

### 3. PUBLIC FACILITIES ELEMENT

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#### A. Purpose

This Element is intended to identify essential public facilities, buildings, and services and to describe policies and programs that will ensure that the existing and future population of Fort Bragg is provided the best feasible level of public services and infrastructure. Although not required as a separate Coastal General Plan element, this element compiles the public facilities planning requirements of the circulation, conservation, and open space elements in Government Code Section 65302.

#### B. Water Supply and Distribution

The City's water system is comprised of three surface water sources including the new Summers Lane Reservoir constructed in 2015; three raw water transmission mains; two raw water storage ponds located at the WTP; the WTP that was originally constructed in the 1950's and upgraded in the 1980's and has a capacity of 2.2 million gallons per day (MGD); two 1.5 million gallon (MG) steel storage tanks and one 300,000 gallon storage tank; over 30 miles of distribution lines that deliver water throughout Fort Bragg; and one booster pump station for the East Fort Bragg pressure zone (LAFCo, 2008). Additionally the City has funding for and will add an additional 1.5 million gallon finished water storage tank in Fiscal Year 2017-18.

The City's water supply system draws raw water primarily from the Noyo River with the limitation that pumping does not exceed 3.0 cubic feet per second (cfs). The Noyo River direct diversion flows by gravity into a 5,000 gallon wet well and is then pumped via pipeline to the WTP from a pump station on the river bank. The Newman Reservoir is an on-stream reservoir located on a 54-acre parcel owned by the City of Fort Bragg and impounds water from the Newman Gulch. The Summers Lane Reservoir is a new reservoir with a capacity of 45 acre-feet (AF) located on this same property. The Summers Lane Reservoir is an off-stream storage facility that holds water from Waterfall Gulch. Approximately 20% of the City's water supply during the summer months is drawn from the Newman and Summers Lane Reservoirs and approximately 25% throughout the year is from the Waterfall Gulch diversion, all of which are gravity fed through a single ten-inch pipeline to the raw water storage ponds at the WTP.

The table below shows the City's approved water appropriations by water source.

Table 3.1 City of Fort Bragg Water Appropriations			
Water Supply Source	Permit or License ID	Water Appropriations	Estimated Reliable Pumping Capacity
1. Noyo River	P11383	1,500 AF (488.777 MG)	3.0 cfs
2. Newman Gulch	S009340	300 AF (97.755 MG)	0.5 cfs

3. Waterfall Gulch	012171	475 AF (154.779 MG)	0.668 cfs
<b>Total</b>	n/a	2,275 AF (741.312 MG)	4.168 cfs

Source: (Fort Bragg, March 2017)

The City's operational treated water storage requirement is 3.3 MG. The table below shows the water storage capacity for each of the City's water storage facilities.

<b>Table 3.2 City of Fort Bragg Water Storage</b>	
<b>Storage Facility</b>	<b>Storage Capacity</b>
Summers Lane Reservoir	14.6 MG
Newman Reservoir	0.3 MG
Water Fall Reservoir	0.005 MG
Raw Water Ponds	3.0 MG
Clearwell	0.025 MG
<b>Total</b>	<b>17.93 MG</b>

Source: (Fort Bragg, March 2017)

During Fiscal Year 2016-2017, the City completed the Summers Lane Reservoir Project providing an additional 15 million gallons (MG) of raw water storage to help ensure a reliable water supply during the late summer months when flows are low at the City's three water sources (Fort Bragg, May 2017). In addition, this new raw water storage will ensure adequate water supply during severe drought years and will help to meet the needs of future development for the City.



Figure 1: Summers Lane Reservoir

The table below shows the total historic water demand by source over the last 10 years, which includes the range of wet to critically dry water year types.

<b>Table 3.3 City of Fort Bragg Historic Annual Water Demand (MG)</b>										
<b>Source</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
1. Noyo	326.226	188.72	210.512	217.97	180.881	171.931	128.275	142.584	145.049	137.652
2. Newman	31.081	74.019	49.525	53.362	49.278	56.086	74.544	56.053	58.314	50.21
3. Waterfall	39.665	68.633	46.514	37.093	60.772	76.109	71.889	51.32	56.239	59.58
<b>Total</b>	<b>396.972</b>	<b>331.372</b>	<b>306.551</b>	<b>308.425</b>	<b>290.931</b>	<b>304.126</b>	<b>274.708</b>	<b>249.957</b>	<b>259.602</b>	<b>247.44</b>

Source: (Fort Bragg, March 2017)

On a daily basis the City currently produces about 50 gallons/resident and 78 gallons/1,000 square-foot (SF) of commercial/industrial space of treated water. Additionally, since the completion of the Summers Lane Reservoir with approximately 45 AF of water storage capacity, the City can accommodate approximately a 30% growth in water demand, which is more than adequate to serve the water needs of new development in Fort Bragg, including that for the rezone for the Mill Site. However, the City's ability to serve future growth and development (on and off the Mill Site) may be impacted in the future by regulatory changes by State or federal agencies and/or the impact of Climate Change on rain events, temperature and sea level rise, all of which have the potential to impact water availability.

