



CITY OF FORT BRAGG

Incorporated August 5, 1889
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March 31, 2023

Uma Hinman, Executive Officer
Local Agency Formation Commission of Mendocino County
200 South School Street, Suite 2
Ukiah, California 95482
eo@mendolafco.org

Subject: Letter of Transmittal – Pre-Application Request for Annexation

Dear Uma:

Please find enclosed the City of Fort Bragg's Pre-application request to LAFCO for the annexation of the MCRPD Property known as Assessor's Parcels 019-070-07, 019- 070-10, 019-070-11, 019-080-14, 019-080-16, and 019-080-23 and two additional parcels located at the intersection of Monsen Way and Oak Street known as Assessor Parcels 020-520-10 and 020-520-09 to the City of Fort Bragg. The following, is a list of the items enclosed with this transmittal:

- 1) Project Description
- 2) Pre-Application Request Agreement
- 3) Check in the amount of \$1,500.00 (Check No. 12020) for the LAFCO annexation processing fee deposit (in today's mail)

Thank you very much for your kind assistance with this pre-application. Everything should be in order, but please let me know if there is anything additional required, as the City is very eager to have this project move forward.

Cordially,

Chantell O'Neal

Chantell O'Neal
Assistant Director- Engineering
coneal@fortbragg.com
(707) 961-2823 ext. 133

Cc: Peggy Ducey, City Manager
John Smith, Director of Public Works
Bcc: Fort Bragg City Council

Project Description for Proposed Annexation

The proposed Annexation covers two distinct areas currently within the unincorporated area of Mendocino County. The project areas, parcel numbers, and associated project descriptions are described below. The first of which (Reservoir Property) is the primary goal of this proposed annexation. The second will only be pursued contingent on property acquisition and the caveat that it shall not delay the primary proposed annexation.

1. AREA 1: RESERVOIR PROPERTY

On March 22, 2023, the Fort Bragg Planning Commission made a finding that the acquisition of the Mendocino Coast Recreation and Park District (MCRPD) property comprised of six (6) parcels totaling 582 acres (the "Property") is in conformance with the City's General Plan. The City Council of the City of Fort Bragg approved the agreement for the acquisition (see Figure 1). The City finalized the purchase of the property on March 31, 2023. The Property is located adjacent to Highway 20 and abuts the Summers Lane Reservoir property, which was annexed into the City in 1997-1998 (LAFCO Resolution No L97-03).

