Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

Project Information

Project Name: Hazelwood Project

Responsible Entity: City of Fort Bragg

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: CA; City of Fort Bragg, CA

Preparer: Marie Jones

Certifying Officer Name and Title: Isaac Whippy

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Marie Jones Consulting

Direct Comments to: Marie Jones, 707-357-6480 or Marie@Mariejonesconsulting.com

Project Location: 251 S Franklin Street, Fort Bragg, Ca

Description of the Proposed Project [24 CFR 50.21 & 58.32]**:**
The proposed project consists of provision of funds to Housing Mendocino Coast to complete the following:

1) Purchase of a one-acre parcel;
2) Completion of all design and engineering, project permitting and environmental review; and
3) Construction of twelve units of housing and all associated improvements including: parking, utilities, sidewalk paving, site landscaping, stormwater management system, and site fencing.

Statement of Purpose and Need for the Proposal:
The project will provide affordable for-sale, deed restricted, housing to moderate income households in Fort Bragg using the Community Land Trust model.

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

Existing Conditions and Trends [24 CFR 58.40(a)]:

The existing project site is a one-acre vacant infill lot which is completely surrounded by urban development, consisting of single-family homes, multifamily housing and commercial development (including a two-story hotel). This site has been vacant and undeveloped for many years (50+) and demand for commercial space is weak in the City as evidenced by very high vacancy rates among commercial properties and low rents. The site is located one block from highway 1 and far from the City's central business district so it is not well located to support commercial development. Additionally, the site is too small to attract most multifamily housing developers who generally prefer three acres or more and a project size of 50 units or more to make a for profit project feasible. Therefore, the likeliest and highest and best use of this property is as affordable housing.

Fort Bragg is a small city with a population of 6,964 people that grows very slowly. Fort Bragg's economy is primarily focused on tourism and serves as the retail, medical and services center for the Mendocino Coast. The population is relatively stable, and the City will likely continue to grow at a rate of less than 1% annually whether or not the project is developed.

Funding Information

Grant Number	HUD Program	Funding Amount
B-23- cp-ca-0134	Community Project Funding	$820,000

Estimated Total HUD Funded Amount:
$820,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:**
$5,900,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

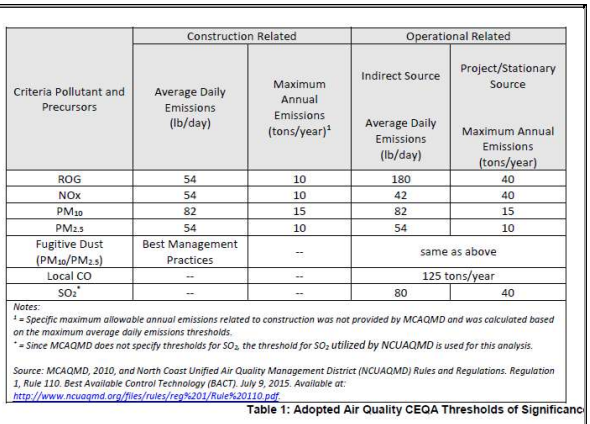
Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No X	This project is not located near a civil or military airfield. The nearest private airfield is over two miles away.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No X	This project is not located in an area regulated under the Coastal Barrier and Resources Act, as it is located 2,270 feet inland of the Pacific Ocean.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No X	This project site is located outside of all flood zones per the National Flood Hazard Layer Firmette from FEMA.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes X No ☐	The City of Fort Bragg is located in the North Coast Air Basin (NCAB) and is within the jurisdiction of the Mendocino Air Quality Management Basin (MCAQMD). The MCAQMD is responsible for monitoring and enforcing local, state, and federal air quality standards in the County of Mendocino and is one of 35 local Air Districts in California. Air Districts in California must develop regulations based on the measures identified in the Clean Air Act and its Clean Air Plan, as well as state regulations to ensure reduced emissions in compliance with these federal and state regulations. The table below displays MCAQMD adopted air quality CEQA thresholds of significance:

