NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: September 10, 2025

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Mendocino County Clerk
Other Public Agencies
Organizations and Interested Persons

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Water Storage Reservoirs and Community Forest Project

LEAD AGENCY: City of Fort Bragg
Public Works Department
416 North Franklin Street
Fort Bragg, California 95437

PROJECT PLANNER: Diane O'Connor, Assistant City Engineer
doconnor@fortbraggca.gov
(707) 961-2823 x134

PURPOSE OF NOTICE: This is to notify public agencies and the general public that the City of Fort Bragg, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Water Storage Reservoirs and Community Forest Project (proposed project). The City of Fort Bragg is interested in the input and/or comments of public agencies and the public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input. Responsible/trustee agencies will need to use the EIR prepared by the City of Fort Bragg when considering applicable permits, or other approvals for the proposed project.

COMMENT PERIOD: The 30-day public review period will begin on **September 16, 2025 and conclude on October 15, 2025**. Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than **5:00 PM, October 15, 2025**. Please send your comments (including the name for a contact person in your agency) to: Attn: Diane O'Connor, Assistant City Engineer, at the City of Fort Bragg, 416 North Franklin Street, Fort Bragg, California 95437; or by email to doconnor@fortbraggca.gov.

SCOPING MEETING: The City of Fort Bragg will conduct two public scoping meetings to solicit input and comments from public agencies and the general public on the proposed Project and scope of the EIR. These scoping meetings will be held on the same day on **September 16, 2025 at 12:30pm to 2:00pm** and **5:30pm to 7:00pm.** Both meetings will have the same form, content, and opportunity to provide input and comments. The meetings will be held at the Fort Bragg Town Hall located at 363 North Main Street, Fort Bragg, California 95437. Interested parties may attend in-person or view the meeting online via Zoom.

Link to 12:30 meeting: https://us06web.zoom.us/j/81413793703

Link to 5:30 meeting: https://us06web.zoom.us/j/88139626522

Representatives from the City of Fort Bragg and the EIR consultant team will be available to address questions regarding the EIR process and scope. If you have any questions regarding the scoping meeting, contact Diane O'Connor, Assistant City Engineer, at the City of Fort Bragg, at (707) 961-2823 x134 or doconnor@fortbraggca.gov.

PROJECT LOCATION AND SETTING: The project site is located southeast of the City of Fort Bragg and north of Highway 20 in Mendocino County, California. See Figure 1 and Figure 2 for the Project's regional location and local context of the project site. The project site encompasses approximately 582 acres and consists of six parcels identified by Assessor's Parcel Numbers (APNs) 019-070-07, 019-070-10, 019-070-11, 019-080-14, 019-080-16, and 019-080-23. The project site is located approximately 2.0 miles east of South Main Street/Highway 1 (a two- to four-lane conventional highway managed by the California Department of Transportation [Caltrans]) and is located outside of the Coastal Zone. The project site is immediately southeast of the City's Summers Lane Reservoir. A Pacific Gas and Electric (PG&E) utility easement bisects the site in a generally northwest-southeast line.

The project site is largely undeveloped and contains forest and dirt roads and trails. Trees in the project site include Mendocino cypress, bishop pine, redwood, Bolander's beach pine, and pygmy manzanita. The project site is primarily zoned as Timber Production/Forest Land. Portions of the site are classified as Freshwater Forested/Shrub Wetland.[1] The project site is located in Zone "X," an area of minimal flood hazard, as shown on Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer FIRMette map number 06045C1017F effective June 2, 2011.[2] The project site has variable topography with elevations ranging from approximately 317 feet to 533 feet above mean sea level.

PROJECT DESCRIPTION: The proposed project includes construction of three raw water reservoirs and development of a publicly-accessible community forest. Each reservoir would have a storage capacity of 45 acre-feet (approximately 14.6 million gallons), for a combined storage capacity of 135 acre-feet (approximately 44 million gallons). The reservoirs would be located approximately 0.3 mile southeast of Summers Lane Reservoir, north of an existing dirt road and south of the PG&E utility easement. The project would include a lot line adjustment such that the three reservoirs are within one parcel. A raw water pipeline, approximately 5,000 feet in length, would travel along the reservoirs to the northwest and would turn east at Summers Lane Reservoir to

[1] United States Fish and Wildlife Service. 2025. National Wetlands Inventory. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

[2] Federal Emergency Management Agency. FEMA's National Flood Hazard Layer Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-121.94529102661183,36.5159779735144,-121.90374897338809,36.53322138877889

connect to the City's existing water infrastructure. The reservoirs would be filled during the winter with water pumped up from the Noyo River or from Waterfall Gulch. Water would be drawn from the reservoirs during summer when flows in the channels are low, reducing the impact on aquatic species. The water would flow primarily by gravity to the City's Water Treatment Plant.

A two-bedroom, two-bathroom caretaker unit and storage building would be constructed adjacent to the Summers Lane Reservoir, on APN 019-070-11. A second caretaker unit may also be constructed. Figure 3 shows the proposed conceptual site plan.

The proposed community forest, which would encompass the remainder of the project site, may include public trails throughout the project site. A trailhead, parking lot, and vault toilet would be constructed at an existing disturbed site approximately 750 feet north of Highway 20 and Gravel Pit Road. The parking lot would be approximately 1,800 square feet.

PROJECT OBJECTIVES: This project is critical to ensure a reliable supply of water to residents during periods of drought. The overall objectives herein include:

1. Maintain consistency with the regulatory requirements of the Lead Agency and the Responsible Agencies;

2. Result in a more reliable supply of water under drought conditions;

3. Minimize impacts to the environment by (a) optimizing reservoir location, and (b) increasing summer and fall in-stream flows by filling the reservoir in the winter; and

4. Protect sensitive species through the creation of conservation easements and a community forest.

PROJECT APPROVALS: The City of Fort Bragg will be the Lead Agency for the proposed project, pursuant to the CEQA Guidelines Section 15050. If the final City decision making body, the City Council, certifies the EIR in accordance with CEQA requirements, the City may use the EIR to support the following actions:

- Adoption of a Mitigation Monitoring and Reporting Program (MMRP);
- Approval of a Zoning Clearance (ZC);
- Approval of Design Review;
- Approval of a Parcel Merger;
- Approval of a Sign Permit;
- Approval of an Encroachment Permit;
- Approval of a Grading Permit; and
- Approval of a Building Permit.

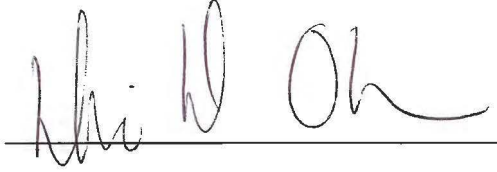
The proposed project would also require approval from the Mendocino Local Agency Formation Commission (LAFCo) to annex the project site into City limits.

Finally, construction activities of the proposed project will be subject to the Mendocino County Air Quality Management District (MCAQMD).

AREAS OF POTENTIAL IMPACTS: The Draft EIR will examine the environmental topics contained in Appendix G of the CEQA Guidelines. The topics to be addressed in detail in the Draft EIR include the following:

- Agriculture and Forestry Resources
- Air Quality

- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Transportation
- Tribal Cultural Resources

Signature:  Date: 9/10/2025

Name/Title: Diane O'Connor, Assistant City Engineer

Phone/Email: (707) 961-2823 x134 / doconnor@fortbraggca.gov

Figure 1 Regional Location



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Fig 1 Regional Location

Project Location

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Figure 2 Project Site Location



Figure 3 Conceptual Site Plan