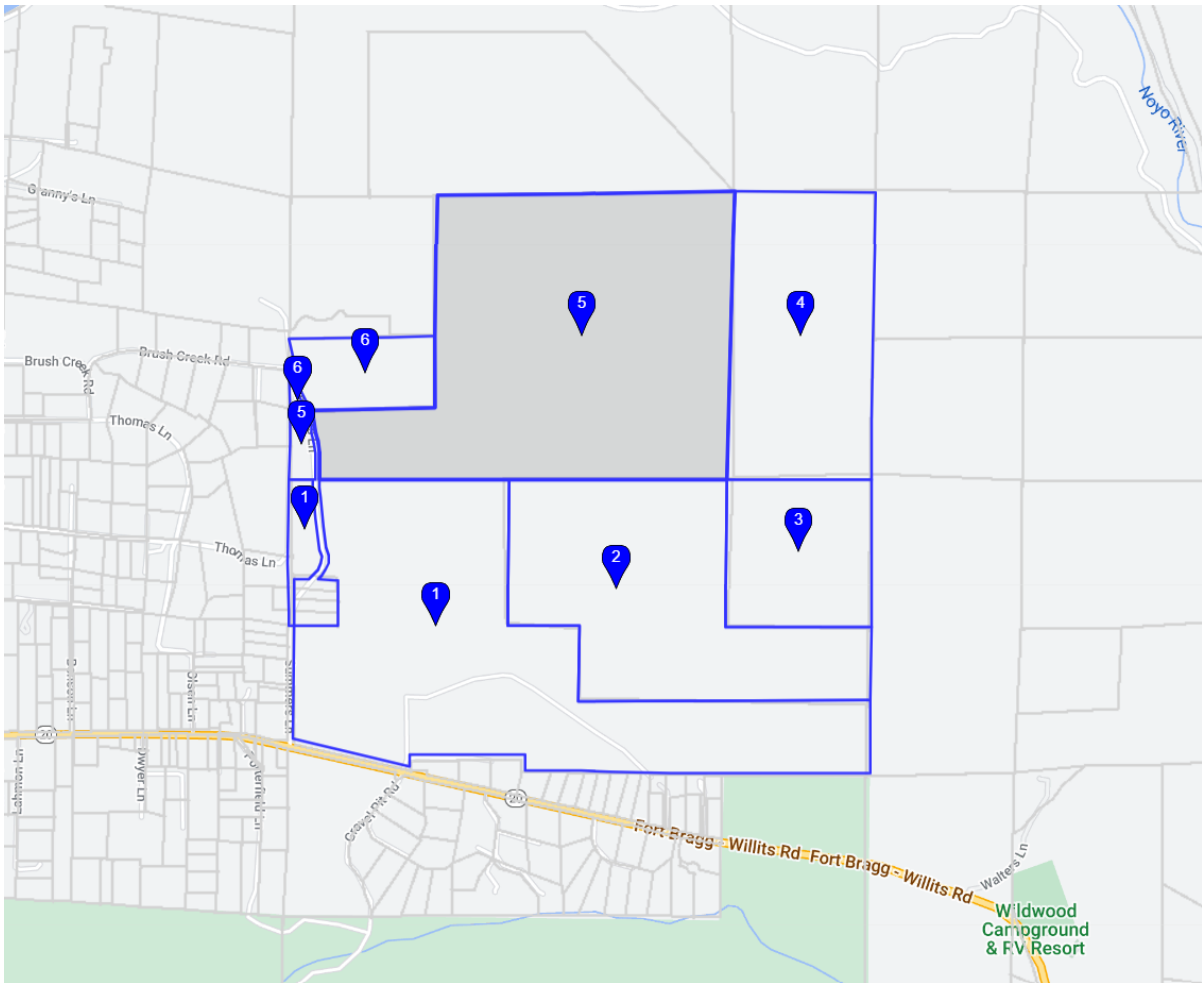


Figure 1: Six Parcels for Proposed Reservoirs

Assessor Parcel Numbers:

APN	Address	APN	Address
019-070-07	None	019-080-14	None
019-070-10	30900 HWY 20	019-080-16	30900 HWY 20
019-070-11	19671 Summers Ln	019-080-23	30900 HWY 20

Proposed Use for Property:

- A. Water Storage Resilience – the property will be used for the construction of three 45-acre foot reservoirs. (Figure 2). These reservoirs are expected to be similar in size to that of the Summers Lane Reservoir. Three reservoirs will require approximately 30 acres of land. This location provides convenient connection to infrastructure allowing gravity flow to our raw water line, conveying water to our treatment plant.
- B. Power Generation - Another benefit is the proximity to high power PG&E transmission lines. Our reservoirs require a floating cover to suppress algal growth and evaporation. The City’s existing reservoir has floating balls to reduce the effects of sunlight, which has worked extremely well. It is our hope to install floating solar panels on the new reservoirs to generate roughly 3-Mega Watts of electricity.
- C. Structures – The City expects to construct a building in an already disturbed location on the property near the Humane Society. There is an existing well and power nearby. The building will be used to house maintenance equipment, a care taker and potentially Conservation Corps folks when in the area. In the short term, we hope to have the caretaker at the location to monitor activity on the property.
- D. Preservation and Recreation- The vision is to develop the remaining 550 acres of the site with a mix of restoration/preservation and recreation. The plan for this section of the property is expected to entail live, natural forest stands with trails and be preserved through deed restriction or a conservation easement. The Sensitive Natural Communities on site and the plant species that comprise them are endemic to the Mendocino Coast and due to the oligotrophic soils’ composition, make protection of some areas of the site a high priority. There are grant funds available for preservation and protection of this property. Some examples of the restoration and preservation work provided by CDFW could include:
 - Wildlife-friendly protective fencing to preclude illegal dumping and OHVs.
 - Restoration of Mendocino Cypress Woodlands and riparian corridors with erosion and sediment controls necessary to resolve erosion by illegal OHV.
 - Removal of concrete rubble, garbage, and barriers used by MCRPD.
 - Installation of boardwalks on designated trails within Mendocino Cypress Woodlands.

- Removal of nonnative invasive vegetation: Scotch broom and Pampas grass along Summers Lane, and on the 'flats' or 'bulb' near the Highway 20 entrance.
- On-site resident manager to bring full-time oversight to the property to dissuade trespassing, illegal uses, and reporting these to law enforcement.