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

Criteria Pollutant and Precursors	Construction Related		Operational Related	
	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tons/year)[1]	Indirect Source: Average Daily Emissions (lb/day)	Project/Stationary Source: Maximum Annual Emissions (tons/year)
ROG	54	10	180	40
NOx	54	10	42	40
PM_{10}	82	15	82	15
$PM_{2.5}$	54	10	54	10
Fugitive Dust (PM_{10}/$PM_{2.5}$)	Best Management Practices	--	same as above	
Local CO	--	--	125 tons/year	
SO_2*	--	--	80	40

Notes:
[1] = Specific maximum allowable annual emissions related to construction was not provided by MCAQMD and was calculated based on the maximum average daily emissions thresholds.
** = Since MCAQMD does not specify thresholds for SO_2, the threshold for SO_2 utilized by NCUAQMD is used for this analysis.*

Source: MCAQMD, 2010, and North Coast Unified Air Quality Management District (NCUAQMD) Rules and Regulations. Regulation 1, Rule 110. Best Available Control Technology (BACT). July 9, 2015. Available at: http://www.ncuaqmd.org/files/rules/reg%201/Rule%20110.pdf

Table 1: Adopted Air Quality CEQA Thresholds of Significanc

The proposed project is within the CEQA thresholds for all applicable pollutants with some required mitigations, which are included in the mitigation section of this report.

Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No **X**	The Project site is not located within the Coastal Zone Management area of the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No **X**	SHN completed a detailed Phase I ESA in September of 2026 and encountered no past or present land uses that may have generated or caused the release of regulated or hazardous materials on the subject property, as defined in ASTM-International (ASTM) Standard E1527-21. SHN's research conducted for the subject property included site reconnaissance, reviews of historical, topographic, and Sanborn maps, aerial photographs, and agency records; and interviews. Historical Recognized Environmental Conditions (HRECs) identified for adjacent properties and evaluated during the SHN site assessment process include: • Adjacent sites in the immediate vicinity of the subject property have had releases from leaking underground storage tanks (LUSTs) and aboveground storage tanks (ASTs). • Each adjacent property of concern has received a No Further Action Letter issued by the North Coast Regional Water Quality

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

		Control Board stating that no additional remedial action is required. The project site is currently undeveloped and does not include any known hazardous waste sites, as mapped by the State Water Resources Quality Control Board GeoTracker database and the Department of Toxic Substances Control Envirostor Database. No mitigations are required.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No X	A biological survey was completed for the site, and it determined that the site is a vacant undeveloped parcel that is completely vegetated with non-native grass which is mowed. There are no wetland features or other habitat on the parcel that are suitable for endangered species. No mitigations are required.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No X	There are no chemicals of concern located within the thermal radiation safety standard, the Blast Overpressure Safety Standard in Subpart C of 24 CFR Part 51. There are underground storage tanks within this distance, however they are exempted from these requirements as they are underground.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No X	The project site is zoned general commercial and is un undeveloped vacant lot of one acre. It is entirely surrounded by urban development and is therefore not currently used for, nor is it suitable as farmland.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No X	This project is not located in a flood plain per the Department of Housing and Urban Development (HUD) floodplain map and FEMA Flood Maps. No mitigations are required.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No X	This undeveloped site has no historic buildings and there is no history of this site being developed. No mitigations are required.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet	Yes ☐ No X	The proposed project site is located one block from highway 1, which functions as Main Street in Fort Bragg Ca. This is a four-

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

Communities Act of 1978; 24 CFR Part 51 Subpart B		lane road with a 35 mph speed limit. HUD has the following noise standards: • **Exterior Noise.** A goal of a day-night average sound level of 55 decibels. However day-night average sound level of 65 and below are acceptable and are allowable (see Standards in § 51.103(c)). • **Interior auditory environment.** shall not exceed a day-night average sound level of 45 decibels. Per the City's General Plan Noice Element the Noice level at 50 feet from the centerline of Highway one is 69 Ldn. The proposed project site is 225 feet from highway 1 centerline, therefore sound pressure would be 55.94 Ldn at the site. This is within the acceptable HUD standard. Additionally, as there is a two-story hotel between the property site and highway 1, actual noise levels at the site will be considerably less than 55 Ldn. The interior auditory environment will not exceed a decibel level of 45 decibels as the project will be constructed with standard wood studs with gypsum board wallboard, which will result in attenuation or sound transmission loss such that the resultant internal noise would be 15.1 dB. No mitigations are required.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No X	The proposed project is not located on a sole source aquifer or in an aquifer recharge area. No mitigations are required.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No X	The proposed project site does not include nor is it adjacent to or within 100 feet of a wetland. No mitigations are required.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No X	The proposed project site does not include nor is it adjacent to a wild and scenic river. No mitigations are required.