All new development is required to pay its fair share of the water system infrastructure and future capital improvements through the Water Capacity Charge.

## C. Sewer System

Sewage treatment and disposal are provided by the Fort Bragg Municipal Improvement District No. 1. The District is larger than the City; it includes much of the proposed Sphere of Influence. The District accepts septage from residences and businesses outside the City boundaries but within the District boundaries.

The MID wastewater system is comprised of over 25 miles of gravity-fed pipelines and pressure force mains, six sewage lift stations, the WWTP, and an ocean outfall pipeline that extends 690 feet into the Pacific Ocean. The WWTP was completed in 1971 and substantially upgraded in 2018/19. It has a secondary treatment level capacity of 1.0 million gallons per day (MGD) for average dry weather flow (ADWF) and 2.2 MGD for average wet weather flow (AWWF).

The recent WWTF upgrade converted the facility to current technology and energy standards, while maintaining the current permitted average dry weather flow capacity of 1.0 MGD, and achieve wastewater treatment objectives for discharge. The major project elements included replacement of the trickling filters with an activated sludge system, construction of a dewatering building, new sludge holding area, splitter box, and pump station to allow for peak flow pumping capacity, installation of a biological treatment facility, repurposing of the existing primary and secondary clarifiers to emergency/surge storage basins, and abandoning storm drain outfalls as stormwater.

As noted in Table 3.4 below, from 2013 through 2016, the District's average daily flow (ADF) volume was 0.701 MGD, which is well within the design capacity of the WWTP. The variance in flow from year to year is primarily due to increased peak volumes during wet winters as inflow of stormwater increases the sewer flow rate. The average peak flow volume (MDF) for the three year period was 2.651 MGD, which is within the design capacity of the WWTP upgrade.

The following table provides wastewater flow data for the City between 2013 and 2016.

<b>Table 3.4 City of Fort Bragg Wastewater Flow Data 2013-2016</b>						
<b>Parameter</b>	<b>Unit</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>Average</b>
ADF	MGD	0.649	0.716	0.595	0.842	0.701
ADWF	MGD	0.610	0.624	0.490	0.502	0.557
AWWF	MDG	0.669	0.762	0.648	1.010	0.772
MDF	MDG	1.247	2.565	2.717	4.075	2.651
MMF	MG	27.13	41.45	30.07	51.34	37.50

The reuse of the Mill Site is projected to increase the Fort Bragg population and job force and over the next 30 years increase the population by **X XXX people** and increase wastewater flows to the plant by about **XXX,000** gallons per day ADWF. The WWTF has a rated capacity of 1,000,000 gallons per day ADWF which is sufficient to meet the demand.

## **D. Storm Drain System**

The City's "Drainage Facility Improvements and Drainage Fees" chapter (Chapter 12.14) of the City's Municipal Code allows the City to review new development proposals and condition those proposals to ensure that adequate on-site and off-site drainage is included in the development.

The priority storm drain improvements in the 2004 Master Plan have been implemented, although there are additional problems identified in that report that still need to be addressed. In addition, much of the area north of Pudding Creek, and south of the Noyo River generally do not have improved drainage systems in place. Drainage in these areas is generally provided by natural channels. New development will be required to pay for improvements necessary to ensure adequate capacity within the storm drain system.

## **E. Schools**

Education in the area is provided by the Fort Bragg Unified School District. Within the Fort Bragg Planning Area, the District operates two elementary schools (Dana Gray Elementary School and Redwood Elementary School), one middle school (Fort Bragg Middle School), one high school (Fort


Bragg High School), one continuation high school (Noyo High School), and one adult school (Coastal Adult School). The student capacity of the District's schools is 2,460 students.

