

City of Fort Bragg, California

General Plan Maintenance Fees Report Fiscal Year Ended June 30, 2020



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City of Fort Bragg, California
General Plan Maintenance Fund
Fiscal Year Ended June 30, 2020

For informational purposes the following information is presented in connection with the City's General Plan Maintenance fund:

A brief description of the type of fee in the account or fund:

General Plan Maintenance Fee – The purpose of the General Plan Maintenance fee is to cover the costs reasonably necessary to prepare and revise the plans and policies that the City is required to adopt before it can make any necessary findings and determinations.

The amount of the fee:

FY 2019/20:

General Plan Maintenance Fee:		
NOTE: Fee is not assessed for reroof permits and certain utility permits.		
*	Construction Permits	1.5% of total permit valuation
*	Residential Mobile Homes	1.5% of assigned valuation based on gross floor area of mobile home times \$51 per sq. ft.
*	Affordable housing units (as defined by Fort Bragg Municipal Code Title 18)	The City Council may grant exemptions upon written request

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Statement of Revenues, Expenditures, and Changes in Fund Balance

	<u>FY 19-20</u>
Revenues	
General Plan Maintenance Fees	\$ 16,304
Interest Income	4,952
Total Revenues	\$ 21,256
Expenses	13,377
Total Expenses	\$ 13,377
Other Financing Sources (Uses)	
Transfers in	\$ -
Transfers out	\$ (24,990)
Total Other Financing Sources & Uses	\$ (24,990)
Revenues Over (Under) Expenses	\$ (17,111)
Beginning Fund Balance as of 07/01/2019	\$ 254,812
Ending Fund Balance as of 06/30/2020	\$ 237,701

The Fees were expended to pay staff time spent developing, reviewing, and revising the Inland General Plan, the Local Coastal Program Amendment, updates to the Inland Land Use and Development Code (Title 18 of the Municipal Code), and other related ordinance of the Municipal Code.

An interfund transfer in the amount of \$24,990 was made to provide Traffic Engineering Services funds pursuant to an agreement with TJKM Transportation to partially fund the Mill Site Reuse Plan Traffic Study. The study is expected to be complete in the first part of the calendar year 2021.

For the fiscal year 2019/2020, updates to the City’s General Plans and other City plans and policies included the following:

General Plan Amendments

- LCP Amendment for Mill Site Reuse Plan initiated with series of City Council and Planning Commission meetings including development of many background studies, a draft land use plan, and numerous policy language revisions to the Coastal General Plan.
- The City’s Housing Element was updated and adopted for the 6th Cycle Housing Element with added actions, including removing regulatory and fiscal barriers to forming deeper

collaborations with community partners to expand the housing inventory available in the City of Fort Bragg.

MUNI Code Amendments

- **ORDINANCE 952-2019:** The ordinance amended Article 2 (Zoning Districts and Allowable Land Uses), Article 4 (Standards for Specific Land Uses), and Article 10 (Definitions) of Title 18 [Inland Land Use and Development Code (ILUDC)] of the Fort Bragg Municipal Code relating to cannabis businesses. These amendments would apply to retail cannabis businesses (dispensaries), delivery-only cannabis retail businesses, and industrial cannabis businesses. Changes to the land use tables of ILUDC Article 2 specify where retail cannabis businesses are allowed. Article 2 was amended to remove cannabis manufacturing as a use type, as such uses would be regulated under existing policies for manufacturing/processing use types. The ordinance also rescinded the specific use regulations for cannabis manufacturing in Article 4, added specific use regulations for cannabis retail uses and updated definitions in Article 10.
- **ORDINANCE 953-2019:** The ordinance repealed Chapters 9.30 (Medical Marijuana Dispensaries), 9.32 (Marijuana Cultivation) and 9.33 (Cannabis Manufacturing), and replaced those with Chapter 9.30 (Cannabis Businesses) of Title 9 (Public Peace, Safety and Morals) of the Fort Bragg Municipal Code. Updating these chapters ensures that cannabis businesses are effectively regulated and will not be detrimental to the public interest, health, safety, convenience or welfare of the City.
- **ORDINANCE 956-2019:** The ordinance repealed and replaced Chapter 15.04 (Construction Codes – Adopted by Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code. In its place, the ordinance adopted the Building Code with amendments and other codes related to the construction and maintenance of buildings, including the California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code and the California Fire Code.
- **ORDINANCE 957-2019:** The ordinance repealed and replaced Chapter 15.06 (Automatic Fire Sprinkler and Alarm Systems) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code. The ordinance satisfied the requirements of state law applying to local Building Code amendments, updating the City’s Automatic Fire Sprinkler and Alarm

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Systems requirements to reflect a reference to the 2019 edition of the Fire Code instead of the 2016 edition.

- ORDINANCE 959-2020: The ordinance amended Sections 18.21.030, 18.22.050, 18.22.030 and 18.22.050 of Article 2 (Zoning Districts and Allowable Land Uses); repealed and replaced Section 18.42.170 of Article 4 (Standards for Specific Land Uses); repealed and replaced Sections 18.90.030 and 18.90.040 of Article 9 (Inland Land Use and Development Administration); and amends Article 10 (Definitions) of the Fort Bragg Municipal Code relating to second units. As adopted, the ordinance brings the City into compliance with recently enacted California state law regarding Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).

No loans or refunds were made during the fiscal year utilizing these funds.