Environmental Assessment Factors [24 CFR 58.40] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	(3)	The proposed project would require special conditions to be in compliance with the City's General Plan and zoning codes. A Use Permit is required for the project. Please see Attachment 1 for a complete analysis of the project's conformance with the City's General Plan and Zoning Ordinance as well as the required mitigation measures to ensure compliance. With the special conditions (included here as mitigation measures) the project will conform with the General Plan, Zoning Code and design requirements. 28 mitigation measures are required to ensure compliance with all local land use regulations and those mitigation have been included in the attached Land Use and General Plan Report and in the mitigation section of this EA.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	(3)	A geotechnical analysis was prepared for the project by Jim Glomb Geotechnical Consulting Inc. Key findings of the geotechnical study include the following: ▪ The on-site soils were examined with exploratory test pits which found that the surface of the site is 1.5 to 2 feet of dry, loose to medium dense silty fine sand that was locally porous. Underlying the fill and topsoil was old alluvial soil consisting of slightly moist to moist, dense to very dense fine to medium grained sand. ▪ Based on the site observations, lab testing and field testing, the engineer concluded that the soils encountered at the site of the planned improvements have a generally low expansion potential. ▪ Active faults, as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972, are not

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

		present on the site. The closest Alquist-Priolo active fault trace is the San Andreas Fault, located offshore about 6 miles west of the site. The report concludes as follows: "Based on our investigation, we judge that development of the site as planned is feasible from a geotechnical standpoint. The primary geotechnical concerns are (1) the presence of localized loose fill and surface soils; and 2) the potential for ground shaking at the site from seismic activity. The report included recommendations with regard to seismic design factors, clearing and stripping, over excavation, subgrade preparation, reuse of on-site soils as engineered fill, foundation design and construction, consideration for differential settlement, utility trenching, slab on grade floors, flatwork, driveways and parking areas, and drainage. The Mitigation Measure below will ensure conformance with all requirement. **Mitigation Measure GEO-1:** The applicant shall follow the recommendations of the geotechnical report for all design and construction specifications and shall implement all recommendation related to required special inspections, grading and construction activities.
Hazards and Nuisances including Site Safety and Noise	(2)	Hazards. The State Water Resources Control Board (SWRCB) has not identified hazardous materials sites on the project parcel.[1]

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	(1)	The proposed project will result in the development of 12 units of affordable for sale housing in Fort Bragg. This will allow employers to more effectively recruit for and fill vacant positions as the City currently has an extremely tight housing market which makes it very difficult for families earning the area median income to secure housing.
Demographic Character Changes, Displacement	(1)	The proposed project will result in the development of 12 units of affordable for sale housing in Fort Bragg. This will have a minor influence on demographic changes as the City currently has over 2,500 units of housing. However, the project will not result in displacement of residents and will allow at least 12 families to purchase an affordable home in Fort Bragg.

Environmental Assessment Factor	Impact Code	Impact Evaluation

[1] State Water Resources Control Board. 2016, February 17. GeoTracker. http://geotracker.swrcb.ca.gov.

