this zoning amendment to allow multifamily development by right by May of 2026.	Ordinance & 30 units		Forthcoming.

Program H-1.7.6 Allow Higher Densities in Single Family Residential Districts with Use Permit Approval	Consider revising the zoning ordinance to allow three or four unit developments on larger parcels within Single Family Residential Zoning districts with a Use Permit. Consider revisions to the Lot Coverage Ratio and Floor Area Ratio to control building size and massing.	2020-2021	Cycle 7	Completed	The City completed a couple of zoning code changes to implement this program in 2023- Urban Unit Development and Urban Lot Splits. HCD provided comments in 2024. The revised ordinances were approved by the Planning Commission and City Council in 2025, and the CLUDC ordinance was submitted to the Coastal Commission in 2025.	Ordinance and 12 Units	1	Urban Unit Development Regs: https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.200 18.42.200 D.1 – number, size and density of Units allowed
Program H-1.7.7 Simplify Design Review for Small Residential Projects	Continue the process of revising the Design Review Guidelines to make them more effective. Consider exempting 3 and/or 4 unit projects from the need to obtain a Design Review permit and/or consider simplifying the Design Review requirements for 3 and 4 unit	Ongoing	Cycle 7	Completed	The City adopted objective design standards in 2025 for all multifamily projects as required by state law.	Ordinance & 12 Units	1	https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC187/FortBragg/LUC1871.html#18.71 see 18.71.05082 which makes all multifamily projects subject to ministerial design review.
Program H-1.7.8 Workforce Housing in Mixed-Use Zoning	Continue to allow workforce housing in all zoning districts that allow mixed-use development.	Ongoing	Cycle 7	Ongoing	Implemented	10 Units	81	https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC182/FortBragg/LUC1822.html#18.22 See section 18.22.030, Table 2-6 for residential uses allowed in commercial zoning districts.
Program H-1.7.9 Live-Work Housing in Industrial Zoning Districts	Continue to allow live-work housing in all industrial zoning districts.	Ongoing	Cycle 7	Ongoing	Implemented	10 units	2	Live work Regs: https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.090 See Section 18.42.090 D
Program H-1.7.10 Tiny Home Communities	Consider adopting new zoning regulations to allow for small home subdivisions, with small individual parcel ownership, in all residential zoning districts. Consider changing the minimum lot size and minimum parcel dimensions of the LUDC to accommodate tiny home communities as part of a planned unit development.	2020-2021	Cycle 7	Completed	The ILUDC ordinance was adopted by City Council in March 2025. A revised LCP amendment was submitted to the Coastal Commission in 2025 for certification.	10 units		https://www.codepublishing.com/CA/FortBragg/#/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.110 See section 18.42.110 for tiny home community regulations.
Program H-1.7.11 Public Private Partnership for Major Subdivisions	Consider establishing a partnership between the City and existing property owners to complete subdivisions of 4+ lots for resale of parcels.	2020-2025	Cycle 7	In Progress	The City created a Community Land Trust non-profit to facilitate this work. The 5013c was established in 2023. The Land Trust has identified a property to purchase with a federal appropriation.	10 units		https://cityfortbragg.legistar.com/View.aspx?M=F&ID=8654440&GUID=88EC2544-7C8E-4655-A4AE-9D44A50A5180
Program H-1.7.12 Mitigation Banks	Consider establishing a habitat and/or wetland mitigation bank with a non-profit Land Trust to establish an offsite mitigation bank for impacts to wetlands and ESHA communities.	2020-2021	Cycle 7	Determined infeasible	Staff researched the feasibility of this program and determined that it was infeasible.	10 units		NA
Program H-1.7.13 Rezone a Portion of the GP Mill Site for Housing	Continue the community-based planning process and consider rezoning a portion of the Mill Site for workforce and affordable housing. Consider submitting a Local Coastal Program to the Coastal Commission for the approval of at least 25 acres of residential zoning on the Mill Site.	2020-2025	Cycle 7	In Progress	This process is currently stalled due to litigation regarding the ownership and applicability of City and State planning regulation of the Mill Site. As of this report, the City and property owners have agreed to a stay and are hosting public workshops to move forward.	50 units		NA
Program H-1.8.1 Repair and Replace	Give preference to the repair or replacement of residential structures whenever it is economically feasible (repair of less than 75% of structure) over replacement with non-housing structures.	Ongoing	Cycle 7	In Process	The Fort Bragg Planning Commission recommended approval of an ordinance amendment to its non-conforming uses regulations to allow existing non-conforming housing projects to be expanded, repaired and replaced with housing units (Feb 25, 2026). The prior ordinance required that non-conforming housing projects be brought into compliance with the code. This ordinance amendment recommendation will be brought to City Council for consideration.	2 units		See pages 22 through 26 of the draft ordinance. https://cityfortbragg.legistar.com/View.aspx?M=F&ID=5263563&GUID=6EB6A3CF-8112-45C3-9534-AFC84E33D0DF
Program H-1.8.2 Substandard Housing Program	Participate in the Franchise Tax Board (FTB) Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB. The City will use funds collected from Franchise Tax Board (FTB) Substandard Housing Program for code enforcement for residential properties and to address health and safety issues in residential properties that would otherwise be red-tagged.	Ongoing	Cycle 7	Completed	Grant funds for code enforcement were expended and the City Council chose to move Code Enforcement to part time, under the Community Development Department. No additional grant funds were awarded for code enforcement.	3 units		NA
Program H-1.9.1 Building Permits	Consider hiring a contract building inspector to bring building inspection services into the City in order to improve timeliness and inspection certainty.	2020-2025	Cycle 7	Completed	The City provides contract building permit plan checks and inspections through 4Leaf.	1 contract	1	https://www.4leafinc.com/
Program H-1.9.2 Reduce Cost of Construction	Explore the feasibility of adopting a modified version of the Uniform Building Code and consider not adopting some of the costly new 2020 UBC requirements.	2020	Cycle 7	Not Implemented. Determined to be infeasible.	Determined to be unfeasible.	None		NA

