

Table 1: Maximum Water Use for Maximum Buildout of Current Zoning, Fort Bragg CA 2019

Zoning Districts	Zoned Acres		Maximum Development			Max Annual Water Demand			Max Peak Demand		
	Acres	% Existing City	FAR or units/acre	Maximum Development	Unit	Water Use: gallons/sf/year; gallons/unit/year	Total Max Annual Water Demand (gallons/year)	Total Max Annual Water Demand (acre feet/year)	Total Max Daily Water Demand (gallons/day)	July-Sept Peaking Factor	Total Max Peak Daily Water Demand
Total Undevelopable	209	11%									
Open Space (OS)	119	6%	0.1	518,630	SF	12.00	6,223,564	19	17,098	1.10	18,807
Parks & Recreation (PR)	90	5%	0.25	980,100	SF	12.00	11,761,200	36	32,311	1.10	35,542
Industrial	521	28%									
Heavy Industrial (IH)	56	3%	0.4	973,419	SF	3.62	3,523,775	11	9,681	1.18	11,423
Light Industrial (IL)	48	3%	0.4	827,690	SF	3.62	2,996,236	9	8,231	1.18	9,713
Commercial	291	16%									
Central Business District (CBD)	51	3%	2.0	4,425,398	SF	15.15	67,044,778	206	184,189	1.05	193,398
Highway Commercial (CH)	104	6%	0.4	1,820,096	SF	30.84	56,131,770	172	154,208	1.10	169,629
General Commercial (CG)	94	5%	0.4	1,636,764	SF	7.55	12,357,565	38	33,949	1.10	37,344
Office Commercial (CD)	35	2%	0.4	610,283	SF	37.00	22,580,479	69	62,034	1.10	68,238
Neighborhood Commercial (CN)	7	0.4%	0.4	117,204	SF	7.55	884,887	3	2,431	1.10	2,674
Residential Total	649	35%									
Low Density Residential (RL) -includes 2nd units	389	21%	12	4,668	Units	28,944	135,111,990	415	371,187	1.10	408,305
Medium Density Residential (RM)	68	4%	12	813	Units	26,936	21,903,720	67	60,175	1.10	66,193
High Density Residential (RH)	62	3%	15	936	Units	26,936	25,217,571	77	69,279	1.10	76,207
Very High Density Residential (RVH)	130	7%	24	3,124	Units	26,936	84,142,551	258	231,161	1.10	254,277
Harbor District	4	0.2%	0.75	134,449	SF	41.69	5,605,776	17	15,400	1.30	20,021
Public Facilities (1)	159	9%	0.25	1,730,924		12.00	20,771,089	64	57,063	1.00	57,063
Totals	1,833	100%		12,044,032	SF		476,256,952	1,462	1,308,398	1.09	1,428,835
				9,541	Units						
Existing Water Use (2)							194,799,396	598	535,163	1.2	712,000
Total New Water Use							281,457,556	864	773,235		716,835
Maximum Theoretical Buildout as a Percent of Current Demand							144%		144%		101%