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	(2)	The project site is located within the Fort Bragg Unified School District (FBUSD). Mendocino College, who is also not affiliated with the FBUSD, is located approximately 1 mile south of the project site. Fort Bragg Middle School, which is affiliated with the FBUSD, is located approximately 1 mile northeast of the project site. As the project would include the development of 12 unit housing project with 30 future residents, therefore the proposed project would not be anticipated to result in substantial population growth or a significant increase in the student population. Therefore, it is anticipated that any new students as a result of the proposed project could be adequately accommodated by the existing schools within the FBUSD, and a less than significant impact would occur. No mitigations are required.
Commercial Facilities	(2)	This City has sufficient gas stations, restaurants, grocery stores and retail stores to serve residents of this future project. No mitigation measures are required.
Health Care and Social Services	(2)	The Adventist Health services and social services organizations have sufficient capacity to serve the residents of this future project. No mitigation measures are required.
Solid Waste Disposal / Recycling	(2)	The City's solid waste program will easily be able to hand the additional solid waste from the proposed project and no mitigations are required.
Waste Water / Sanitary Sewers	(2)	The City's Waste Water Treatment System and collection system are sufficient to serve the project. In 2018 the City installed an activated sludge treatment system, a new dewatering building, new sludge holding area, splitter box and pump station, conversion of the existing primary and secondary clarifiers to emergency/surge storage basins, and new and renovated interior site access-ways and modified catchment basins. These improvements provide more than sufficient capacity to serve the proposed project. No mitigation measures are required.
Water Supply	(3)	The City has sufficient water supply to serve this project. The water distribution system may require improvements to ensure sufficient water pressure for the project. **Mitigation Measure:** If an independent analysis by a professional engineer determines that the existing water main in the alley is insufficient to serve the new development along with all existing connections, than a water main shall be extended to serve the property by the applicant. If feasible, the water main shall be looped into the existing water main through the alley on Madrone Street. Documentation of this analysis may be submitted at the time of the building permit.
Public Safety - Police, Fire and Emergency Medical	(3)	**Public Safety.** The project site and the surrounding area are currently and would continue to be served by the Fort Bragg Police Department (Fort Bragg PD). The Fort Bragg PD is located at 250 Cypress Street, in Fort Bragg, California, approximately 1

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

		miles south of the Site. As the project would include the development of 12 unit housing project with 30 future residents, a significant population increase is not anticipated as a result of the project and the project would be located within the service boundaries of the Fort Bragg PD. Therefore, a less than significant impact would occur. No mitigations are required. **Fire.** The project site is located within a Local Responsibility Area (LRA) (CAL FIRE 2022) and is served by the City of Fort Bragg Fire Department, located approximately 2 miles south of the project site. As detailed on the City's website, the Fort Bragg Fire Department is a volunteer fire department with 36 firefighters and four (4) auxiliary members. Currently, there are four (4) paid positions in the department: a full-time Fire Chief, an Office Manager, a Maintenance Engineer, and a Fire Prevention Officer. As the project would include development of a 12 unit housing project with 30 future residents, a significant population increase is not anticipated as a result of the project and the project would be located within the service boundaries of the Fort Bragg Fire Department. The Fire Marshal has determined that the project must also include installation of a Fire Hydrant and this has been added as a mitigation measure. **Mitigation Measure:** On-site fire protection shall be as installed as approved by the Fire Chief. Final utility configuration shall be approved by the Public Works Director or designated staff. The applicant shall ensure adequate pressure and flow to the subject site to provide fire suppression flows. A fire hydrant shall be installed if required by the Fire Marshal. **Emergency Medical.** Adventist Health provides emergency ambulance services to the population of Fort Bragg. There are four full time EMTs and as the project would include development of a 12 unit housing project with 30 future residents, a significant population increase is not anticipated as a result of the project and the project would not have a significant impact on emergency medical services. No mitigations are required.
Parks, Open Space and Recreation	(2)	The project is located within 0.5 miles of two parks including the 92 acre Noyo Headland Park, the 2-acre Otis Johnson Park. These existing parks will serve the residents of the proposed project. The City has more than sufficient parks to meet the threshold of 1 acre per 3,000 residents. No mitigation measures are necessary for this project.
Transportation and Accessibility	(3)	The proposed project would be served by a major collector (Franklin Street) in Fort Bragg. The intersections at Maple Street and Franklin Street is currently controlled with a two-way stop. The proposed project would be served by an existing ADA accessible sidewalk along Franklin Street. The frontage along Maple street is not improved and the City's public works department will require the project to install ADA accessible