Program H-2.1.1 Available Funding	Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, persons with developmental disabilities, lower-income large households, and households with special housing needs. Work with non-profit and for-profit affordable housing developers to apply for State and Federal funding. Seek funding for affordable housing from all sources.	Apply for funding as funding cycles occur	Cycle 7	Completed and ongoing	In 2023, local non-profit partner, Parents and Friends constructed four units of housing for developmentally disabled adults, with \$3 million in funding provided by CDBG through the City of Fort Bragg. In 2023 Danco completed 20 units of permanent supportive housing for disabled adults and 25 units of affordable housing for seniors with \$3 million of continuum of care funding which the City was awarded through a fierce grant competition. The City also obtained an \$830,000 appropriation for workforce housing which Housing Mendocino Coast Land Tract will use to acquire and develop housing.	65 units	70	NA
Program H-2.2.1 Affordable Senior Housing	Maintain an inventory which identifies properties which are potentially well-suited for senior housing. Work with developers to facilitate funding and construction of senior housing.	Periodically update inventory of properties suitable for senior housing.	Cycle 7	Completed	In 2023 Danco completed 25 units of affordable housing for seniors with \$3 million of continuum of care funding which the City was awarded through a fierce grant competition.	0 units	20	NA
Program H-2.2.2 House Sharing	Work with area non-profits to explore the feasibility of establishing house sharing programs for seniors by creating a matching and vetting process.	2020-2025	Cycle 7	Not yet started.	To be implemented	10 house shares		NA
Program H-2.2.3 Encourage Housing for Seniors with Pets	Consider methods to encourage developers of senior housing to include pet friendly units and/or accommodations for pets, especially service animals for seniors.	2020-2025	Cycle 7	Completed	Both the Danco and the Hazelwood senior housing projects allow pets for their senior residents.	no quantification	69	NA
Program H-2.2.4 Encourage Housing with Dementia Care and Assisted Living for Seniors	Work to attract a business that provides dementia care and assisted living facilities to Fort Bragg to serve our aging senior population. Identify vacant parcels that would be suitable for an Assisted Living facility. Consider if the zoning ordinance should be revised to make it easier to develop an assisted living facility in Fort Bragg.	2020-2025	Cycle 7	In Progress	Suitable vacant parcels were identified in 2023 in the city vacant parcel inventory PowerPoint document. Assisted living is currently allowed with Use Permit approval, the Planning Commission and City Council will consider a zoning amendment to allow this type of facility by right in 2026. In 2025, two conferences were held with potential Assisted Living developers.	no quantification		https://view.officeapps.live.com/office.aspx?src=https%3A%2F%2Fwebgen/files1/revize.com%2Ffortbraggtmpca%2FCity%2520of%2520Fort%2520Bragg%2520Vacant%2520Parcel%2520Report.pptx%3F%3D202602251108100%26%3D202602251108100&wdOrigin=BR OWSELINK
Program H-2.4.1 Inclusionary Housing Ordinance	Continue to implement the City's Inclusionary Housing Ordinance. Monitor the ordinance to determine if it constrains new housing development and if it does, take action to mitigate the constraint on new housing development.	Monitoring 2020-2023 & take action 2023-2025	Cycle 7	Ongoing	Ongoing. Worked with market rate housing developer of 1151 South Main to determine if the City's inclusionary housing ordinance was a challenge for the project. With the state required zoning incentives and density bonus the project remained feasible.	1 unit	10	https://www.codepublishing.com/CA/FortBragg/#!/LC18/FortBraggLC183/FortBraggLC1832.html#18.32 See Section 18.32.040A for inclusionary housing requirements (% affordable units)
Program H-2.4.2 Support Self Help Housing	Continue to provide one or two planning incentives for self-help affordable housing.	Ongoing	Cycle 7	Completed	The City's inclusionary housing ordinance provides for incentives for self help housing.	6 units	2	5. Incentives for "sweat equity" developments. A "sweat equity" development in compliance with § 18.31.030(D) (Density Bonus Eligibility and Incentives, "Sweat equity" developments), may be granted incentives only as follows: a. One incentive will be granted to a development where 100% of the units are provided to low income households; or b. Two incentives may be granted to a development where 100% of the units are provided to very low income households.
Program H-2.4.3 Support SRO Housing	Continue to encourage and facilitate Single-Room Occupancy Units by allowing rooming and boarding with a Minor Use Permit in the RM and RH zones. Consider allowing SRO housing in RVH zones by right (without Use Permit approval).	Changes to the zoning code have been completed. Implementation is ongoing	Cycle 7	Completed	Implemented	10		https://www.codepublishing.com/CA/FortBragg/#!/LC18/FortBraggLC184/FortBraggLC1842.html#18.42.077 ;:::text=18.42.077%20%2D%20Group%20Homes
Program H-2.4.4 Consider Community Land Trust	Complete research regarding Community Land Trust and consider working with community partners to establish a Community Land Trust that serves Fort Bragg.	2020-2025	Cycle 7	Completed	The Community Land Trust was established in 2022.	1 land trust formed.	1	NA
Program H-2.4.5 Prioritize City Services for Housing Developments	Continue to implement procedures to grant priority service for sewer and water services to residential developments.	Ongoing	Cycle 7	Completed	This is no longer an issue for the City of Fort Bragg as the City has reconstructed the Waste Water Treatment Facility so that there is adequate capacity for all future residential development. Likewise the City is undertaking a number of initiatives to further increase its water supply and storage. In 2017 the City constructed the Summers Lane Reservoir which increased water storage by 45 acre feet and the City constructed a desalinization package plant in 2020.	NA		NA

