

3. PUBLIC FACILITIES ELEMENT

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 Inland 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 current water supply system consists of the Newman Reservoir, the Simpson (Waterfall Gulch) diversion, and a direct diversion in the Noyo River (which includes a wet well in the Noyo River, a pump station at the Noyo River, and various conveyances to the water treatment plant.

The City currently obtains about 50 percent of its water from the Noyo River. Under its existing temporary license, the City is entitled to draw up to 1,500 acre feet of water per year from the Noyo River so long as withdrawals do not exceed 3.0 cubic feet per second and specified amounts are maintained in the river to meet the needs of the fish population. The

City's Water Permit limits how much water can be pumped from the Noyo River during drought conditions. These limits were established by the State Department of Health Services because it concluded that the City must ensure sufficient flows within the river necessary to support the fish population. To comply with these Permit conditions, the City requires that new development implement measures that limit new water demand. Additionally, the City is developing new water storage facilities to ensure adequate water during severe drought years and to meet the needs of future development in both the Inland Area and the Coastal Zone.

In 2010, the City produced 223 million gallons (685 acre feet) of water from its three sources or about 610,000 gallons per day. Of this water, 129 million gallons were used for residential purposes and 53 million gallons for commercial/industrial use. On a daily basis the City currently produces about 50 gallons/resident and 78 gallons/1,000 SF of commercial/industrial space. Residential development within the Inland Area through 2022 is anticipated to include 63 new residential units (156 new residents) which would require 7,8000 additional gallons of water per day; and 52,000 SF of new commercial/industrial development which will require 4,000 gallons of water per day. In total all new development proposed for the inland area will result in 12,000 additional gallons of demand, a 1.9 percent increase in water demand. The City currently has sufficient water supply and storage to meet an 8% increase in water demand, and so could accommodate the additional growth in the Inland Area without developing additional water storage. If the City constructs new 45 acre foot water storage

facility, the City would be able to accommodate upwards of 20% growth in water demand. New development in the City will be required to pay its fair share of new water system improvements.

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 the City's Sphere of Influence. The District accepts septage from residences and businesses outside the City boundaries but within the District boundaries. Currently, the District facility serves residences and businesses within the City plus 102 septic tanks spread throughout the District.

The treatment and disposal facility currently disposes of about 640,000 gallons of treated wastewater per day (Average Dry Weather Flow - ADWF). The projected increase in residential population in the Inland Area of about 63 residences will increase wastewater flows to the plant by about 9,500 gallons per day. The plant has a rated capacity of 1,000,000 gallons per day ADWF which is sufficient to meet the demand of the projected population increase. However, due to spikes in the inflow to the facility during wet weather (caused by infiltration and inflow into the collection lines), the plant's wet weather capacity is sometimes exceeded. The City has installed a new secondary digester at the plant and has made additional improvements to the collection system to address infiltration and inflow problems. In 2011 the City closed down the primary digester for cleaning and maintenance. Until the necessary improvements to the plant are fully funded and constructed, wet weather capacity at the plant will continue to be limited. The District is able to meet projected wastewater treatment and disposal demands.

Future development will pay its fair share of any additional improvements that are needed.

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. The history of student enrollment is shown in Table PF-1 below.

**TABLE PF-1
ENROLLMENT AT FORT BRAGG UNIFIED SCHOOL DISTRICT FACILITIES, 2010**

Type of School	2002	2003	2004	2005	2006	2007	2008	2009	2010
Elementary Schools	899	909	871	889	871	895	908	867	855
Middle School	513	494	456	419	444	413	426	437	441
High School	672	672	648	643	619	618	573	582	589
TOTAL	2,084	2,075	1,975	1,951	1,934	1,926	1,907	1,886	1,885

Source: California Department of Education Educational Demographics Unit, 2011

Development through 2022 from throughout the City would generate approximately 84 additional students. Given declining enrollment, the District believes it will have capacity for these students within existing school buildings. The 84 additional students would result in fewer students than District schools housed in 1992. In addition, there is no guarantee that District enrollment would actually increase by 562 students, as predicted in the 2002 General Plan EIR. 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 2011 may be less than 84 new students. The District currently receives developer mitigation fees of \$2.24 per square foot for new residential construction and \$0.36 per square foot for new nonresidential construction. These fees are used to develop additional classrooms and to repair or renovate existing schools.

F. Goals, Policies, and Programs

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

Policy PF-1.1 Ensure Adequate Services and Infrastructure for New Development: Review new development proposals to ensure that the development 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.

Policy PF-1.2: 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-1.2.1: New development shall be responsible for any improvements or extensions of infrastructure or the service capacity necessary to serve the development.

Policy PF-1.3 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. See also Policy LU-2.4 regarding annexations.

Goal PF-2 Assure that the City's infrastructure is maintained and expanded to meet the needs of the City's residents and growing population.

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 development's proportional share of infrastructure costs. Periodically review the City's Development Impact Fee structure to ensure that 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.

Policy PF-2.2 Potable Water Capacity: Develop long-term solutions regarding the supply, storage, and distribution of potable water and develop additional supplies.

Program PF-2.2.1: Maintain and update a *Water System Master Plan* and identify capital improvements required to meet anticipated demand.

Program PF-2.2.2: Monitor, on an ongoing basis, the capacity of the potable water system in relation to the anticipated demand.

Program PF-2.2.3: 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-2.2.4: Pursue all available sources of revenue to fund the maintenance and expansion of the City's water system.

Program PF-2.2.5: Continue to encourage water conservation techniques and water conserving fixtures in all new development projects.

Program PF-2.2.6: Develop a program to encourage and allow the safe use of graywater and rainwater capture and reuse.

Program PF-2.2.7: Obtain a permanent license for the water rights initially permitted to the City by the State Division of Water Rights in 1956.

Program PF-2.2.8: Improve the pressure in the water system lines to meet State standards.

Policy PF-2.3 Emergency Water Supply: Develop an emergency water supply for disaster preparedness.

Program PF-2.3.1: 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-2.4: Potable Water Quality: Maintain the safety of the water supply.

Program PF-2.4.1: 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-2.4.2: 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-2.4.3: 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.

Policy PF-2.5 Wastewater: Review wastewater capacity and expansion plans as needed when regulations change and as the treatment and disposal facility nears capacity.

Program PF-2.5.1: Periodically update the City's Wastewater System Master Plan.

Program PF-2.5.2: Continue to improve the wastewater treatment and disposal facility to comply with changing State requirements.

Program PF-2.5.3: Upgrade wastewater collector lines in areas where there is inadequate capacity or where lines are subject to substantial infiltration and inflow.

Program PF-2.5.4: 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.

Policy PF-2.6 Storm Drainage: Annually review storm drain system capacity and expansion plans.

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

Program PF-2.6.1: Continue to implement, and update as needed, the *Storm Drain Master Plan* and the improvements itemized in the *Capital Improvement Plan*.

Program PF-2.6.2: Periodically adjust, as appropriate, drainage capital improvement installation fees to reflect the actual cost of providing drainage service and increasing capacity.

Policy PF-2.7 Public Buildings: Ensure that public buildings in the City are adequate to provide services for the community.

Program PF-2.7.1: Provide for relocation or upgrading of essential public buildings as necessary.

Policy PF-2.8 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-2.9 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.



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