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

		sidewalks along Maple Street, and ADA accessible ramps at the corner of Franklin Street and Maple Street as well as the intersection of Maple Street and the Alley. **Mitigation Measure.** Prior to the recordation of the Condominium Subdivision Map, the following public improvement will be completed by the applicant per the direction of the Director of Public Works and according to City standards: a) Frontage improvements (sidewalk, curb and gutter) will be required the length of Maple Street between the alley to Franklin Street. b) The developer shall submit to the City Engineer improvement drawings for the required sidewalk improvements. The plans shall be drawn by, and bear the seal of, a licensed Civil Engineer. c) All frontage improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be designed and constructed according to current City Standards. d) An encroachment permit will be required for any work in the public right of way. Please submit the application at least 2 weeks in advance of the proposed activity to allow sufficient time for processing.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	(2)	The project site is a flat vacancy lot. There are no unique natural resources or water resources on the project site. No mitigations are required.
Vegetation, Wildlife	(2)	The project site is a flat vacancy lot that includes a mowed lawn. There is no natural vegetation or wildlife habitat on the project site. No mitigations are required.
Other Factors	(2)	No other natural features have been identified.

Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	(1)	The project would comply with California's Title 24 energy requirements which exceed Federal energy efficiency standards.

Additional Studies Performed:

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

- *Biological Scoping Survey – 251 South Franklin Street, Fort Bragg CA 95437,* Dark Gulch Environmental Consulting, August 10, 2026
- *California Emissions Estimator Model Project Repor*t, Marie Jones Consulting, August 19, 2026
- *Geotechnical Investigation Proposed Housing Development 251 S. Franklin Street Ft. Bragg, CA 95437*, Jim Glomb Geotechnical Consulting, July 10, 2026.
- *National Flood Hazard Layer FIRMette for 251 S. Franklin Stree*t, FEMA, August 18, 2026
- *Phase I Environmental Site Assessment for 251 S Franklin Street*, SHN, September 2026
- *Sound Attenuation Study Proposed Housing Development 251 S. Franklin Stree*t, Marie Jones Consulting, August 15, 2026

Field Inspection (Date and completed by)**:** October 5, 2026, Marie Jones
List of Sources, Agencies and Persons Consulted:

- EPA - Executive Order NO 11990. https://www.epa.gov/cwa-404/protection-wetlands-executive-order-11990
- EPA – Executive Order 11988. https://www.epa.gov/cwa-404/floodplain-management-executive-order-11988
- WKC Internal Noise Calculator. https://www.wkcgroup.com/tools-room/internal-noise-calculator/
- OMNI Noice Calculator for Distance Attenuation. https://www.omnicalculator.com/physics/distance-attenuation
- City of Fort Bragg General Plan Noice Element. https://www.fortbraggca.gov/departments/community_development/general_plan_zoning_information/inland_land_use_development_and_general_plan.php#doc_center_0_panel_0
- California Waterboard Geotracker Website. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Fort+Bragg+Ca
- California Emissions Estimator Model. https://caleemod.com/model/report
- Code of Regulations. https://www.ecfr.gov/current/title-40/chapter-I/subchapter-D/part-149
- Code of Regulations 40 CFR Parts, 6, 51, 93. https://www.ecfr.gov/current/title-40/chapter-I/subchapter-A/part-6
- FEMA National Flood Hazard Map. https://msc.fema.gov/portal/search?AddressQuery=Fort%20Bragg%20Ca
- 16 USC 3501 Coastal Barrier Improvement Act https://www.govregs.com/uscode/expand/title16_chapter55_section3501
- Code of Regulations 24 CFR Part 51 Subpart D. https://www.ecfr.gov/current/title-24/subtitle-A/part-51/subpart-D/section-51.303
- City of Fort Bragg Inland Land Use and Development Code. https://www.codepublishing.com/CA/FortBragg/#!/LUC18/FortBraggNT.html
- City of Fort Bragg General Plan https://www.fortbraggca.gov/departments/community_development/general_plan_zoning_information/inland_land_use_development_and_general_plan.php