Program H-2.4.6 Support Effective Use of Housing Vouchers	Work with non-profit partners to develop a program that may include one or more of the following: assist landlords to bring units up to minimum requirements for voucher program; complete a new study on the cost of living to increase the voucher payment rate; develop an education program for landlords about the benefits of the voucher program; and/or provide case work services for voucher tenants.	2020-2025	Cycle 7	Completed	Successfully worked with the Strategic Committee of Mendocino Continuum of Care to place an incentive/education program for landlords in the Strategic Plan.	NA		https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/651e00d3d9645336d1c9d4e1/1696465107498/StrategicPlanREV.11.29.22.pdf
Program H-2.4.7 Supportive Housing	Revise the City's zoning ordinance so that it complies with AB 2162, which requires the City to allow supportive housing by right in all multi-family zoning districts and in all mixed-use zoning districts.	2022-2021	Cycle 7	Completed	City adopted an ordinance implementing these changes in 2025.	30 units	20	5J and 5K Supportive Housing
Program H-2.4.8 Maximize Housing Density by Right for Projects with 20%+ Affordable Units	Revise the LUDC to allow the maximum density permissible within a zoning district by right (no Use Permit) for all residential projects that include at least 20% of units deed restricted at rents affordable to low income households and that have been listed in the last two Housing Elements as an eligible site in the Vacant Parcel Inventory for the RHNA, these parcels are listed on the Vacant Parcel Inventory and include: 008-172-09, 251 So Franklin St, 018-440-58, 1151 So Main St, 018-150-61, 1190 So Main St, 018-090-02, 700 River Dr., 018-090-16, 700 River Dr., 008-010-31, 1020 Glass Beach Dr., 018-113-03, 970 Chestnut St, 008-010-33, 1080 Glass Beach Dr., 008-290-73, 1329 Cedar St, 008-302-28, 1328 Cedar St, 008-290-34, 1325 Cedar St, 018-100-42, 485 So Lincoln St, 018-210-29, 860 Hazelwood St, 020-520-22, 1600 Oak St, 018-440-50, 200 We Ocean View Dr., 018-113-01, 552 S Lincoln St, 018-440-38, 350 Ocean View Dr., 018-440-49, 250 We Ocean View Dr., 018-340-04, 441 South St, 018-340-03, 601 Cypress St, 008-350-60, 920 Stewart St, 018-150-58, No Street Address, 018-150-55, 100 East Ocean View Dr.	2020-2021	Cycle 7	In Process	The City has an agreement with senior staff at HCD to amend our housing element to require re-zoning for only our outstanding 25 units of very low income RHNA allocation. The City is in the process of processing this Housing Element Amendment and zoning amendment. It went to Planning Commission on February 25th and will go to City Council in April. Once the housing element is amended that zoning amendment will be completed by June of 2026.	20 Units	130	See staff report & attachments: https://cityfortbragg.legistar.com/View.ashx?M=F&ID=15263550&GUID=E8261A42-75EB-425E-93F5-51382B34DFBC
Program H-2.4.9 Encourage and Support Land Divisions to Support Affordable Housing	The City shall encourage lot line adjustments and land divisions resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Vacant Land Inventory.	2019-2027	Cycle 7	Completed	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Urban Lot Split ordinances to comply with required updates from State law. These ordinances were approved by the Planning Commission and City Council in 2025.	No specific goal identified for land divisions	3	https://cityfortbragg.legistar.com/View.ashx?M=M&ID=1314528&GUID=FF871D06-7723-4438-B598-DE09AC08E673