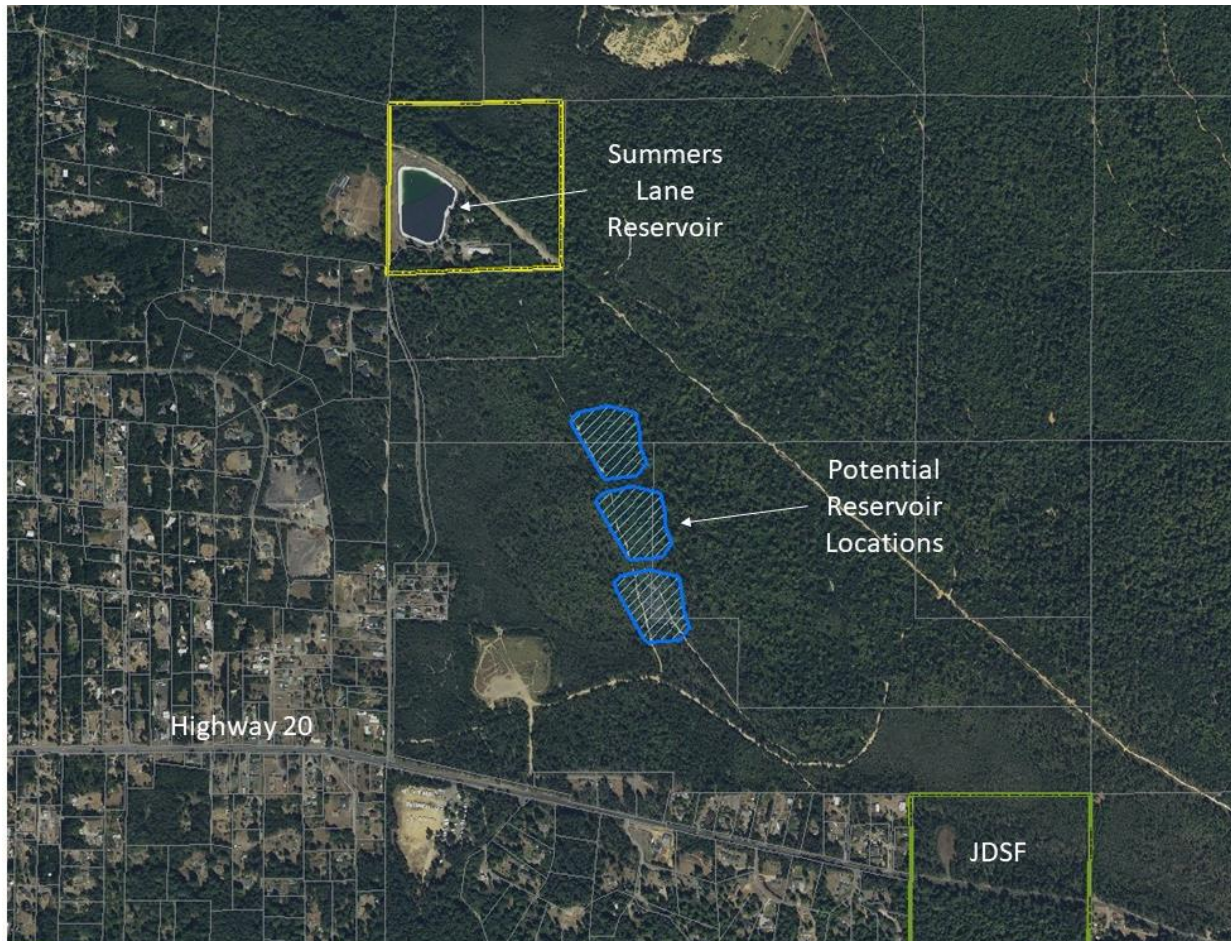


Figure 2: Location of Proposed Reservoirs

Regulatory Work

- a. LAFCo Annexation process – Uninhabited City Annexation.
- b. Water Rights - typical application for change petition for re-diversion and off stream storage.
- c. Department of Drinking Water.
- d. Department of Fish and Wildlife – very excited to work with us on this storage and preservation project.
- e. Department of Fish and Wildlife, LSA and preservation.
- f. CEQA – Compliance with the California Environmental Quality Act.

2. AREA 2: PRIVATELY OWNED PROPERTY ADJACENT TO THE CITY WATER TREATMENT YARD (OPTIONAL)

This area consists of two parcels of land and a strip of old unused County Right-of-Way (assumed to have been the originally planned route of Fort Bragg Sherwood Rd), that are adjacent to the City’s Water Treatment Plant at the corner of Monsen Way and Fort Bragg Sherwood Rd (see Figure 3). All three lands are uninhabited and located within the un-incorporated area of Mendocino County.

Assessor Parcel Numbers:

APN	Address	Current Owner	Acreage	Zoning
020-520-10	None	Mary Bates	0.282	RR:1
020-520-09	31325 Fort Bragg Sherwood Rd	Raymond Villalpando	0.3	RR:1
Assumed County RoW	None	Mendocino County	0.22	N/A



Figure 3: Properties Adjacent to Water Treatment Plant

Proposed Use for Property:

Potential future expansion of the Water Treatment Plant and/or Corp Yard Facilities at a time uncertain.

Regulatory Work: Similar to that described above