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

- City of Fort Bragg Design Guidelines. https://www.fortbraggca.gov/departments/community_development/general_plan_zoning_information/citywide_design_guidelines.php#docaccess-78f10e898d6cfc7d652aa01004bf42e8
- Subpart C—Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature https://www.ecfr.gov/current/title-24/subtitle-A/part-51/subpart-C
- Public Outreach [24 CFR 50.23) https://www.ecfr.gov/current/title-24/subtitle-A/part-50/subpart-D/section-50.23

List of Permits Obtained:

City of Fort Bragg Use Permit and Design Review, Pending

Public Outreach [24 CFR 50.23 & 58.43]**:**
This EA was published on the City's website along with all attachments and reports on October 16, 2026. The public was provided with a 15-day local comment period and notified of the Federal objection period. Additionally public notices were provided in both Spanish and English as required by the code.

Cumulative Impact Analysis [24 CFR 58.32]**:**
This analysis includes a consideration of all activities that are related to the proposed project on both a geographic and functional basis. All required physical improvements will happen on the project site or the adjoining alley to connect to City Utilities. The proposed project will be developed slowly over roughly five to ten years with one or two units of housing being added each year. This will reduce the cumulative impacts of the project.

Alternatives [24 CFR 58.40(e)]
As the project will not have significant impacts once all mitigation measures are implemented there is no need for a project alternative.

No Action Alternative [24 CFR 58.40(e)]:
The no action alternative, would result in no development of the project site, which would not meet the goals of the Federal Appropriation, which are to create affordable ownership housing. Without the project this parcel would likely to continue as a vacant parcel for the foreseeable future as the parcel has been vacant for over 50 years. It is not well situated for commercial development as it does not front highway 1 and is far from the downtown and there is very weak demand for commercial development in Fort Bragg, as evidenced by the very high vacancy rates and low rental and sale prices for vacant commercial space.

Summary of Findings and Conclusions:

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	1. Use Local Construction Contractors 2. Use Dust Suppressants 3. Water Exposed Surfaces 4. Limit Vehicle Speeds on Unpaved Roads 5. Use Low-VOC Paints for Construction 6. Integrate Affordable and Below Market Rate Housing 7. Provide Electric Vehicle Charging Infrastructure 8. Orient Project Toward Transit, Bicycle, or Pedestrian Facility 9. Provide Bike Parking 10. Provide Traffic Calming Measures 11. Require Energy Efficient Appliances 12. Install Alternative Type of Water Heater in Place of Gas Storage Tank Heater in Residences 13. Install Electric Space Heater in Place of Natural Gas Heaters in Residences 14. Install Electric Ranges in Place of Gas Ranges 15. Recycle Demolished Construction Material
City of Fort Bragg General Plan, Land Use and Development Code and Zoning Map	**Mitigation Measure 1**. The applicant will submit a private yard landscaping plan, with each building permit for approval by the Community Development Director, that illustrates landscaping with native California trees shrubs and ground covers for 50 percent of the proposed landscaped areas (excluding turf and patios). **Mitigation Measure 2.** The applicant shall not plant or allow any volunteer growth of any species of broom, pampas grass, gorse, or other species of invasive non-native plants listed on the California Invasive Plant Council (CALIPC) website on the project site. **Mitigation Measure 3.** HMC shall maintain and control the common open space of the project site. **Mitigation Measure 4.** HMC shall submit an outdoor lighting plan to the Director of Community Development for review and approval prior to approval of the Building Permit. **Mitigation Measure 5.** Prior to issuance of the Certificate of Occupancy the City shall review for adequacy and the applicant shall record an Inclusionary Housing Regulatory Agreement per all of the requirements of section 18.32.080B with the City of Fort Bragg. The regulatory agreement will