Program H-2.6.1 Seek Funding to Develop or Rehabilitate Housing for Large Low-Income Families	Continue to work with affordable housing developers to identify potential new construction or rehabilitation projects that will serve large lower-income families and obtain and administer a grants specifically to accommodate large families.	Ongoing	Cycle 7	Completed	860 Hazelwood and 1151 S. Main St. are both in the entitlement phase. 860 is 100% affordable and 1151 S. Main St. has 15% affordable units.	5 units	59	NA
Program H-2.7.1 Expedited Permit Processing and Reasonable Accommodation Program	Continue to provide expedited permit processing and reasonable accommodation program to projects targeted for persons with disabilities, including those with developmental disabilities. Encourage developers of supportive housing to develop projects targeted for persons with disabilities, including those with developmental disabilities. Place info about the reasonable accommodation program on the City's website.	Ongoing	Cycle 7	Completed	The City funded and approved Parents and Friends new facility which provides affordable housing for people with development disabilities.	3 units	4	https://cityfortbragg.legistar.com/View.ashx?M=F&ID=3072079&GUID=670330AD-5E8D-4ADA-9A20-2C85D56A2088
Program H-2.8.1 Ongoing Estimates of the Demand for Emergency Housing	Continue to work with the Fort Bragg Police Department and homeless service providers in the community to maintain ongoing estimates of the demand for emergency housing in Fort Bragg and to develop strategies to meet that demand.	Annual Update	Cycle 7	Ongoing	Ongoing	annual homeless count	5	https://static1.squarespace.com/static/5c62064ed7819e1199bd68de/t/68f9284956898076f1c6026a/1761159241589/Mendocino-2025-Updated-9-25-25-Approved.pdf
Program H-2.8.2 Inter-Agency Cooperation	Continue to work with private, non-profit, County, and State agencies to provide transitional housing, supportive services and emergency housing for the homeless.	Ongoing	Cycle 7	ongoing	Ongoing. In 2022, a new Crisis Respite with four beds and Danco Permanent Supportive Housing with 20 units. The City continues to coordinate with local non-profits, churches and local motels to offer winter shelter services.	NA		Please see website for homeless services. https://www.mendocinocch.org
Program H-2.8.3 Transitional and Supportive Housing	Continue to regulate transitional and supportive housing as a residential use subject to the same restrictions that apply to other residential use types and dwellings of the same type in the same zone.	Changes to the zoning code have been completed. Implementation is ongoing.	Cycle 7	Completed	Implemented and ongoing.	zero units	20	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC182/FortBragg/LUC1821.html
Program H-2.8.4 Transitional and Supportive Housing	Consider working with area non-profits to establish a tiny home (small cottage) community for Transitional Housing.	2020-2025	Cycle 7	Not yet started.	The City prepared and adopted an amendment to the Inland and Coastal Land Use Codes to revise the City's Tiny Home Community ordinances to comply with required updates from State law. The ordinances were adopted by City Council in 2025. An LCP amendment is pending before the Coastal Commission.	10 units		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.110 See section 18.42.110 for tiny home community regulations.
Program H-2.8.5 Emergency Shelters	Continue to allow emergency shelters as a permitted use in the General Commercial (CG) zoning district.	Changes to the zoning code have been completed. Implementation is ongoing.	Cycle 6	Completed	Implemented.	NA		See https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBragg/LUC184/FortBragg/LUC1842.html#18.42.075--text=18.42.075%20%2D%20Emergency%20Shelter
Program H-2.8.6 Emergency Shelter for Families	Work with area non-profits to establish an emergency shelter for families.	2020-2025	Cycle 7	Completed	Implemented at Hospitality House.	units	2	https://www.mendocinocch.org/shelter