**TABLE PF-1**  
**ENROLLMENT AT FORT BRAGG UNIFIED SCHOOL DISTRICT FACILITIES**

<b>Type of School</b>	<b>1992</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2014</b>
Elementary Schools	1,206	1,080	906			
Middle School	576	578	509			
High School	770	750	721			
<b>TOTAL</b>	<b>2,552</b>	<b>2,408</b>	<b>2,136</b>			

Over the past twenty years school enrollment has fallen even as new residential units have been constructed in Fort Bragg. This reflects a change in the demographic composition of Fort Bragg. Fort Bragg has shifted from a working class industrial town to a retiree and tourist serving town over the past twenty years. Development over the next 20 years, including development on the Mill Site could generate an estimated 700 additional students. Given past declining enrollment, the District will have capacity for these students within existing school buildings. If development exceeds projections, the District could add additional portables and/or construct new permanent classrooms on existing campuses. In addition, there is no guarantee that District enrollment would actually increase by 700 students. Given recent declines in enrollment, it is possible that the student enrollment from existing residences in the District would continue to decline so that the student population in 2050 may be less than projected. The District currently receives developer mitigation fees for new construction. These fees are used to purchase and/or lease additional portable classrooms as needed and to repair or renovate existing schools.

## **G. Goals, Policies, and Programs**

The following policies demarcated with the Fort Bragg City seal:  are not part of the certified LCP and do not govern the review and approval of coastal development permits: Policy PF-1.5 through Program PF-1.5.2; Policy PF-2.1 through Program PF-2.1.2; Policy PF-2.7; Policy PF-2.8; and Policy PF-2.9 through Program PF-2.9.1.

### **Goal PF-1 Ensure that new development is served by adequate public services and infrastructure.**

Policy PF-1.1: All new development proposals shall be reviewed and conditioned to ensure that adequate public services and infrastructure can be provided to the development without substantially reducing the services provided to existing residents and businesses.

Program PF-1.1.1: New development shall be responsible for any improvements or extensions of infrastructure or the service capacity necessary to serve the development.

Policy PF-1.2: Ensure Adequate Services and Infrastructure for New Development. No permit for development shall be approved unless it can be demonstrated that such development will be served

upon completion with adequate services, including but not limited to potable water; wastewater collection, treatment and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal; as applicable to the proposed development.

- a. Demonstration of adequate water and sewer facilities shall include evidence that adequate capacity will be available within the system to serve the development and all other known and foreseeable development the system is committed to serving, and that the municipal system will provide such service for the development;
- b. Demonstration of adequate road facilities shall include information demonstrating that (i) access roads connecting to a public street can be developed in locations and in a manner consistent with LCP policies; and (ii) that the traffic generated by the proposed development, and all other known and foreseeable development, will not cause Levels of Service (LOS) of roads, streets, and intersections within the City to reduce below LOS standards contained in Policy C-1.1 of the Circulation Element of the Coastal General Plan.

Policy PF-1.3: Ensure Adequate Service Capacity for Priority Uses.

- a. New development that increases demand for new services by more than one equivalent dwelling unit (EDU) shall only be permitted in the Coastal Zone if,
  - Adequate services do or will exist to serve the proposed development upon completion of the proposed development, and
  - Adequate services capacity would be retained to accommodate existing, authorized, and probable priority uses upon completion. Such priority uses include, but are not limited to, coastal dependent industrial (including commercial fishing facilities), visitor serving, and recreational uses in commercial, industrial, parks and recreation, and public facilities districts. Probable priority uses are those that do not require an LCP amendment or zoning variance in the Coastal Zone.
- b. Prior to approval of a coastal development permit, the Planning Commission or City Council shall make the finding that these criteria have been met. Such findings shall be based on evidence that adequate service capacity remains to accommodate the existing, authorized, and probable priority uses identified above.

Policy PF-1.4: New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.



Policy PF-1.5 Ensure Adequate Services and Infrastructure for Annexations: Review annexation requests to ensure that the area can be served with adequate potable water; wastewater

collection, treatment, and disposal; storm drainage; fire and emergency medical response; police protection; transportation; schools; and solid waste collection and disposal.

Program PF-1.5.1: Areas to be annexed must be able to be served by existing City services or by services provided by other districts or agencies, or by environmentally and economically feasible extensions of these services. Any improvements or extensions required to serve the annexation area shall be paid for by property owners of the annexation area. The City will support annexations only upon a finding that infrastructure is available or that a specific development plan for extending or upgrading the infrastructure has been adopted by the City or other appropriate public service provider.

Program PF-1.5.2: Require that property owners requesting annexation for vacant parcels of land which do not propose any development and connections to City services enter into a recorded agreement with the City stating all annexation fees applicable for the density of the proposed development shall be paid in full prior to approval of any land use or building permits for the subject property.