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

	regulate two units as affordable to moderate income households, one shall be affordable to households earning 100% of Area Median Income and the other shall be affordable to households earning 120% of Area Medium Income for a minimum of 15 years. **Mitigation Measure 6. Sale of Units.** a) The City must approve a household's eligibility prior to sale on an inclusionary unit. b) The eligibility of potential occupants of inclusionary units shall be determined on the basis of household income at the time of purchase as defined in this Chapter, the relationship between household size and the size of the available units, and any further criteria required by law and/or established by the City Council. c) The housing developer shall use an equitable selection method in compliance with State and Federal law. Selection from eligible households shall be based on the affordable housing priorities established below: **Priority 1.** Essential public service employees as defined in Article 10 (Definitions), City of Fort Bragg employees, or child care workers employed in Fort Bragg. If essential public service employees do not purchase the inclusionary units, the units shall be made available to other eligible Priority 1 applicants, prior to being made available to Priority 2 applicants. **Priority 2**. Other eligible households who live in Fort Bragg and who are also employed within Fort Bragg City limits. When the list of Priority 2 applicants is exhausted, units may be sold to Priority 3 households. **Priority 3.** Other eligible households. **Mitigation Measure 7:** Before offering an inclusionary unit for sale, the seller shall provide written notice to the Director of Community Development, by certified mail, of their intent to sell. The City or its designee shall be granted an option to purchase the unit for sale, with a maximum of 60 days to exercise the option, and a maximum of 120 days to conclude the purchase, in addition to the time for exercising the option. **Mitigation Measure 8:** Unless a funding source restricts the equity capture provision, upon resale, the seller of one of the three "density Bonus law" housing units shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation, subject to the deed restriction subjecting the resale of the unit at an affordable price to a household earning the same level of AMI as the owner had when they purchased the unit. **Mitigation Measure 9:** Prior to recordation of the Final Map, the applicant shall complete all conditions of approval that are

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

	relevant to the subdivision. **Mitigation Measure 10:** After recordation of the Final Map the applicant shall record Covenants, Conditions and Restrictions (CC&Rs) to enable the County Recorder to Create Individual Titles for each housing unit. **Mitigation Measure 11:** Prior to issuance of a Certificate of Occupancy, the applicant shall provide a DRE Public Report on the Condominium Plan to the Director of Public Works. **Mitigation Measure 12:** Payment of Drainage, Water, Sewer, Police Facility and Fire Facility Capacity Fees will be required prior to issuance of the building permit. ***Estimated*** (Fees are shown below for the ten regular units, the two ADUs are exempt from paying capacity fees): a. Water Capacity Fees for 10 units is estimated at $24,040. b. Sewer Capacity Fees for 10 units is estimated at $19,800. c. Drainage Fee is estimated at $0.75 per SF of impervious surface. At 13,455 SF of impervious, the fee is estimated to be $10,360. d. Police Facilities Fees for approx. 12,495 of SF residential space is estimated at $4,223. e. Fire Facilities Fees for approx. 12,495 of SF residential space is estimated at $2,624. Actual fees will be determined at the time of building permit submittal and will be based on the fee schedule in effect at the time of submittal. **Mitigation Measure 13:** If an independent analysis by a professional engineer determines that the existing water main in the alley is insufficient to serve the new development along with all existing connections, than a water main shall be extended to serve the property by the applicant. If feasible, the water main shall be looped into the existing water main through the alley on Madrone Street. Documentation of this analysis may be submitted at the time of the building permit. **Mitigation Measure 14:** All materials, workmanship, and construction of the utilities shall conform to the City of Fort Bragg Standard Specifications or an approved alternate. All public improvements to drainage conveyance, sewer and water systems shall be dedicated to the City. **Mitigation Measure 15:** Prior to the issuance of the building permit, the final utility hookup configuration shall be approved by the Public Works Director or designated staff. **Mitigation Measure 16:** The exact location of the Utility

