

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Mendocino

501 Low Gap Rd Room 1020

Ukiah, CA 95482

From: (Public Agency): City of Fort Bragg

416 N. Franklin St.

Fort Bragg, CA 95437

(Address)

Project Title: Coastal Development Permit (CDP 8-24), Design Review (DR 11-24), Use Permit (UP 9-24), and Sign Permit (SP 20-24)

Project Applicant: Akashdeep "Kosh" Grewal

Project Location - Specific:

1151 S. Main St. Fort Bragg, CA 95437 APN: 018-440-58-00

Project Location - City: Fort Bragg

Project Location - County: Mendocino

### Description of Nature, Purpose and Beneficiaries of Project:

Coastal Development Permit, Use Permit, Design Review and Sign Permit to construct a new three-story multi-family rental project. Seven buildings are proposed with a total of eighty-seven units. The proposed project would include six studios, 36 one-bedroom, and 45 two-bedroom units. Amenities include an outdoor playground and two outdoor courtyards. The project includes a 107-space parking lot, extensive landscaping, site infrastructure, and improvements to Harbor Ave and Frontage Road. The applicant has requested three inclusionary housing incentives and a density bonus. Fifteen Percent of the rental units would be affordable to very low-income families.

Name of Public Agency Approving Project: City of Fort Bragg

Name of Person or Agency Carrying Out Project: Akashdeep "Kosh" Grewal

### Exempt Status: (check one):

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: \_\_\_\_\_

Statutory Exemptions. State code number: Statutorily exempt 15332 Class 32 In-Fill Development Projects and 15192 - Infill Housing Development. \_\_\_\_\_

Reasons why project is exempt:

**Statutorily exempt from CEQA pursuant to section**

**15332 Class 32 In-Fill Development Projects and 15192 - Infill Housing Development.**

Lead Agency

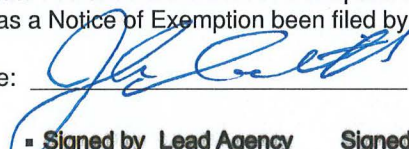
Contact Person: John Smith

Area Code/Telephone/Extension: 707-961-2823

### If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 3/25/2025 Title: Acting Community Development Director

Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

