

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

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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