

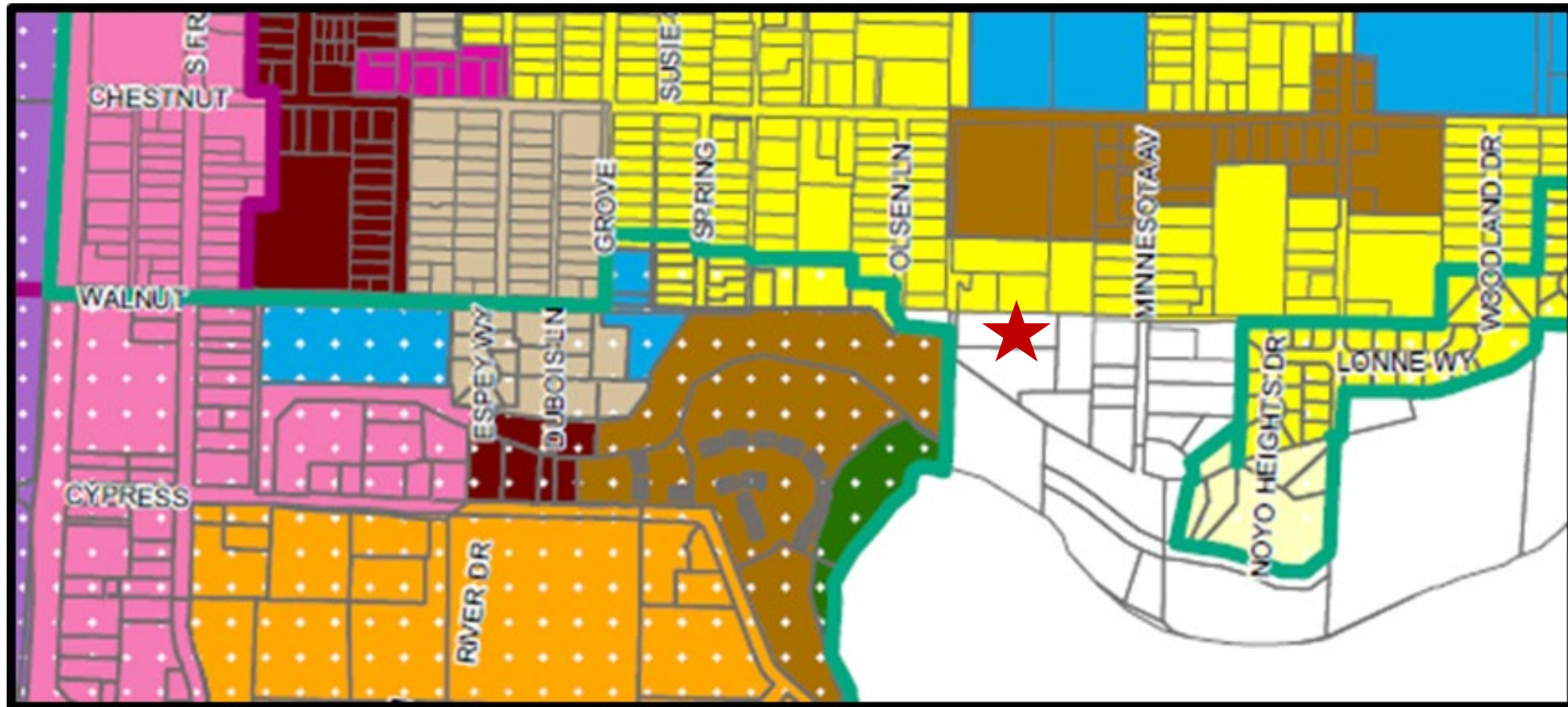
REQUEST TO CONNECT OUT-OF-CITY PROPERTY TO CITY WATER

CITY COUNCIL MEETING

APRIL 26, 2021



19970 Jacobson Lane, Fort Bragg, CA



Fort Bragg Municipal Code

- ▶ Section 14.04.180 provides
 - ▶ “Outside City water shall be considered on an individual basis on application”
(Ordinance 416, Section 18, passed 1973)