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

	hookup configuration in the City right of way shall be approved by the by the Public Works Director or designated staff at the time of review of the encroachment permit application. **Mitigation Measure 17:** The Applicant shall provide documentation that water pressures can be achieved or that they have a means (via pressure pump, tank, etc.) for enhancing their system to meet water pressure standards. Documentation may be submitted at the time of the building permit. **Mitigation Measure 18:** Connection fees will be assessed if the project utilizes City forces to install water or sewer services. Fees will be based on the size and the distance of the connection and will be charged the rate in effect at the time of the building permit submittal. **Mitigation Measure 19:** If the contractor installs the connection to the City water main, the work must be overseen by a certified distribution operator and all work shall be performed in compliance with water main construction standards and guidelines, including providing sufficient notice. **Mitigation Measure 20**: An approved backflow device will be required on all service connections. Contact Heath Daniels at (707) 813-8031 for specific backflow information. **Mitigation Measure 21:** Prior to issuance of a grading permit or building permit, the developer shall meet the following requirements: a) Sewer cleanouts will be required on all laterals per City Standard 309-310. b) New wastewater laterals shall connect the development to the constructed sewer main, to the satisfaction of the Director of Public Works. c) Payment of Connection fees and Capacity fees shall be made prior to the issuance of the building permit. **Mitigation Measure 22:** The applicant shall work with MTA to determine if the addition of a transit stop at the property is warranted and feasible. If a transit stop is feasible and desirable the applicant shall install a bus stop on the sidewalk at a location per the request of MTA prior to final of the building permit. **Mitigation Measure 23.** Prior to the recordation of the Condominium Subdivision Map, the following public improvement will be completed by the applicant per the direction of the Director of Public Works and according to

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

	City standards: a) Frontage improvements (sidewalk, curb and gutter) will be required the length of Maple Street between the alley to Franklin Street. b) The developer shall submit to the City Engineer improvement drawings for the required sidewalk improvements. The plans shall be drawn by, and bear the seal of, a licensed Civil Engineer. c) All frontage improvements (ADA compliant driveway aprons, corner ramps, sidewalk, curb, gutter, conform paving, etc.) shall be designed and constructed according to current City Standards. d) An encroachment permit will be required for any work in the public right of way. Please submit the application at least 2 weeks in advance of the proposed activity to allow sufficient time for processing. **Mitigation Measure 24:** A final Stormwater Management Plan shall be submitted to the City of Fort Bragg for review and approval that shall include an Operations and Maintenance Plan for all regulated project components by the State NPDES Phase II MS4 and shall match the project Site Plan. **Mitigation Measure 25:** The applicant shall follow the recommendations of the geotechnical report for all design and construction specifications and shall implement all recommendation related to required special inspections, grading and construction activities. **Mitigation Measure 26:** On-site fire protection shall be as installed as approved by the Fire Chief. Final utility configuration shall be approved by the Public Works Director or designated staff. The applicant shall ensure adequate pressure and flow to the subject site to provide fire suppression flows. A fire hydrant shall be installed if required by the Fire Marshal. **Mitigation Measure 27:** Construction activities shall occur only between the hours of 7:00 am and 7:00 pm. **Mitigation Measure 28:** Addressing & Orientation. The applicant shall submit an addressing plan that includes individual house unit numbers which are readily visible, in a consistent location, and well-lit at night. The plan shall include an internal pedestrian circulation signs and a directory that shows the location of individual dwelling units within the development.

Docusign Envelope ID: 8ED4E7B8-C46B-83F6-8251-6AAD36CE43F9

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1. The applicant shall follow the recommendations of the geotechnical report for all design and construction specifications and shall implement all recommendation related to required special inspections, grading and construction activities.
Water Supply	1. The applicant shall address any deficiencies in the water distribution system to serve the proposed development. This may include installation of a 4-inch water distribution line along the alley to the west of the project or other improvements as required by the Public Works Department.

Determination:

X **Finding of No Significant Impact** [24 CFR 58.40(g)(1)]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2)]
The project may significantly affect the quality of the human environment.

Preparer Signature: Signed by: Marie Jones 811747FA26384EA... Date: 10/16/2026

Name/Title/Organization: Marie Jones Owner, Marie Jones Consulting

Certifying Officer Signature: Signed by: Isaac Whippy 50E8C1A52F474A7... Date: 10/16/2026

Name/Title: Isaac Whippy City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).