Program H-2.8.7 Emergency Shelters Regulatory Changes	Consider revising the LUDC to ensure that emergency shelters are subject only to the following requirements (per State law): 1) maximum number of beds; 2) off-street parking based upon demonstrated need; 3) size and location of onsite waiting and intake areas; 4) provision of onsite management; 5) proximity to other shelters; 6) length of stay; 7) lighting; and 8) security during hours when the shelter is open.	Changes to the zoning code will take place in 2020/21.	Cycle 7	Completed	Implemented. Both the ILUDC and CLUDC zoning codes allow emergency shelters as a permitted use in the General Commercial zone. In 2025 the City Council adopted an emergency shelter ordinance in compliance with State law. This was certified by the Coastal Commission in early 2026.	New ordinance	1	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#l18.42.075:::text=18.42.075%20%2D%20Emergency%20Shelter
Program H-2.8.8 Evidence-Based Homeless Services	Consider the key findings of research and evidence-based approaches when considering funding solutions for homelessness.	Ongoing	Cycle 7	Completed	Ongoing. The City obtained funding for and implemented a Homeless Bound program to help homeless individuals and families connect with family and friends for assistance.	Other: Program implementation in years	3	NA
Program H-2.8.9 Safe Pilot Parking Program	The City Council will consider developing a safe parking program that may consist of one or more of the following actions: 1) analyze the issue to determine how best to address the issue of homeless people sleeping in their cars; 2) identify and engage local stakeholder; 3) develop and implement a plan of action.	2020-2022	Cycle 7	Completed.	Implemented. Safe parking is permissible on the City's south Coastal Trail property.	NA		NA
Program H-2.8.10 Define Group Home	Revise the ILUDC and CLUDC to define group homes that serve 6 or fewer as a permitted use in all zones in which a single-family home is permitted, and to define group homes with 7 or more residents as an organizational house.	2020-2021	Cycle 7	Completed.	City Council adopted and ordinance implementing this program in 2025. The Coastal Commission certified it in early 2026.	2 ordinances	2	https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#l18.42.077:::text=18.42.077%20%2D%20Group%20Homes
Program H-2.9.1 First Time Home Buyers	Consider whether to require, through the inclusionary housing ordinance, the provision of housing units affordable to first time home buyers who qualify for affordable housing.	2020-2025	Cycle 7	Completed	This is already part of the City's inclusionary housing ordinance.			https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC183/FortBraggLUC1832.html#l18.32:::text=18.32.040%20%2D%20Inclusionary%20Housing%20Requirements
Program H-2.9.2 Funding Sources for First Time Home Buyers	Continue applying for funding sources for first time home buyers, if the housing market and funding requirements will result in a successful program, and provide referrals to FHA programs offered by local lenders and sweat-equity programs operated by non-profit housing organizations.	Ongoing	Cycle 7	Completed	The City applied for funding from the 2024 funding year of the CDBG program for Homeownership Assistance (including first-time homebuyer). This application was unsuccessful. The City also applied for PLHA formula funds and plans to use all five years' allocations to support Housing Mendocino Coast in development of homeownership opportunities up to 120% of AMI; this program is not dedicated solely to firsttime buyers, but will likely benefit firsttime homebuyers.	Units		Link to City Council Meeting item and related documents from 10/15/2024 when the CDBG application resolution was adopted: https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=6891959&GUID=BF94748E-60FD-4ACD-BFBC-216366044D04&Options=&Search=: Link to meeting item when PLHA application was adopted: https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=592442&GUID=05251E3-84E4-470A-9367-3F6B87AA207B
Program H-2.9.3 Revise Annexation Rules	Consider revising the regulations regarding annexations to increase the amount of land zoned for residential development within City limits, especially as water storage and wastewater treatment are less of a limit to the expansion of the City limits, and as some areas adjacent to the City do not have the correct soils for septic systems and/or do not have an onsite water source.	2019-2025	Cycle 7	Determined to be infeasible	LAFCO regulates all annexations or an expansion of the Municipal Services District. The City has no authority over annexation law.	NA		NA
Program H-3.1.1 Housing Discrimination Complaints	Continue to facilitate equal housing opportunity by referring housing discrimination complaints to the Fair Housing Division of HUD. Continue to distribute information regarding equal housing opportunity laws and the equal housing opportunities for Fair Housing at City Hall.	Ongoing	Cycle 7	ongoing	Continuous	NA		NA
Program H-3.1.2 Non-discrimination Clauses	Include non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Ongoing	Cycle 7	ongoing	Ongoing.	NA		NA
Program H-3.2.1 Use Housing Funds	Use housing funds as available, to support renovations and improvements to accessibility in affordable housing for qualified seniors, persons with disabilities and persons with developmental disabilities.	Ongoing	Cycle 7	ongoing	The City was able to secure \$3 million in grant funds for Danco's senior housing project and \$3 million in funds for Parents and Friends disabled housing project. Both have been built.	20 units	29	NA
Program H-3.2.2 Reasonable Accommodation for Persons with Disabilities and Developmental Disabilities	Continue to review the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities and developmental disabilities, and continue to implement the City's policy and programs to provide reasonable accommodations for persons with disabilities and developmental disabilities.	Implemented and Ongoing	Cycle 7	Completed	The City has no constraints for the provision of housing for people with disabilities. Two recently approved projects (hazelwood Senior Project and 1151 South Main Street) include fully accessible units.	10 units	15	NA
Program H-3.2.3 Reasonable Accommodation	Ensure all new, multi-family construction meets the accessibility requirements of the federal and State Fair Housing Acts through local permitting and approval processes.	Ongoing	Cycle 7	Ongoing	Three recently approved projects (Hazelwood Senior Project, 1151 South Main Street and South Frankling multifamily project) include legally required fully accessible units.	Units	15	NA
Program H-4.1.1 Continue to Pursue Strategies to Address Water Pressure Issues	Continue to pursue strategies to address water pressure issues that impact development potentials.	Ongoing	Cycle 7	Completed	The City completed multiple water projects to help mitigate water availability issues and potential impact on development. These include a water treatment plant upgrade, desalinization. The raw water line will be replaced in 2026. The City added a 500,000 gallon storage tank to improve water pressure throughout the City.	NA		Capital Improvement Budget 2025 https://cityofbragg.legistar.com/View.aspx?M=F&ID=4306808&GUID=0411FB73-0C4A-4284-ADA1-301C7217EC0D See pages 54-65