**Goal PF-2      Assure that the City's infrastructure is funded, constructed and maintained in partnership with Development Projects.**



Policy PF-2.1      Development Pays Its Share: Require that new development pay its share of capital improvements and the cost of public services to maintain adequate levels of service.

Program PF-2.1.1: Maintain development impact and mitigation fees at a level adequate to finance a development's proportional share of infrastructure costs. Periodically review the City's fee structure to ensure that it accurately reflects the actual cost of providing services and to ensure that new development pays its fair share of infrastructure and capital improvement costs.

Program PF-2.1.2: Consider requiring property owners seeking annexation approval to enter into a pre-annexation agreement stating that they will not oppose assessment districts, including lighting and street maintenance districts and/or community facilities districts.

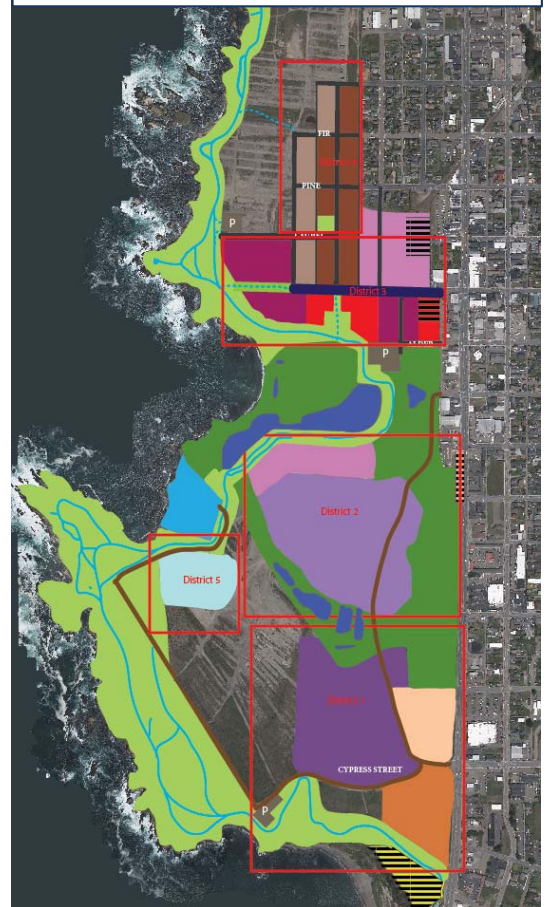
**Goal PF-3      Assure that Mill Site infrastructure is effectively and efficiently phased, funded, constructed and maintained by developers and property owners.**

Policy PF 3-1. Development & Dedication of Mill Site Infrastructure. Mill Site infrastructure, including streets, sidewalks, street lighting, street furniture and landscaping, sewer, stormwater and water main lines, and other utilities, shall be financed, designed, constructed by the property owner/developer and **built to City Standards and with approval of the Public Works Director**. All Mill Site infrastructure, including streets, sidewalks, street lighting, street furniture and landscaping, sewer, stormwater and water main lines, and other utilities shall be offered for dedication, without charge, to the City of Fort Bragg.



Policy PF 3.2. Utility Master Plan Required. A Utility Master Plan shall be prepared by the first project applicant located in one or more of the sub-districts identified in Figure 3.2, as part of the project application for a project with building(s) of more than 15,000 sf. The Utility Master Plan shall identify the layout, and appropriately sized infrastructure and costs for all backbone circulation and utility improvements for the subject district to meet the “realistic buildout scenario” defined in the Mill Site Buildout Analysis. The Utility Master Plan shall apportion infrastructure development into phases that can be reasonably implemented and connected to the City system and provide functioning service for development. The Utility Master plan shall identify the layout, infrastructure and costs (capital, operations & maintenance) for all on and off site street, sidewalk and stormwater improvements, on and off-site potable water improvements, and on and off site wastewater improvements for the subject district(s). The Utility Master Plan shall also include Hydraulic water flow modeling for fire-fighting pressures both on and off the Mill Site as required by the Director of Public Works. The Utility Master Plan shall be amended and expanded to address additional districts through the process described above and as part of the permit review process for other districts of the Mill Site.

Figure 3.2: Master Utility Plan Districts



**Program PF-3.2.1** Refine the Infrastructure Program (Utility Master Plan) as more detailed cost information becomes available and individual development applications are made, with the objective of increasing certainty and reducing cost contingencies.

**Program PF-3.2.2** Value Engineering. Seek “value engineering” solutions to each of the infrastructure improvements as subsequent design and engineering specification occurs.

**Program PF-3.2.3** Allocate Infrastructure Program improvements by line item to blocks showing all items necessary for the block to be developed, including costs that will benefit other (subsequently developed) blocks.

