



CITY OF FORT BRAGG

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DATE: March 24, 2025
TO: Shannon Underhill and Linda Jo Stern
FROM: Alfredo Huerta, Assistant City Engineer
SUBJECT: PW Comments for **Minor Subdivision at 104 Dana (DIV 1-24)**

1. Water/Sewer:

- a. Applicant is responsible for determining appropriate connection sizes and assuring that the proposed service sizes are adequate.
- b. The depth of the sewer line in Dana 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 sewer lateral (if present) will serve Parcel 1. If the existing lateral is not located or found to be in poor shape, a new sewer connection will be installed for Parcel 1. A new sewer connection will be installed for Parcel 2 and new water connections will be installed for both Parcel 1 and Parcel 2.
- e. Backflow devices will be required on all water service connections associated with fire sprinklers. 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 single family residential (SFR) units is estimated to be **\$6,339**
- ii. **Sewer-** sewer impact fee for 2 SFR units is estimated to be **\$5,281**
 1. **Total Estimated Capacity Fee is \$11,620**

b. Estimated Connection Fees:

- i. **Sewer and water for 2 connections** - City assumes sewer is 4-6' deep and a 1" water service is desired – fees will increase if a larger water connection is desired or the sewer is deeper than 6'.

- 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 of **\$12,078** for 2 new SFR units.
- c. **Estimated Drainage Fee** - Calculated based on proposed area of impervious surface at a rate of \$0.7446 per SF. The individual parcels will be subject to drainage fees at the time of building permit application.
- d. **Estimated Police Facilities Fees** - Calculated based on development project area at a rate of \$324.99 per 1,000 SF. The individual parcels will be subject to a Police Facilities fee at the time of building permit application.
- e. **Estimated Fire Facilities Fee** - Calculated based on development project area at a rate of \$202.18 per 1,000 SF. The individual parcels will be subject to a Fire Facilities fee at the time of building permit application.

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

- a. Frontage improvements for both parcels including Curb, gutter, sidewalk, and street pave out will be required along Dana Street at the time of development. Please submit frontage improvement plans for approval with building permit submittal.
- b. New driveway cuts shall be constructed per City Standards.
- c. Proposed driveway for Parcel 2 shall be placed a minimum of 100' from the northern edge of the Oak Street travel lane as noted in the Pryor Subdivision conditions.
- d. If the owners of Parcel 1 and Parcel 2 decided to construct a joint driveway, an easement and maintenance agreement must be recorded prior to final of any building permit on either of the parcels.

4. **Grading/Soils Report:**

- a. As recommended by the county building official, a soils report from a licensed engineer is required to verify soil is adequate to support structure(s).
- b. Submittal of such report will be required prior to approval of parcel map.

5. **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 frontage improvements. **Please submit the relevant encroachment permit application 2 weeks prior to anticipated construction date(s) to allow adequate time for processing.**

6. **Storm Water Runoff Pollution Control and drainage** - All proposed development associated with this project shall be compliant 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 that slow, spread, and sink runoff so as to recharge groundwater and minimize runoff.
- d. Low Impact development strategies will be required and sized based on the area of impervious surface at the time of building permit submittal. Please submit LID design with building permits for construction.
 - i. The subdivider shall implement site design measures to reduce runoff as outlined in the Pryor Subdivision documents. 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. *Treatment Control BMPs shall be sized and designed to retain and infiltrate runoff produced by all storms up to and including the 85th percentile (0.83" in 24-hours).*
 - 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.*
- e. All proposed drainage features shall be reflected on a final utility, grading and storm drainage plan, which reflects all proposed easements and site improvements.

Call [Assistant City Engineer Alfredo Huerta](#) if you have any questions or to schedule inspections: 707-961-2823 x 138 or ahuerta@fortbragg.com.