Program H-4.1.2 Reduce Capacity Fees for Smaller Units	Consider charging water and sewer capacity fees based on the size of the unit (either square feet or number of bedrooms) in order to ensure that each unit pays its fair share for capacity costs.	2020-2021	Cycle 7	Completed	ADU's no longer pay capacity fees per state law. Urban Unit Development units also don't pay capacity fees if they are less than 750 SF.	5	5	https://webgen1files1.revize.com/fortbragg/mca/Document/Departments/Finance%20and%20Utility%20Billing/Fee%20Schedule/2324%20Fee%20Schedule%20Updated%2005252024.xls%201.pdf?n=202508050800270&t=202508050800270
Program H-5.1.1 Housing Rehabilitation Projects	Seek funding to assist in the rehabilitation and conservation of multi-family residential projects. Work with non-profit and for-profit affordable housing developers to achieve successful rehabilitation of multi-family housing. Utilize rehabilitation funds to add bedrooms to overcrowded units, as feasible.	Annually as an ongoing program	Cycle 7	Completed	Ongoing. The City applied for funding from the 2024 funding year of the CDBG program for Housing Rehab, but the CDBG program currently allows only Single Family, not Multi Family. This application was unsuccessful.	30 units		NA
Program H-5.1.2 Target Areas	Continue to identify target areas and specific properties where housing rehabilitation is most needed through a periodic update of the housing conditions survey which identifies the neighborhoods and areas requiring rehabilitation assistance.	Update in 2021	Cycle 7	Not yet started	To be updated in 2026.	NA		NA
Program H-5.1.3 Housing Rehabilitation/Preservation Program	Continue the City's housing rehabilitation program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate income households. Continue to seek funding for the housing rehabilitation loan program. Facilitate citizen awareness of the City's rehabilitation loan program.	In place and ongoing	Cycle 7	Completed	Funding for the City's HOME-funded housing rehab program has expired and the program is currently not active. The 2016 HOME award was amended to include TBRA instead of rehab during the height of the COVID-19 pandemic; no homes were rehabbed. The City applied for funding under the 2024 funding year of the CDBG program to restart the program using CDBG funds. The application was unsuccessful.	15 units		Link to City Council Meeting item and related documents from 10/15/2024 when the application resolution was adopted: https://cityofbragg.legistar.com/LegislationDetail.aspx?ID=6891959&GUID=BF94748E-60FD-4ACD-BFBC-216366044D04&Options=&Search=
Program H-5.1.4 Capital Improvement Program	Consider capital improvement projects necessary to maintain the community's older neighborhoods as part of the City Council's annual review of the Capital Improvement Program.	Annually as an ongoing program	Cycle 7	Ongoing	Ongoing as part of the CiP.	NA		Capital Improvement Budget 2025 https://cityofbragg.legistar.com/View.aspx?M=F&ID=14306808&GUID=0411FB73-0C4A-4264-ADA1-301C7217E00D See pages 54-65
Program H-5.2.1 Discourage Vacation Rentals	Continue to prohibit vacation rentals in all zoning districts except for the CBD. Undertake proactive undercover code enforcement activity on a regular basis against all illegal vacation rentals in Fort Bragg. Work with the County of Mendocino at all levels to reduce or eliminate further conversions of residential units into vacation rentals as this practice has greatly increased the magnitude of the housing crisis on the Mendocino coast and in the City of Fort Bragg.	2020-2021	Cycle 7	Ongoing	Ongoing. The City continues to enforce the prohibition of vacation rentals in all zones (except limited vacation rentals on second floors of commercial buildings in the CBD). Staff check websites and investigate code enforcement complaints for illegal vacation rentals.	NA		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC184/FortBraggLUC1842.html#18.42.190 text=18.42.190%20%20vacation%20rental%20units See 18.42.190 (D)(1)(a) Limitations on use. a. Vacation rental units shall be located only within the Central Business District (CBD), and shall be limited only to second or third floors above a commercial use.
Program H-5.2.2 Single-Family Homes	Continue to allow the reuse of existing single-family residences, in commercial zones, as single-family residences. Consider allowing second units on commercially zoned parcels with existing single family homes.	2020-2021	Cycle 7	Completed	Implemented in Inland. Coastal code will be revised in 2026 through an LCP amendment which received approval by Planning Commission and City Council in 2025.	NA		https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggLUC182/FortBraggLUC1822.html#18.22.030 text=18.22.030%20%20Commercial%20District%20and%20Use%20and%20Permit%20Requirements See Use Table foot note #4
Program H-5.2.3 Housing Rehabilitation in Non-Residential Areas	Continue to permit substantial rehabilitation of, and additions to, existing housing located in zones where it is a legal nonconforming use.	Changes to the zoning code have been completed. Implementation is ongoing	Cycle 7	In process	Further changes to code will be implemented in 2026 amendment that is currently before Planning Commission.	NA		See pages 22 through 26 of the draft ordinance. https://cityofbragg.legistar.com/View.aspx?M=F&ID=15263563&GUID=6EB6A3CF-8112-45C3-9534-AFC84E3D0DF
Program H-5.3.1 Develop At-Risk Units Program	Maintain an inventory of at-risk affordable housing units and work with property owners and non-profit affordable housing organizations to preserve these units by identifying and seeking funds from Federal, State and local agencies to preserve the units.	Ongoing	Cycle 7	ongoing	Ongoing	NA		NA
Program H-5.3.2 Require At-Risk Education Program; Program H-5.3.3 Monitor At-Risk Units	Work with property owners and non-profit affordable housing organizations to ensure that tenants receive required education and notifications regarding at-risk units.	Ongoing	Cycle 7	Ongoing	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.	NA		NA
Program H-5.3.4 Replacement Program for Units Demolished for New Development	Consider modification of the Land use and Development Code to require replacement of low and moderate income residential units, when such units are demolished to accommodate new development.	2025-2030	Cycle 7	Not yet started	To be considered. Currently there is not sufficient market demand for new units to increase housing prices sufficiently to make development that involves the removal of existing units a feasible development alternative. The City has had zero projects like this in the past 25 years.	NA		NA
Program H-5.3.5 Work with Potential Purchasers of At-Risk Units	Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk in the 2030 decade to inform them of the status of these projects. Where feasible, provide technical assistance and support to these organizations with respect to acquisition. Consider reducing or waiving development fees associated with preservation or replacement of at-risk units. Assist property owners with grant applications for funding for mortgage refinancing, acquisition, rehabilitation, and gap funding for affordable development. Access funding resources such as tax-exempt bonds, housing tax credits, Community Development Block Grants, HOME funds for the preservation of affordable housing units.	Ongoing	Cycle 7	Continuous	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.	NA		NA

