



**AGENCY:** City Council  
**MEETING DATE:** August 09, 2021  
**DEPARTMENT:** Community Development  
**PRESENTED BY:** Chantell O'Neal  
**EMAIL ADDRESS:** [conear@fortbragg.com](mailto:conear@fortbragg.com)

## AGENDA ITEM SUMMARY

**TITLE:**  
**Receive Report, Conduct Public Hearing, and Provide Direction Regarding Request to Connect Out-of-City Property Located at 19981 Minnesota Avenue to City Water System**

**ISSUE:**  
 The Property owners at 213 Minnesota Avenue (19981 Minnesota Avenue), which is located outside the City Limits in the coastal zone, are requesting to connect to the City’s water system. Fort Bragg Municipal Code Section 14.04.180 provides “Outside City water shall be considered on an individual basis on application to City Council” (Ordinance 416 § 18, passed 1973). The property owner has also requested sewer services. The property is inside the Municipal Improvement District, so this connection will be facilitated by staff separately from this request.

**ANALYSIS:**  
 On April 26, 2021, City Council considered and approved a water connection for the property located at 19970 Jacobson Lane (203 Minnesota Ave). The property recently considered by Council is a neighboring property to the one being considered. As shown in the image below, the property is just beyond the City limits and most of the neighboring properties also located outside the City limits, are also already served by water. The property currently relies on a well and septic, but with the current drought, the well reliability is the primary driver for this request.



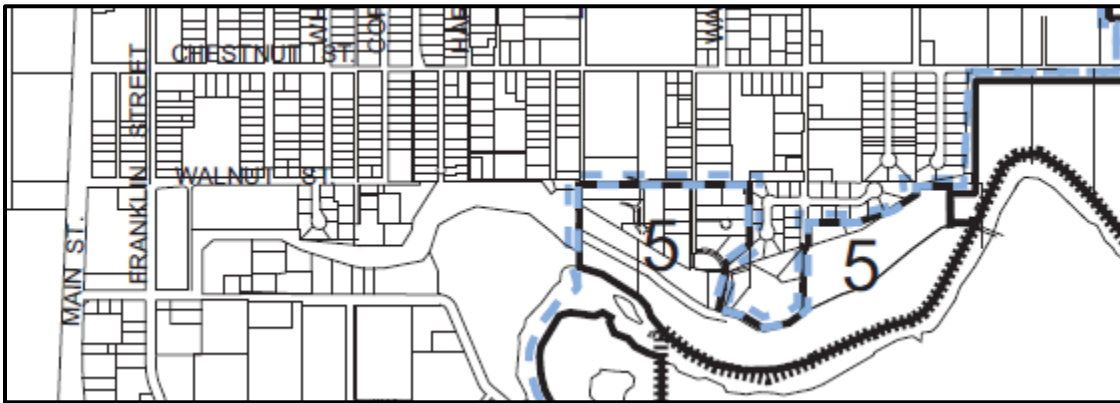
Historic Council Policy:

Until the April 26, 2021 decision, the City of Fort Bragg’s policy has been to disallow new water service connections to parcels outside the City limits, dating as far back as 2000.

The reasoning for the ongoing policy is based on continued studies and monitoring of City water supplies and the conclusion that:

- The City does not have “surplus” water to serve additional properties outside the City limits
- The City has a primary obligation to provide water service to its own citizens before serving others
- The City has planned development areas within City limits that might be limited if water is used for services outside the City

The Coastal General Plan does not address the policy of providing water services to parcels outside the City Limits. It states that out-of-area service agreements may be approved for new connections to the sanitary sewer system (Coastal General Plan Policy LU 2.2) for development proposals that comply with the policy of the Municipal Improvement District. The Policy is silent on potable water service connections. Through review of the General Plan, Annexation of the entire Zone 5, would be another way to facilitate the allowance of this property, and all others located in that zone to connect to City services.



Annexation is a complex process, which is expensive for both the applicant and the City and likely the reason it does not take place very often. An annexation requires an application submitted to the Local Agency Formation Commission (LAFCo) who manages and approves the process. A proposed annexation must conform to the City’s Coastal General Plan (CGP).

Summary:

The City of Fort Bragg is in the midst of a housing crisis and a drought that affects the entire state of California. In the Regional Housing Needs Assessment (RHNA) developed by the Mendocino Council of Governments, the City’s share of the regional housing need is 137 units. The City will have to provide water to these residences. An additional priority of the

Council is developing the former Georgia Pacific Mill Site, which will also require additional water.

In drought years, local residents have been required to conserve water and local businesses have had to go to such extreme steps as having to use paper plates and disposable utensils to conserve water. Adding new water users to the City's water system at this time could exacerbate conditions with existing residents and businesses.

Annexation is an option for the property in question, only if the majority of the zone were to agree. However, it is a long and complicated process, and may face challenges if the City does not have sufficient water resources to serve the zone. Per the determination summarized in the minutes of the April 26, 2021, and consistent with Municipal Code 14.04.180, City staff is seeking authorization for this out-of-City water connection prior to proceeding with the connection.

**ALTERNATIVE ACTION(S):**

1. Direct staff to conduct a feasibility study for providing water service to out-of-area parcel(s).
2. Direct staff to conduct a survey of Zone 5 to determine if the current property owners in the district would like to pursue annexation.

**FISCAL IMPACT:**

The typical fee for adding a new water service ranges from \$6,500 to \$7,000. However, in this particular case, the size of the pipe beyond the City's fire hydrant is undersized. The previously authorized water connection for the neighboring property has already paid their portion of the costs to upsize the line to provide for the needed upgrades, and this property's portion would cover the additional costs incurred by the City for those upgrades. The estimated "fair share" cost to the property owner to install this water connection is approximately \$13,000, which includes the connection and capacity fees similar to the neighbors.

The property owner indicated that they have been having water hauled in every 10-14 days to fill their on-site tank at costs as high as \$350/delivery.

**GREENHOUSE GAS EMISSIONS IMPACT:**

Switching to municipal water could have a minor reduction of greenhouse gas emissions, from reduced water truck trips.

**CONSISTENCY:**

See above analysis.

**IMPLEMENTATION/TIMEFRAMES:**

The property indicated they wished to have access to municipal water as soon as approved. The installation of the upsized line to serve the other Minnesota Ave property is scheduled for this month, so if approved both parcels would likely be connected at the same time.

**ATTACHMENTS:**

1. Request for Extension of Water Service
2. Appeal by Applicant to Connect
3. Hearing Notice

**NOTIFICATION:**

1. Stefanie Forrester