**Program PF-3.2.4:** Refine infrastructure requirements for each Development Application.

Policy PF 3.3. Refinement of Utility Master Plan. The Utility Master Plan shall be updated as required by the City as part of any development proposal review and as the City’s facility master plans are updated.



Policy PF 3.4. Funding Mill Site Infrastructure Improvements. The full cost of all public infrastructure and facilities shall be paid proportionally by developers according to development entitlements received at the time of project approval, except where oversized public infrastructure must be installed to serve a larger area due to engineering requirements or to facilitate effective infrastructure development, in which case the developer that installs the oversized infrastructure shall be eligible to receive reimbursement, from future development projects, through a reimbursement agreement for that portion of the infrastructure that benefits other properties.

Program 3.4.1. Mill Site Development Agreement. The City may enter into one or more development agreements, per the Subdivision Map Act, with property owners/developers in order to: 1) ensure that adequate infrastructure capacity and public facilities are constructed to serve the area covered by the Development Agreement; 2) ensure that a project produces adequate revenues to offset any additional City costs associated with serving the Specific Plan development; and 3) provide the property owner and/or developer with vested rights to construct the proposed project consistent with the project entitlements. A development agreement is a voluntary agreement between the City and a Property Owner or Developer to provide regulatory certainty to project applicants in exchange for providing the City with specified improvements, facilities, funding, and services.

Program IF 3.4.2. Reimbursement Agreements. Reimbursement Agreements may be utilized by the City as an alternative means to land secured financing districts (see Policy PF 3.5) for financing improvements in instances where infrastructure is funded by a property owner or developer advancing the full costs of public improvements that benefit parcels or areas of land that have not contributed toward the costs of public improvement. Reimbursement Agreements may be used to allow a property owner or developer to recoup costs associated with providing infrastructure to a particular project that also provides direct benefit to other properties (e.g., a new roadway).

Policy PF 3.5. Land Secured Financing District (Community Facilities District (CFD)). Property Owner's shall participate in a land secured financing district to fund infrastructure facilities and services required by development on the Mill Site.

Program 3.5.1 A CFD will be created to fund infrastructure construction, park improvements, emergency response services, and operations and maintenance of infrastructure and parks, and any additional infrastructure or programs specifically set forth in a Development Agreement.

Program 3.5.2 Mill Site CFD financing may be used to reimburse private investment as a part of the development process. CFD funding may be used for funding infrastructure items that can be deferred until such time as development of the Mill Site has substantially progressed, such as intersection signalization.

Program 3.5.3 The CFD special tax will be limited by the overall state limited property-related tax limit. The City may require that special taxes in combination with the one percent base property tax and any overrides fall within a two percent property tax maximum. Under the

City's policy any benefit assessments such as Homeowner's association dues are excluded from this calculation.

Program 3.5.4 The City will determine which land secured financing district is preferred for the specific type of infrastructure, including but not limited to:

1. The Mello-Roos Community Facilities District. This Act of 1982 enables the City to establish a Community Facilities District for portions of the City and to levy special taxes to fund a wide variety of municipal facilities and services.
2. Benefit Assessment Districts. The City may require the establishment of a Benefit Assessment District, per the Benefit Assessment Act of 1982, to finance services such as maintenance and operation of stormwater management systems and street lighting.
3. Landscape and Lighting Districts. Landscape and lighting districts, formed pursuant to California Streets and Highways Code Section 22500 et seq., may be required to fund landscape, lighting, and other capital improvements within public areas.
4. 1911 Bond Act District may be formed to fund a wide array of improvements including: transportation systems, street paving and grading; sidewalks; parks; sanitary sewers; drainage systems; street lighting; fire protection systems; flood protection; geologic hazard abatement or prevention; water supply systems; gas supply systems; ornamental vegetation; and other "necessary improvements" to the local agency's streets, property, and easements. The 1911 Act may also be used to create a maintenance district to fund the maintenance and operation of sewer facilities and lighting systems.
5. 1915 Bond Act District. 1915 Act bonds are for public financing usually for improvements, such as streets, curbs, gutters and underground sewer and water infrastructure that generally enhance land value and give land utility.

Policy PF 3.6. Development Impact Fees. Applicants shall pay applicable Development Impact Fees as established by the City. The fee amounts payable shall be the amount of the fees in effect at the time the payment is due unless otherwise determined in a Development Agreement.

