

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov/dist1



February 14, 2025

Marie Jones
Consulting Planner
Community Development Department
City of Fort Bragg
416 N. Franklin Street
Fort Bragg, CA 95437

Fort Bragg Apartments
1151 South Main Street
APN: 018-440-58

Dear Ms. Jones:

Thank you for giving Caltrans the opportunity to review for comment the site plan for the proposed 87-unit apartment complex proposed in Todd's Point neighborhood, south of the Noyo River Bridge. The project is seeking a Coastal Development Permit and Use Permit, as well as Design Review and Mitigated Negative Declaration from the City of Fort Bragg. These 87 units consist of 75,000 square feet of living space and comprise: six studio apartments, 36 one-bedroom apartments and 45 two-bedroom apartments. The site is zoned Highway Visitor Commercial (where will include 107 parking spaces, and each unit will include We have reviewed the proposal and offer the following comments:

- Caltrans agrees with the City's conclusion that the project is located within an infill neighborhood, and therefore exempt from certain requirements of CEQA. While the Todd's Point subdivision is an infill location, however, the greater subdivision has notable gaps in ADA-accessible paths of travel for pedestrians, including gaps between the project site and nearby services to the east, at times forcing residents (including those in wheelchairs) to travel on the roadway.
- To the extent this project will complete the public street for all users on the public right-of-way immediately adjacent to the project, the project generally supports residential living that may result in reduced vehicle miles traveled per household, when compared to other developments.
- Likewise, the State of California is funding \$9 million in ADA sidewalk improvements along Highway 1 in Fort Bragg, from Pudding Creek Bridge to Hare Creek Bridge, but this still leaves ADA gaps to the west and east of Highway 1.
- To ensure residents of this and other projects in the Todd's Point and South Fort Bragg neighborhoods have accessible pathways to services, Caltrans urges the City of Fort Bragg to prioritize a planning process to identify ADA gaps in the Todd's Point and South Fort Bragg neighborhoods, likely through the Overall Work Program administered by the Mendocino Council of Governments.

Ms. Marie Jones
02/14/25
Page 2

- Caltrans also urges the City of Fort Bragg to look into near-term pedestrian improvements that the City may be able to put in place in the public right-of-way, even prior to completing a comprehensive plan to remove ADA barriers in the Todd's Point and South Fort Bragg neighborhoods. Near-term off-site pedestrian improvements could include ideas such as a mid-block crosswalk on Unnamed Road, aligned with one of the 87-unit apartment complex's internal pedestrian pathways. Working with Caltrans, it would be possible to create an ADA-accessible ramp to connect pedestrians from Unnamed Road to the new sidewalk to be built in the summer of 2025 on the West side of Highway 1.

Caltrans thanks the City of Fort Bragg for its work to support infill development and its work to make the city a friendly and safe environment for all road users.

If you have any questions or concerns, please contact me at (707) 497-7742 or by e-mail sent to daniel.gjerde@dot.ca.gov.

Sincerely,

Daniel Gjerde

DANIEL GJERDE
Local Development Review Coordinator
Caltrans District 1