

Table 3: City of Fort Bragg Water Demand, Vacant Parcels at Maximum Buildout

Land Use	Water Use Per Acre (Fully Developed)				
	Vacant Parcels (Acres)	Water Use Factor (gpd/acre)	Maximum Buildout Annual Water Demand	Peaking Factor (1)	Maximum Buildout Peak Daily Water Demand (gpd, July & August)
Housing					
Low Density Residential (6 units/acre)	19.6	444	3,165,247	1.10	9,565
Medium Density Residential (6 - 12 units/acre)	11.6	1,066	4,494,528	1.10	13,582
High Density Residential (10 - 15 units/ac)	7.1	1,110	2,868,740	1.10	8,669
Very High Density Residential (15-24 units/ac)	16.8	1,776	10,875,722	1.10	32,866
Central Business District (30 units/acre)	1.3	2,220	1,039,747	1.00	2,856
Total	56.4		22,443,984		67,540
Commercial, Retail & Hotel					
Highway Commercial	4.7	1,067	1,820,253	1.20	6,001
Central Business District	1.3	733	343,405	1.05	991
General Commercial	5.1	649	1,203,286	1.10	3,636
Office Commercial	1.0	649	247,557	1.10	748
Neighborhood Commercial	0.2	649	38,694	1.10	117
Total	12.3		3,653,195		11,493
Industrial & High Tech					
Heavy Industrial	3.0	348	379,540	1.18	1,230
Light Industrial	0.1	348	12,840	1.03	36
Total	3.1		392,380		1,267
Open Space & Public Facilities					
Open Space	25.3	-	-		-
Public Facilities	1.6	649	373,695	1.19	1,222
Total	26.9		373,695		1,222
Grand Total	98.7		26,863,254	1.10	81,521
Maximum (peaking) Current City Water Use					718,000
% increase in water use					11%