Policy PF 3.7 Mill Site Master Tentative Map Conditions Relating to Infrastructure. When a Tentative Map or Master Tentative Map is filed with the City, all lots shall carry specific infrastructure funding obligations including funding any Backbone Infrastructure needed to support development of each lot and subsequent subdivisions of the lot. A development project may be required to construct "oversize" infrastructure in order to provide the necessary infrastructure for the project and any extensions necessary for future development, and those costs may exceed its proportional share of Backbone Infrastructure costs. . The approach shall: 1) provide for flexibility in how and where development occurs; 2) assure that the infrastructure needed to serve future development is built in a timely manner and 3) allow for the deferral of the financing and construction of some area-serving facilities until land secured funding capacity becomes available.

Policy PF 3.8. Mill Site CFD and Provision of Professional Fire Services. A professional paid firefighting force shall be funded, in part, through the Mill Site Community Facilities District that

includes the entire Mill Site, at the time that a volunteer firefighting force is no longer sufficient or feasible.

Policy PF 3.9. Development Phasing for Backbone Infrastructure. To ensure that the Mill Site is developed logically with effective infrastructure connections, development is preferred along the backbone infrastructure (as identified in the phasing study) within the Mill Site, prior to development occurring along peripheral streets. Each large developed area shall have a minimum of two roads (or 10' wide development and landscaping clear easements) for fire safety and to loop water lines, as required by the Public Works Director.

Policy PF 3.10. Backbone Infrastructure as Condition of Approval. Necessary backbone infrastructure and facilities for each lot or development area as defined in the Utility Master Plan, shall be installed as a condition of approval for private sector development projects within the Mill Site. As a condition of approval for any development project on the Mill Site the project shall pay its fair share of backbone infrastructure costs.

**Goal PF-4      Assure that the City's Water infrastructure is maintained and expanded to meet the needs of the City's residents.**

Policy PF-4.1: Potable Water Capacity: Continue to develop water supply, storage, and distribution facilities. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of water facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement water system improvements or changes in service areas that are designed to ensure adequate service capacity to accommodate existing, authorized, and projected probable future coastal dependent priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.

Program PF-4.1.1: Maintain and update a Water System Master Plan and identify capital improvements required to meet anticipated demand.

Program PF-4.1.2: Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.

Program PF-4.1.3: Evaluate, and periodically adjust as appropriate, water capital improvement installation and user fees to reflect the actual cost of providing water service and increasing capacity.

Program PF-4.1.4: Pursue all available sources of revenue to fund the maintenance and expansion of the City's water system.

Program PF-4.1.5: Continue to encourage water conservation techniques and water conserving fixtures in all new development projects.

Program PF-4.1.6: Develop a program to encourage and allow the safe use of graywater and rainwater capture and reuse.

Program PF-4.1.7: Obtain a permanent license for the water rights initially permitted to the City by the State Division of Water Rights in 1956.

Program PF-4.1.8: Improve the pressure in the water system lines to meet State standards.

Policy PF-4.2 Emergency Water Supply: Develop an emergency water supply for disaster preparedness.

Program 4.2.1: Provide a means for obtaining and treating water from Pudding Creek or the Noyo River for emergency disaster situations only, if allowed by the State and if deemed feasible.

Policy PF-4.3: Potable Water Quality: Maintain the safety of the water supply.

Program PF-4.3.1: Continue to maintain the water collection, treatment, and distribution system to ensure compliance with all State requirements for a public drinking water system.

Program PF-4.3.2: Provide security and protection for the watersheds and water storage and treatment facilities with monitoring, appropriate notices, physical barriers, and protective devices as well as land use policies and controls.

Program PF-4.3.3: Develop long range management and improvement programs for the watersheds. These plans should include management practices and methods of protecting the water source from degradation.

**Goal PF-5     Assure that the reuse of the Mill Site has a proportional impact on City water infrastructure and that Mill Site development is well ordered for effective and efficient water infrastructure development and connections.**

Policy PF 5.1. Mill Site Water Supply. The City of Fort Bragg will allocate water storage capacity, from the City's water storage, for development on the Mill Site. Developers shall be obligated to develop on or off-site water storage facilities if future conditions (such as regulatory charges, climate change, etc.) necessitate the development of additional water storage facilities to meet the water demand of new development.

Policy PF 5.2. Augmentation of the City's Water Supply & Storage.

Program 5.2.1. Construct on site Water Storage. Developers are encouraged to construct on-site treated water storage for high water uses, with connections to the City's water system and in flow and out flow to ensure water meets potable water standards.

Program 5.2.2. Transfer of Industrial Water Rights. Developers are encouraged to seek a transfer of Georgia-Pacific's water rights for industrial water storage and water use for future industrial water users on the Mill Site.

