

City of Fort Bragg, California

General Plan Maintenance Fees Report Fiscal Year Ended June 30, 2022



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City of Fort Bragg, California
General Plan Maintenance Fund
Fiscal Year Ended June 30, 2022

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 2021/22:

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

The General Plan Maintenance Fee was waived by the City Council and further directed staff to professionally review and document the basis for a revised General Plan Maintenance Fee so that the fee does not exceed the estimated reasonable cost necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings; until such time a General Plan Maintenance Fee analysis could be conducted and the appropriate fee for long-range planning efforts determined, the City temporarily waived collection of a General Plan Maintenance Fee through Resolution 4314-2020; 4398-2021 and 4471-2021

City of Fort Bragg, California
General Plan Maintenance Fund
Fiscal Year Ended June 30, 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

	<u>2022</u>
Revenues	
General Plan Maintenance Fees	\$ -
Interest Income	1,343
Total Revenues	\$ 1,343
Expenses	
Total Expenses	\$ 70,022
Other Financing Sources (Uses)	
Transfers in	\$ -
Transfers out	\$ -
Total Other Financing Sources & Uses	
Revenues Over (Under) Expenses	\$ (68,679)
Beginning Fund Balance as of 07/01/2021	\$ 207,740
Ending Fund Balance as of 06/30/2022	\$ 139,061

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 ordinances of the Municipal Code.

For the fiscal year 2021/22, updates to the City’s General Plans and other City plans and policies included the following:

General Plan Amendment Draft Documents and Technical Review

- LCP Amendment for Mill Site Reuse Plan was initiated with a series of City Council and Planning Commission meetings, including the development of many background studies, a draft land use plan, and numerous policy language revisions to the Coastal General Plan.
- A comprehensive review of the CLUDC was completed in an effort to prepare an LCP update of the housing codes to include adding Accessory Dwelling Units (ADU's), Tiny Homes, and Senate Bill SB9 urban lot divisions to address incompatibility in the Coastal Land Use Code with state laws to improve housing stock.
- Vehicle Miles Traveled (VMT) is the current measure for assessing impacts under the California Environmental Quality Act (CEQA) established by SB 743 in 2018. VMT replaces measuring traffic impacts using Levels of Service (LOS), which is the current metric used in the Cities General Plan. Staff spent time reviewing several studies prepared by consultants for the City on this topic.

Code Amendments

- 968-2021 The ordinance adding Chapter 15.38 streamlines the permitting process for electric vehicle charging stations to Title 15 (Buildings and construction) of the City of Fort Bragg Municipal Code.
- 970-2021 This ordinance amended Article 4 (standards for specific land uses), Article 3 (Zoning Districts and allowable land uses), and Article 10 (Definitions) of Title 18 (Inland Land Use and Development Code) of the Fort Bragg Municipal Code relating to the regulation of formula business.
- 971-2021 The ordinance added Chapter 7.18, Feeding of Wildlife to Title 7 (Animals) of the Fort Bragg Municipal Code to prohibit the feeding of wildlife.
- 974-2021 The ordinance rescinded the interim ordinance NO 964-2021 that placed a moratorium on the approval of applications and permits for formula business in the inland zoning area.
- 972-2021, 975-2021, and 976-2022 Urgency Ordinance and Extensions thereof Placing a Moratorium on the Approval of Applications and Permits for Cannabis Dispensaries in the Inland Zoning Area.
- 979-2022 amended six sections of Title 18 (Inland Land Use and Development Code) of the Fort Bragg Municipal Code to regulate commercial cannabis activities in the City of Fort Bragg.
- 980-2022 This ordinance amended Section 18.42.110 (Mobile/Manufactured Homes and Mobile Home Parks) and added Section 18.42.175 (Tiny Homes) to Chapter 18.42 (Standards for Specific Land Uses) of Title 18 (Inland Land Use and Development Code) of the Fort Bragg Municipal Code. This ordinance regulates alternative housing models and contributes to addressing housing supply shortages by allowing tiny movable homes within the City of Fort Bragg.

Other General Plan Maintenance Activities

- Citywide Design Guidelines were revised from their 2004 version. The Citywide Design Guidelines complement the standards containing Guest House Museum in the City of Fort Bragg Inland Land Use and Development Code and the Coastal Land Use and Development Code by providing good examples of appropriate design solutions and design interpretations of the various regulations.
- Staff worked on a SB-9 Ordinance, a proposed ordinance for changing title 18 article 8 (subdivisions) relating to the implementation of senate bill 9 for the creation of two (2) residential units per lot, which requires local agencies to ministerially approve housing development containing no more than two residential units per lot and ministerially approve an urban lot split.
- General Plan Maintenance Fee Updates- A consultant was hired during this time, and staff assisted with filling document requests for the consultant.

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