Program H-5.3.6 Maintain List of At-Risk Projects	Actively pursue affordable housing opportunities and maintain a list of interested and qualified affordable housing developers.	Ongoing	Cycle 7	Continuous	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.	NA		NA
Program H-5.3.7 Provide Tenant Education and Assistance Tenants of At-Risk Projects	Require property owners to give a 3-year, 12-month and 6-month notice of their intent to opt out of low-income use restrictions. Work with tenants of at-risk units 10 - Housing Element 2019 10-22 and provide them with education regarding tenant rights and conversion procedures. Assist tenants of existing rent restricted units to obtain priority status on housing choice voucher waiting list.	Ongoing	Cycle 7	Continuous	No units are currently at risk in the City of Fort Bragg. All units are guaranteed to remain affordable through 2031. The City will monitor the units that are at risk in the 2030 decade to ensure that they remain affordable.	NA		NA
Program H-6.1.1 Workshops	Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Annually	Cycle 7	Completed	The Community Development Committee meets regularly to discuss ways of removing barriers to new housing construction. Two public housing workshops were held in 2024 to identify solutions to develop more housing in Fort Bragg. Those workshops resulted in a slew of new ordinances adopted in 2025 by City Council and the City's application to become an HCD Pro-Housing community in 2025. That application is awaiting a decision by HCD in March of 2026.	Workshops	2	NA
Program H-6.2.1 Annual Report	Prepare an annual report that describes the amount and type of housing constructed, the stock of affordable housing units, demolition permits, and conversion of residential units to other uses, and other housing-related activities for review by the EDAC, Planning Commission, and City Council.	Annually (include with the annual review of the Capital Improvement Program (CIP) by the Planning Commission)	Cycle 7	Completed annually	Completed in March of 2025.	annual reports to City Council and HCD	6	See attached. Annual housing reports for previous years have all been submitted to HCD.
Program H-7.1.1 Recycling	Consider revising the zoning ordinance so that all multifamily residential developments provide a centralized drop-off location for recyclables and compostable materials.	Changes to the zoning code will take place in 2020/21.	Cycle 7	Not yet started	NA	NA		NA
Program H-7.1.2 Rainwater Capture and Drought Tolerant Landscaping	Consider revising the zoning ordinance to incentivize the installation of cisterns to capture rainwater from roofs for all water needs. Consider revising the zoning ordinance to require drought tolerant landscaping for landscaped areas in commercial and multifamily residential uses.	2020-2021	Cycle 7	Completed	Implemented. This is an option for stormwater management in new residential construction.	1 document completed	1	The City utilizes Mendocino County's stormwater design manual which allows rainwater capture as a stormwater technique. See Link: https://www.mendocinocounty.gov/home/showpublisheddocument/43360/637583284035530000
Program H-7.1.3 Sustainable Building Techniques	Encourage housing that includes environmental benefits such as energy conservation, green building, water conservation, and recycling.	2020-2021	Cycle 7	Completed	The adopted revisions to the Citywide Design Guidelines (2022) promote these methods. Also the City's Inclusionary Housing ordinance provides a density bonus of 5% for green techniques.	1 ordinance adopted	1	https://www.codepublishing.com/CA/FortBragg/#1/LUC18/FortBragg/LUC183/FortBragg/LUC1831.html#18.31.040 See 18.31.030 E
Program H-7.1.4 Passive Solar Design Strategies	Consider revising the zoning ordinance to incentivize or require passive solar design strategies for space heating and lighting to reduce energy demand to the extent feasible in all residential and mixed-use buildings and in site design. Alternatively, revise the Citywide Design Guidelines to require passive solar and prefer active solar installations for all projects of more than 5,000 SF.	2020-2021	Cycle 7	Completed	2020 CA Building Code includes provisions for solar on all new construction. The City's design guidelines require passive solar design where feasible.	1 document	1	https://www.codepublishing.com/CA/FortBragg/#1/LUC18/FortBragg/LUC183/FortBragg/LUC1831.html#18.31.040 See 18.31.030 E
Program H-7.1.5 Energy Retrofit Program	Continue to apply for and administer funds to assist residents with energy conservation retrofits and weatherization resources. Continue to partner with community services agencies to provide financial assistance for low-income persons to offset the cost of weatherization and heating and cooling homes.	Ongoing	Cycle 7	Completed	Completed. The City obtained a CDBG grant to fund weatherization and energy efficiency retrofits. This program is no longer funded at the federal level and so the program has stopped.	NA		NA

