



**CITY OF FORT BRAGG**

416 N. FRANKLIN, FORT BRAGG, CA 95437  
PHONE 707/961-2823 FAX 707/961-2802

---

---

**DATE:** January 18, 2024  
**TO:** Carlos and Heather Franco  
**FROM:** Diane O'Connor, Assistant City Engineer  
**SUBJECT:** PW Comments for **Minor Subdivision at 145 S Dana (DIV 1-23)**

---

**1. Water/Sewer:**

- a. Applicant is responsible for determining connection sizes and assuring that the proposed service sizes are adequate.
- b. The depth of the sewer line in Dana is 6-7' deep, which should be adequate to serve the subdivision. If adequate fall is not achievable, then pumping will be required.
- c. Sewer cleanouts are required.
- d. Based on the Tentative Map, it is assumed that the existing water and sewer connections on Oak Street that serve the existing residence will be repurposed for proposed Parcel 1, and new connections will be constructed in Dana Street for the existing residence on proposed Parcel 2.
- e. Backflow devices will be required on all water service connections. Contact Heath Daniels at (707) 813-8031 for specific backflow information.
- f. All materials, workmanship, and construction of the utilities shall conform to the City of Fort Bragg Standard Specifications or an approved alternate.

**2. Estimated Public Works Fees (fees are based on the 2023/2024 Fee Schedule):**

**a. Estimated Capacity Fees:**

- i. **Water-** water impact fee for 2 units is estimated to be **\$6,560**
- ii. **Sewer-** sewer impact fee for 2 units is estimated to be **\$5,832**

**1. Total Estimated Capacity Fee is \$12,392**

**b. Estimated Connection Fees:**

- i. **Sewer and water for 2 connections** - City assumes sewer is 6-8' deep and a 1" water service is desired – fees will increase if a larger connection is desired or the sewer is deeper than 8'.
- ii. **Water connection fee for a 1" service is estimated at \$3,165 and a 4" sewer connection at 6' deep is estimated at \$2,714, for an**

estimated total including inspection fees of **\$12,218** for the 2 new units.

- c. **Estimated Drainage Fee** - Calculated based on additional area of impervious surface at a rate of \$0.662 per SF. The individual parcels will be subject to a drainage fee at the time of building permit application.

**3. Circulation, Access, & Frontage:**

- a. Curb, gutter and sidewalk already exist along the frontage of the parcels so no new frontage improvement will be required.
- b. New driveway cuts shall be constructed per City Standard.
- c. Proposed driveways shall be located as far from the existing joint poles as feasible.
- d. Applicant to dedicate to the City the triangle of land at the intersection of Oak and Dana as shown on the Tentative Map to accommodate the public improvements that are present.

- 4. Encroachment Permit** - will be required for any activity occurring in the public right of way. (Includes the placement of a dumpster, ladders used for painting, construction vehicles not parked in conformance with parking codes, and for installation of the new driveway cuts. **Please submit the relevant encroachment permit application 2 weeks prior to anticipated construction date(s) to allow adequate time for processing.**

- 5. Storm Water Runoff Pollution Control and drainage** - All proposed development associated with this project shall be complaint with the Fort Bragg Municipal Code (FBMC) section 18.64 Urban Runoff Pollution Control, and Section 12.14 Drainage Facility Improvements.

- a. This subdivision is subject to Municipal Code Section 12.14.02, requiring a site design that can accommodate 100 year-frequency storm events.
- b. Site Assessment Required. The applicant shall evaluate the site conditions, such as soils, vegetation, and flow paths and submit stormwater calculations to the City Engineering Department assuming full build out of the subdivision. Refer to Mendocino County Low Impact Development (LID) Design Standards Manual v2.1 for guidance. It can be reviewed online at: <https://www.mendocinocounty.org/home/showdocument?id=27635>.
- c. Storm water runoff shall be minimized by incorporation of LID strategies and site design measures that minimize impermeable areas, maximize permeable areas and minimize runoff.
  - i. The subdivider shall implement site design measures to reduce runoff to the amount technically feasible. The Site Assessment, layout and design measures should be shown on a drainage site plan.
  - ii. The drainage site plan should divide each developed portion of the project site into discrete Drainage Management Areas (DMA's).
  - iii. Any remaining runoff from DMA's shall be expected shall be collected at treatment control BMP's (vegetated swales, permeable pavements, rain gardens, or other bio retention facilities).

- iv. *iv. Treatment Control BMPs shall be sized and designed to retain and infiltrate runoff produced by all storms up to and including the 85<sup>th</sup> percentile (0.83" in 24-hours).*
      - v. *v. Treatment control BMPs require O&M plan; a maintenance and operation plan shall be submitted for the upkeep of this facility. The plan shall include provision(s) demonstrating adequate on-going operations and maintenance.*
    - d. All proposed drainage features shall be reflected on a final utility, grading and storm drainage plan, which reflects all proposed easements and site improvements.
- 6. **Grading** – Applicant to submit a grading plan demonstrating project compliance with Municipal Code Sections 18.60, Grading Permit Requirements and Procedures and 18.62, Grading, Erosion, and Sediment Control Standards. A grading permit will be required.
- 7. **Comments on the Tentative Map:**
  - a. Please change DIV 1-20 to DIV 1-23 (remnant of Halsey Way subdivision).

Call [Assistant City Engineer Diane O'Connor](#) if you have any questions or to schedule inspections: [707-961-2823 x 134](#)