



CITY OF FORT BRAGG

Incorporated August 5, 1889
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Fort Bragg, California 95437
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1. PROJECT TITLE

Inland Land Use and Development Code Amendment 1-19

2. LEAD AGENCY NAME AND ADDRESS

City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437
707-961-2823

3. CONTACT PERSON AND PHONE NO.

Scott Perkins
Public Works Manager
Public Works Department
707-961-2823

4. PROJECT LOCATION

The Inland Land Use and Development Code (ILUDC) regulates all areas of Fort Bragg located east of Highway 1 and north of Walnut Street, that are outside the California Coastal Zone. **Figure 1 (Location Map)** illustrates the jurisdiction of the ILUDC.

5. PROJECT SPONSOR'S NAME AND ADDRESS

City of Fort Bragg
416 North Franklin Street
Fort Bragg, CA 95437
707-961-2823

6. GENERAL PLAN DESIGNATION

Central Business District (CBD), General Commercial (CG), Highway Visitor Commercial (CH), Light Industrial (IL), and Heavy Industrial (IH)

7. ZONING

Central Business District (CBD), General Commercial (CG), Highway Visitor Commercial (CH), Light Industrial (IL), and Heavy Industrial (IH)

8. DESCRIPTION OF PROJECT

The State of California has passed the Medical Marijuana Regulation and Safety Act (MMRSA, 2015) and the Adult Use of Marijuana Act (AUMA, 2016) since the City's cultivation and dispensary ordinances became effective (2009 and 2005, respectively). Each State law places various levels of regulatory responsibility on local jurisdictions. In response of the new legislation, both the Public Safety Committee and the City Council have discussed the regulation of cannabis uses in the City of Fort Bragg.

This amendment to the Municipal Code involves changes to Chapter 18, the Inland Land Use and Development Code (ILUDC). Proposed Sections 18.42.057 and 18.42.059 would apply to retail cannabis businesses (dispensaries) and delivery-only cannabis retail businesses (respectively), and changes are proposed to the land use tables of ILUDC Article 2 to specify where retail cannabis businesses are allowable with discretionary permits. The land use tables in Article 2 would also be amended to remove cannabis manufacturing as a use type. Instead, cannabis manufacturing uses will be regulated under the existing policies for manufacturing/processing use types. Changes are proposed to the definitions in Article 10, and the specific use regulations for cannabis manufacturing in Article 4 would be rescinded. A table summarizing the proposed amendments is below:

Ordinance Amendments for Cannabis Businesses	
Municipal Code Section	Proposed Change(s)
Chapter 18.22	<ul style="list-style-type: none"> ■ Revise Commercial Land Use Table 2-6 to include Cannabis Retail as a land use, and indicate its allowance in the CBD, CG and CH districts with Minor Use Permit approval and subject to the Specific Use Regulations in Chapter 18.42.057 and 9.30. ■ Revise Commercial Land Use Table 2-6 to include Cannabis Retail – Delivery Only as a land use, and indicate its allowance in CG and CH districts with Minor Use Permit approval and subject to the Specific Use Regulations in Chapter 18.42.059 and 9.30.
Chapter 18.24	<ul style="list-style-type: none"> ■ Revise Industrial Land Use Table 2-10 removing Manufacturing/processing – Cannabis as a land use type. ■ Revise Industrial Land Use Table 2-10 to include Cannabis Retail – Delivery Only as a land use, and indicate its allowance in IH and IL districts with Minor Use Permit approval, subject to the Specific Use Regulations in Chapter 18.42.059 and 9.30, and add a footnote indicating the use is only allowable as accessory to an approved cannabis business engaged in manufacturing, distribution and/or processing.
Chapter 18.42	<ul style="list-style-type: none"> ■ Add Section 18.42.057 – Cannabis Retail to provide Specific Use Regulations for retail cannabis uses. ■ Add Section 18.42.059 – Cannabis Retail – Delivery Only to provide Specific Use Regulations for delivery only retail cannabis uses. ■ Rescind Section 18.42.055 – Cannabis, Manufacturing.
Chapter 18.100	<ul style="list-style-type: none"> ■ Revise definition of Cannabis Dispensary to Cannabis Retail. ■ Add definition of Cannabis Retail – Delivery Only ■ Rescind definition of Cannabis Manufacturing. ■ Revise definitions of Wholesaling and Distribution, Manufacturing-Heavy, -Medium, and -Light to include industrial cannabis uses.