Policy PF 5.4. Two Points of Water Connection. All new water main lines shall be installed by developers such that there are at least two points of connection between the water main lines and existing City or Plan Area potable water piping, except as approved by the City. All water main line connectivity shall provide for full water system functionality.

Policy PF 5.5. Water Facilities Near Residential Uses. Above-grade water facilities on the Mill Site shall be located away from adjacent residential uses whenever feasible and shall be screened from residential, visitor serving and commercial uses through the use of suitable native trees or vegetation.

Policy PF 5.6. Water Conservation. Development on the Mill Site shall be designed to maximize water conservation opportunities and minimize potable water demand in compliance with California Green Building standard and the water conservation policies of the Sustainability Element of the Coastal General Plan.

Policy PF 5.7. Water Use Limitations on the Mill Site. New development shall conform to the water use limitations per State Law, in effect at the time of development, and such conformance shall be required with a Special Condition on all approved development permits.

Policy PF 5.8. Construction of Potable Water Infrastructure. Construction of potable water infrastructure shall be sequenced as described in the District Utility Master Plan. If development proceeds in a manner other than described in the District Utility Master Plan, infrastructure upgrades and construction shall meet the intent of the Utility Master Plan unless otherwise required by the Director of Public Works.

**Goal PF-6      Assure that the City's Waste Water infrastructure is maintained and expanded to meet the needs of the City's residents.**

Policy PF-6.1: Wastewater Capacity: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity. In addition to providing capacity for potential build-out under the City General Plan outside the coastal zone, any expansion of capacity of wastewater facilities shall be designed to serve no more than the maximum level of development in the coastal zone allowed by the certified LCP that is consistent with all other policies of the LCP and Coastal General Plan. The City shall identify and implement wastewater system improvements or changes in service area that are designed to ensure adequate service capacity to accommodate existing, authorized, and probable future priority uses. Such uses include, but are not limited to, industrial (including commercial fishing facilities), visitor serving, and recreational priority uses in commercial, industrial, parks and recreation, and public facilities districts.

Program PF-6.1.1: Periodically update the Wastewater System Master Plan.

Program PF-6.1.2: Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.

Program PF-6.1.3: Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow

Program PF-6.1.4: Evaluate and periodically adjust, as appropriate, wastewater capital improvement, installation, and user fees to reflect the actual cost of providing wastewater collection, treatment, and disposal service and increasing capacity.

**Goal PF-7     Assure that Mill Site development is well ordered for effective and efficient waste water infrastructure development and connections.**

Policy PF 7.1. Regional Sewer Lift Station and Force Main on the Mill Site. As part of the Utility Master Plan for District 3 and District 4 improvements, developers shall construct a regional sewer lift station and force main. Until the regional sewer lift station is constructed, developers may construct temporary lift stations and force mains that connect to the City's existing collection system, if capacity is available, prior to construction of the regional lift station. Property owners will be obligated to maintain and service all temporary lift stations and provide and operate a back-up generator for operation of temporary lift stations during power outages. The Regional sewer light station and associated force main shall be constructed to City standards and dedicated to the City of Fort Bragg upon completion.

Policy PF 7.2. Peak Wet Weather Wastewater Flows. All wastewater collection and pumping facilities shall be designed and constructed to convey peak wet weather flows without surcharging.

Policy PF 7.3. Pipe Requirements. The wastewater collection system within the Mill Site shall be constructed in accordance with City of Fort Bragg Standards and as approved by the Public Work's Director.

Policy PF 7.4 Minimum Criteria for Sewer Mains & Lift Stations. Permanent lift stations shall not be allowed where an alternative gravity route exists. Lift stations are not allowed within the street right of way. Gravity feed sewer mains on the Mill Site shall be designed in accordance with City Standards. Off-site sewer mains shall be improved by the developer, where needed, to accommodate new flow from development on the Mill Site.

Policy PF 7.5. Contributions to Citywide Wastewater Collection Improvements. The Mill Site wastewater collection system shall be designed to accommodate future wastewater generated by development on the Mill Site with a connection to the existing City wastewater collection & treatment system. The City completed a Waste Water Treatment Facility (WWTF) upgrade in 2020, which significantly improved WWTF operations. As the plant has existing capacity that can be utilized to serve future development on the Mill Site, all new Mill Site development shall be obligated to pay Capacity Fees and Development Impact Fees to fund the fair share cost of these improvements.

Policy PF-7.8 Storm Drainage: Annually review storm drain system capacity and expansion plans.

