

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 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 current water supply system consists of the Newman Reservoir, the Simpson 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 currently uses about 36 percent of this entitlement. The City's Water Permit contains limits on how much water can be pumped from the Noyo River. These conditions were established in the past by the State Department of Health Services because, at the time, it was concluded that the City could not withdraw sufficient water from the Noyo River to meet its needs while retaining the required 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.

The City is developing new water storage facilities to ensure adequate water during years of severe drought, including the installation of a new 45-acre foot reservoir at Newman Gulch. The City is also seeking additional water storage capacity to meet the needs of a buildout development scenario in the City of Fort Bragg. The City will apply for a permanent license to divert water from the Noyo River by 2009.

In the year 2007, the City produced 291,423,000 gallons of water from its three sources, or 113.6 gallons per day per person. Buildout over the next 10 years would generate a projected 1,900 additional people which would require production of an additional 200,000 gallons of water per day. The City will have sufficient water supply to meet this demand, though it may not have sufficient water storage. 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 much of the proposed 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 plus septage from the area north of Pudding Creek.

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 population of about 1,900 people over the next ten years will increase wastewater flows to the plant by about 173,000 gallons per day ADWF.

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 frequently exceeded, resulting in violations of the facility's National Pollutant Discharge Elimination System (NPDES) permit.

The City has installed a new secondary digester at the plant and will make additional improvements to the collection system to address infiltration and inflow problems. The new digester will allow closing down of the primary digester to allow cleaning and maintenance of this digester. 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 need to pay its fair share of any additional improvements that are needed.

D. Storm Drain System

Based on a Storm Drain Master Plan developed in 1985, the City adopted the "Drainage Facility Improvements and Drainage Fees" chapter (Chapter 12.14) of the City's Municipal Code. This Chapter 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. Additional development per the Coastal General Plan would increase the amount of impervious surfaces in these areas, and unless adequate storm drains are provided, there will be localized flooding. 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**

Type of School	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Elementary Schools	1,206	1,170	1,128	1,141	1,128	1,080	1,023	1,022	996	906
Middle School	576	583	604	624	607	578	525	528	509	509
High School	770	792	803	731	777	750	769	746	729	721
TOTAL	2,552	2,545	2,535	2,496	2,512	2,408	2,317	2,296	2,234	2,136

Source: Fort Bragg Unified School District CBEDS Enrollments

Development over the next ten years would generate 562 additional students. Given declining enrollment, the District believes it will have capacity for these students within existing school buildings. The 562 additional students are only 146 more students than District schools housed in 1992. Even if there is insufficient permanent classroom capacity and/or capacity at existing relocatable classrooms, the District could add additional relocatables and/or construct new permanent classrooms on existing campuses. In addition, there is no guarantee that District enrollment would actually increase by 562 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 2011 may be less than 562 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 purchase and/or lease additional portable classrooms as needed and to repair or renovate existing schools.

F. 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. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with the certified LCP. 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 maintained and expanded to meet the needs of the City's residents.**



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 infrastructure costs. Periodically review the City's fee structure to ensure that it accurately reflects the actual cost of providing services.

Program PF-2.1.2: Consider revising the Coastal LUDC to require 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. 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-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: Develop a program to encourage and allow the safe use of graywater.

Program PF-2.2.6: Obtain a permanent license for the water rights initially permitted to the City by the State Division of Water Rights in 1956.

Program PF-2.2.7: Reconstruct the Madsen Hole pump station, construct a new raw water line from the Madsen Hole pump station to Sherwood Road, and reconstruct water storage ponds.

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.

Program PF-2.4.4: Develop and secure additional water storage capacity to meet potential buildout water use needs for the City of Fort Bragg.

Policy PF-2.5: 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-2.5.1: Develop a 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.

Program PF-2.6.1: Update the Storm Drain Master Plan to comply with NPDES 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.



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: Identify and map key public buildings and areas.

Program PF-2.7.2: 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.