9. SURROUNDING LAND USES AND SETTING:

Citywide—the ILUDC regulates all areas of Fort Bragg outside the California Coastal Zone.

10. OTHER AGENCIES REQUIRING APPROVAL

The ILUDC Amendment does not require other agencies' approval.

PROJECT LOCATION

The project is located in the portion of Fort Bragg east of Main Street and North of Walnut Street, as shown in **Figure 1 (Location Map)**. The Inland Land Use and Development Code regulates land use, subdivisions and development for the eastern portion of the City outside the California Coastal Zone.

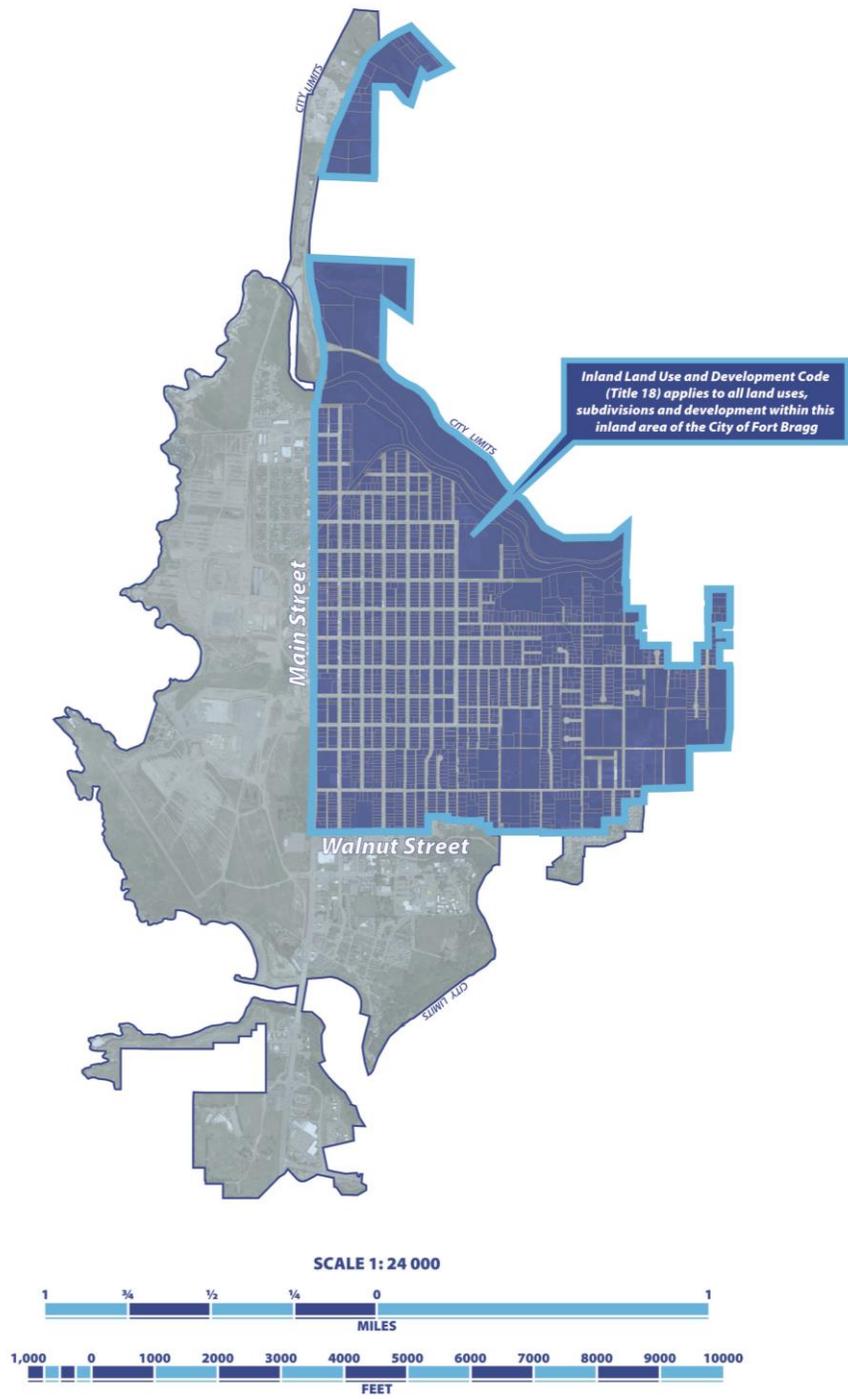


Figure 1: Location Map

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

I. Aesthetics

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. In non-urbanized area, substantially degrade the existing visual character or quality public views of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

a. No Impact. The proposed Project would have no impact on scenic vistas because the boundaries of the Inland Land Use and Development Code (ILUDC) do not include areas that are part of a scenic vista, per the City's General Plan.

b. Less than significant impact. The proposed Project would permit the development of commercial cannabis businesses within the commercial and industrial zoning districts throughout the City. These districts are generally developed with existing structures, parking lots and other related improvements along Main Street (State Route 1) and other urban streets. Given the amount of existing development within these zones, it can be anticipated that many or all commercial cannabis businesses would locate within existing structures. However, there is the potential for limited new construction or modification of structures as a result of this ordinance amendment. The properties where these developments could occur are located in the developed commercial and industrial zoning districts, where properties generally do not contain major stands of trees, rock outcroppings or other significant scenic resources. Additionally, existing ILUDC requirements regulating design and form (Section 18.71) would protect community resources and prevent adverse effects on a site by site basis. The ILUDC amendment would not authorize new construction that could directly affect scenic resources, but may require relocation of existing businesses or stimulate new construction. This could lead to indirect impacts to scenic resources, but due to the limited scenic resources within the developed commercial and industrial areas, such impacts are not anticipated to be significant.