Coastal General Plan

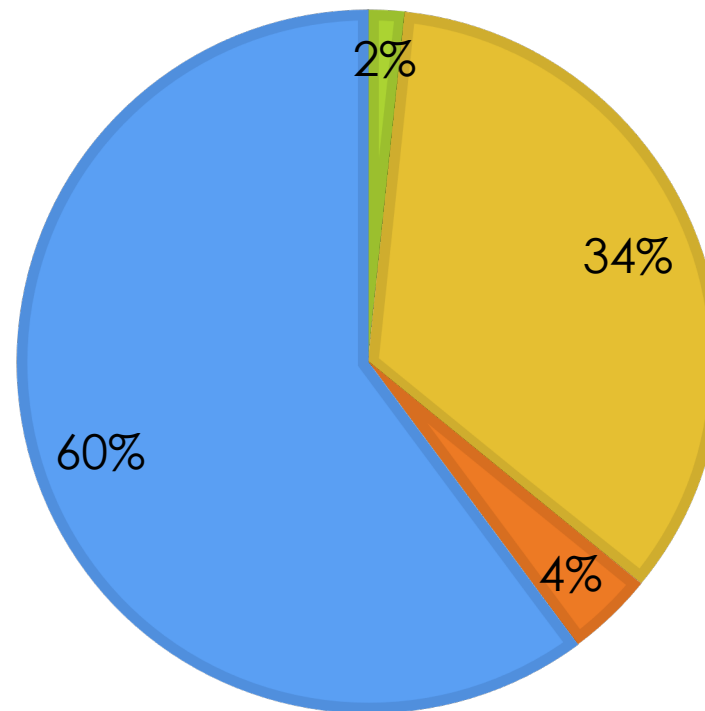
- ▶ GCP Policies generally require that adequate services and infrastructure are available – including water and sewer.
- ▶ Although focus is on commercial uses and not residential
 - ▶ Policy PF-2.2: Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies. 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.**

Water Supply Challenges

- ▶ Mendocino County Drought State of Emergency
- ▶ City may declare a Water Emergency before Labor Day
- ▶ Potential for additional diversion as result of Lake and Stream Bed Alteration Agreements with California Fish and Wildlife
- ▶ Development on the Mill Site Property
- ▶ Regional Housing Needs Assessment = 137 units
- ▶ Growth triggering the Urban Water Supplier Requirements (3,000 connections)

City Water Consumption FY 2020-21

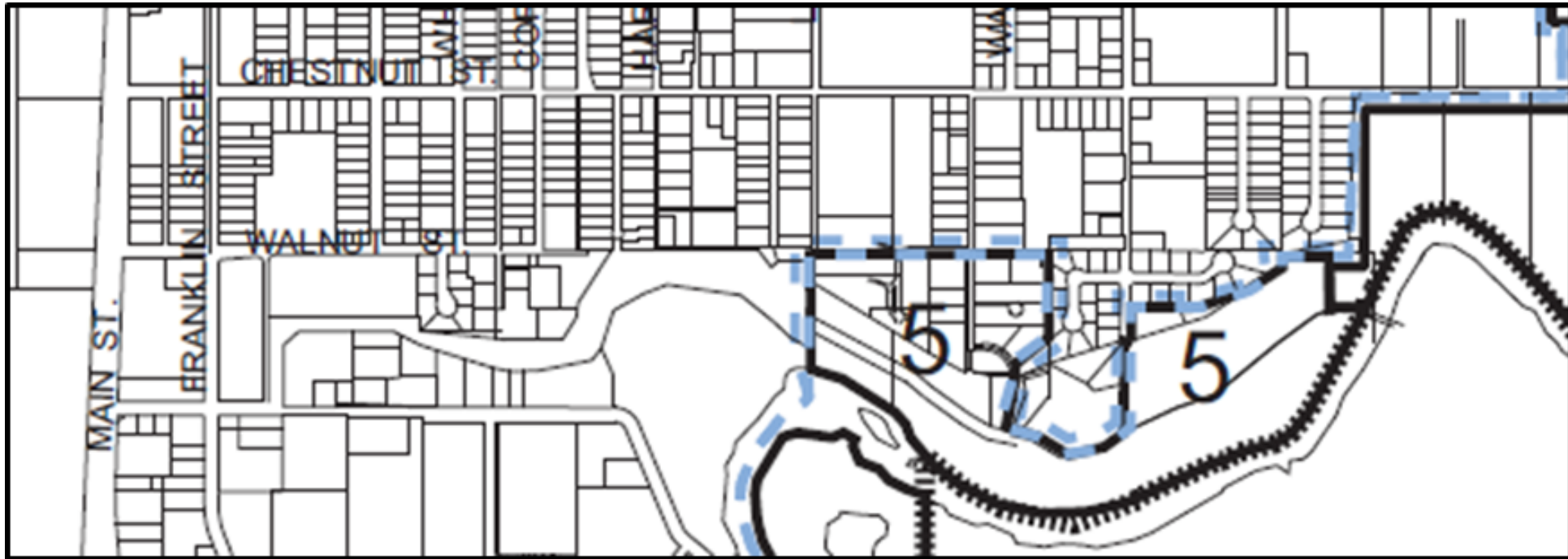
■ Public Use - City ■ Commercial Inside City ■ Commercial Outside City ■ Residential



Coastal General Plan Annexation Policies

- ▶ Sufficient Services to Serve Annexation Area
- ▶ Pre-Approval by the City
- ▶ Net Positive Impact to the City within 15 years
- ▶ Environmental Review Required
- ▶ Discourages Piecemeal Annexations
- ▶ Consistent with Coastal General Plan goals and policies

Sphere of Influence Area 5



Questions