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Fort Bragg	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/15/2019 - 08/15/2027

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		https://www.codepublishing.com/CA/FortBraggLUC183/FortBraggLUC1832.html#18.32.060
Notes		<p>Link above is from the Inland Land Use and Development Code. The same preference ordinance is also in the Coastal Land Use and Development Code.</p>

Jurisdiction	Fort Bragg
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Implement Prohousing Policies and Programs of 2019 Housing Element - Community Land Trust	\$51,400.00	\$0.00	In Progress	Other	The City hired a consultant who engaged in a range of work to implement a pilot project for the Land Trust. The consultant prepared reports, resolutions and ordinances to amend/adopt Urban Lot Split, Urban Unit Development, Tiny Home Community, Planned Unit Development regulations for the both the CLUDC and the ILUDC. This task also included completion of a vacant sites inventory and some pre-development work for a potential pilot project.
Update City regulations to allow Accessory Dwelling Unit for Coastal Zone in compliance with Section 65852.2 of the Government Code	\$10,462.00	\$10,462.00	Completed	None	The City's consultant completed a comprehensive update of the City's ADU ordinances for both the ILUDC and the CLUDC. The ordinance update for the ILUDC were reviewed by the Planning Commission and approved by the City Council. The ordinance resolutions for the CLUDC update were also reviewed and approved by the Planning Commission and the City Council.
Purchase and Implement Accela Software	\$3,138.00	\$0.00	In Progress	Other	The City is committed to improving communication amongst staff within the organization, and with residents and developers in order to expedite permitting processes. Remaining LEAP funds were committed in August 2024 to help cover costs associated with the purchase of Accela Software and implementation support from TruePoint.



City of Fort Bragg

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Text File

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Status: Business

In Control: City Council

File Type: Staff Report

Agenda Number: 8B.

Receive Presentation on the Annual Comprehensive Financial Report (ACFR) for the Year Ended June 30, 2025 for the City of Fort Bragg and Consider Accepting the ACFR as Presented