Program PF-2.6.1: Periodically update the Storm Drain Master Plan to comply with NPDES, MS4 and other regulatory requirements and to address current efficiencies in the system.

Program PF-2.6.2: Implement the storm drain recommendations contained in the Capital Improvement Plan (CIP) and update the CIP as necessary.

Program PF-2.6.3: Continue to implement, and update as needed, the Storm Drain Master Plan and the improvements itemized in the Capital Improvement Plan.

Program PF-2.6.4: Periodically adjust, as appropriate, drainage capital improvement installation fees to reflect the actual cost of providing drainage service and increasing capacity.

*See Policies OS-6.1 through OS-6.5 for Low Impact Design requirements for new development.*

**Goal PF-8    Assure that the reuse of the Mill Site has a proportional impact on City stormwater infrastructure and that Mill Site development is well ordered for effective and efficient stormwater infrastructure development and connections.**

Policy PF 8.1. Low Impact Development (LID) Features and Best Management Practices (BMPs). Runoff rates and urban pollutants shall be minimized by requiring appropriate low impact development (LID) features and best management practices (BMPs) as required in the Coastal Land Use and Development Code.

Policy PF 8.2. New Impervious Surfaces. Development of new impervious surfaces shall be designed to reduce future runoff rates and volumes.

Policy PF 8.3. Sizing and Installation of Stormwater Facilities. All stormwater facilities shall be sized and installed by the developer to accommodate stormwater from the Mill Site, including upstream flows.

Policy PF 8.4 Stormwater Conveyance to the Mill Pond & Coastal Trail Stormwater Facilities. Plans for all Mill Site stormwater systems that connect to stormwater conveyance systems on the Fort Bragg Coastal Trail property and/or the Mill Site Ponds 8 and 5 shall be designed to ensure that the coastal trail, parkland, ponds, and wetland functions are not degraded or damaged.

Policy PF 8.5. Stormwater Treatment Services of the Mill Pond. The stormwater treatment services provided by the Mill Pond shall be retained. If the Mill Pond is restructured or restored the existing stormwater treatment services shall continue to be provided as part of the revised project or through an alternate technology or location. The solution shall be constructed by the applicant. The solution will also be maintained by the applicant, unless the City accepts the stormwater treatment solution through a dedication.

Policy PF 8.6. Bioswales along Noyo Headlands Park. Vegetated buffer strips and bioswales shall be retained along the eastern edge of the Noyo Headland Park until such time as an alternative



stormwater management system is installed on the Mill Site that effectively and safely conveys stormwater from the Mill Site to the stormwater swales on Noyo Headlands Park.

**Goal PF-9      Ensure that new development is served by adequate public services and infrastructure.**



**Policy PF-9.1      Public Buildings:** Ensure that public buildings in the City are adequate to provide services for the community.

Program PF-9.1.1: Provide for relocation or upgrading of essential public buildings as necessary.



**Policy PF-9.2      Capital Improvement Plan:** Continually update the Capital Improvement Plan to ensure that it identifies capital projects necessary to maintain adequate levels of performance as well as funding sources for all phases of intended projects.



**Policy PF-9.3      Schools:** Work with the Fort Bragg Unified School District to ensure that the District has the means to provide a high quality education to City students.

Program PF-2.9.1: Work with the School District to address anticipated deficits between the cost of constructing necessary new schools or renovating existing schools and the revenues generated by developer fees. Where a clear nexus can be shown between the impacts of a new development and the need for new school facilities, the City shall consider the need for additional project mitigation to be provided by project developers to the degree allowed by State law.

**Goal PF-10      Ensure that new development on the Mill Site is served by adequate public services, Utilities and infrastructure.**

Policy PF 10.1. Facilities Extensions. State of the art franchise utilities (e.g. electrical, communication, cable, or replacement technologies for these) shall be extended into the Mill Site to provide service to all new development.

Policy PF 10.2. Siting and Design of Energy Facilities. The siting and design of energy facilities within the Mill Site shall ensure the provisions of safe, reliable, efficient, and economical utility service.

Policy PF 10.3. Undergrounding of Private Utilities. Dry utilities (including electrical, phone, etc.) shall be installed underground. Conduit shall be sized to allow for additional future underground utilities. Additionally, once installed the conduit shall be dedicated to the City so that future companies can install dry utilities as necessary.

Policy PF 10.4. Solid Waste Management in the Mill Site. New development on the Mill Site shall participate in all solid waste management activities of the City, including but not limited to mandatory service by the City's franchise waste hauler, participation in the City's construction and demolition waste recycling ordinance, and all other waste reduction policies of the Coastal General Plan and strategies of the City.