

RESOLUTION NO. ____-2025

**RESOLUTION OF THE FORT BRAGG CITY COUNCIL
APPROVING PARCEL MAP FOR MINOR DIVISION 1-24 (DIV 1-24);
SHANNON UNDERHILL AND LINDA JO STERN (OWNER/APPLICANT);
MINOR SUBDIVISION OF A 0.27 ACRE PARCEL INTO TWO PARCELS OF
6,000 SQUARE FEET EACH AS SHOWN ON THE PARCEL MAP**

WHEREAS, The Fort Bragg Planning Commission conditionally approved the Tentative Map for Minor Subdivision 1-24 on April 16, 2025, with the following Special Conditions:

1. The applicant shall comply with the following wetland mitigation measures contained in the Wetland Management and Mitigation Plan (page numbers in parentheses) for the construction of all new development on the resulting parcels:
 - a. Stormwater Run-off (page 19). All roof water for each house will be collected into gutters and downspouts and then directed into gravel/rock energy dissipaters. From the energy dissipaters, subsurface water would flow into the wetlands. The landscaped areas on the wetland side of future residential development would also be directed into the wetlands as subsurface water. The water directed into the wetlands will be subtle to prevent channelization and the creation of concentrated erosion
 - b. Landscape Run-off (page 20). Water from landscaped areas on the street sides of any future residential development on proposed Parcels 1 and 2 would be directed away from the wetlands and towards the street
 - c. Permeable Pavers (page 20): Although at this time, there is no specific driveway construction proposed, we recommend a permeable driveway system that reduces runoff and increase onsite infiltration for any potential future development.
 - d. Bioswales (page 20) Bioswales or rain gardens on the property and adjacent to the driveway or the building pads could further collect water that otherwise may be directed off site
 - e. Roof Leader- (Downspout) (page 20). Disconnection and Energy Dissipaters: As discussed, stormwater that will be directed into the wetlands will be diffused to prevent a concentrated channel that would create an erosion point. From the downspouts of the roofs the water will hit a rocked energy dissipater. From the energy dissipater, water will be diffused to prevent a concentrated channel that would create an erosion point. Through subsurface water flow this water will recharge the water table
 - f. Fencing (page 21) Permanent fencing will be placed and maintained along the entire edge of the parcel abutting the wetland to contain the entire wetland management area. The purpose of the fencing is to prevent public access into the wetlands that may contribute to the degradation of the habitat. Along the wetland side of the fence dormant willow stakes will be placed and maintained. Willow stakes will help stabilize the slope and act as transitional plant along the edge of development.

2. Applicant shall comply with all requirements in the memorandum prepared by Public Works on March 24, 2025.
3. Prior to occupancy of any residential unit in this subdivision, address numbers shall be placed in such a manner as to be visible from Dana St. and shall be placed on each residential unit in such a manner as to be visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background visible from the access driveway. The minimum height of numbers to be used shall be three inches and contrasting color from basic background.
4. Frontage improvements shall be completed at the time of development of parcels. The driveway shall be constructed at least 100 feet north of the northern edge of Oak Street's northern-most travel lane. Power and telecommunications utility lines shall run underground from existing power poles to each parcel. If a main line extension is necessary, then such extension shall be constructed underground.
5. Prior to approval of the final parcel map, the applicant shall submit a soils report from a licensed engineer, verifying that the soil is adequate to support structure(s) on both resulting parcels and indicating if the soil requires any specific measures to support such structures.
6. This subdivision is subject to Municipal Code Section 12.14.02, requiring a site design that can accommodate 100 year-frequency storm events.
7. The applicant shall evaluate the site conditions, such as soils, vegetation, and flow paths and submit stormwater calculations to the City Engineering Department assuming full build out of the subdivision. Refer to Mendocino County Low Impact Development (LID) Design Standards Manual v2.1 for guidance. It can be reviewed at: <https://www.mendocinocounty.org/home/showdocument?id=27635>.
8. Storm water runoff shall be minimized by incorporation of LID strategies and site design measures that minimize impermeable areas, maximize permeable areas, and that slow, spread, and sink runoff so as to recharge groundwater and minimize runoff.
9. Low Impact development strategies are required and sized based on the area of impervious surface at the time of building permit submittal. LID design shall be submitted with building permits for construction.
 - i. The subdivider shall implement site design measures to reduce runoff as outlined in the Pryor Subdivision documents. The Site Assessment, layout and design measures shall be shown on a drainage site plan.
 - ii. The drainage site plan shall divide each developed portion of the project site into discrete Drainage Management Areas (DMA's).
 - iii. Any remaining runoff from DMA's expected shall be collected at treatment control BMP's (vegetated swales, permeable pavements, rain gardens, or other bio retention facilities).
 - iv. Treatment Control BMPs shall be sized and designed to retain and infiltrate

runoff produced by all storms up to and including the 85th percentile (0.83" in 24-hours).

- v. Treatment control BMPs require O&M plan; a maintenance and operation plan shall be submitted for the upkeep of this facility. The plan shall include provision(s) demonstrating adequate on-going operations and maintenance.
 - vi. Drainage fees shall be paid prior to the issuance of each parcels' respective building permit for dwelling units.
10. All proposed drainage features shall be reflected on a final utility, grading and storm drainage plan, which reflects all proposed easements and site improvements.
11. All recommendations contained within the BACE Geotechnical Investigation (#12169.1, dated September 10, 2009), Section 6.0 Recommendations (6.1 through 6.5), shall be implemented during the development of the parcels, recorded on the subdivision map, and added to building and other permit conditions as appropriate to ensure their implementation over time.
12. Prior to recordation of the Parcel Map, the applicant to add restrictive covenants to the new residential parcels that prohibit hobbyist, home businesses and commercial uses, such as automobile storage, collecting and vehicle maintenance/repairing, and other activities involving potentially polluting chemicals and substances which could have a negative effect on water quality. Specific thresholds and performance standards will be developed in cooperation with the applicant and Community Development Department; and

WHEREAS, the Public Works Director has determined that all conditions of approval required prior to recordation have been met.

WHEREAS, in accordance with the requirements of the California Environmental Quality Act (CEQA), Parcel Map 1-24 has been analyzed and it has been determined that the Project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to State CEQA Guidelines Section 15315 (Class 15 - Minor Land Divisions) because the Project consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels; the division is in conformance with the City of Fort Bragg General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the subject parcel was not involved in a division of a larger parcel within the previous 2 years; and the subject parcel does not have an average slope greater than 20 percent; and

NOW, THEREFORE, BE IT FOUND, DETERMINED, MAND RESOLVED AS FOLLOWS:

1. That the Recitals set forth above are true and correct and incorporated herein.
2. That the City Council of Fort Bragg does hereby approve Parcel Map 1-24.

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 27 day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

JASON GODEKE
Mayor

ATTEST:

Diana Paoli
City Clerk