There are no Caltrans-designated state scenic highways in Mendocino County; therefore, this ILUDC amendment would not impact these thoroughfares.

c. Less than significant impact. Similar to the analysis above, potential development (new construction and/or additions) of commercial or industrial zoned properties that occurs pursuant to this ILUDC amendment would be required to abide by the provisions of the ILUDC that address community character and design. Compliance with existing regulations would address concerns over the scale of development and would limit impacts to community character and design to a less than significant level.

d. Less than significant impact. Most of the new businesses expected under the proposed ordinance would be in existing buildings and would have no impact with respect to significant light and glare. Construction of future buildings or building expansion could include the addition of new exterior lights. However, new development will be subject to ILUDC Section 18.30.070 that requires lighting fixtures be shielded or recessed to minimize light bleed to adjoining properties, and prohibits lights that blink, flash, or be of unusually high intensity or brightness. Adherence to the ILUDC policies regulating outdoor lighting is required of all discretionary and building permits approved by the City, and as a result will limit impacts due to lighting or glare to a less than significant level.

II. Agricultural Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

- a. **No impact.** Because the Project would apply to urbanized areas (commercial and industrial zoning districts) away from mapped important farmland or agricultural issues, implementation of the proposed Project would not convert farmland to non-agricultural uses, and no impacts would occur.
- b. **No impact.** The proposed Project would not be located on or affect any Williamson Act land, nor conflict with existing agricultural zoning, due to the requirement that potential cannabis business uses be limited to industrial and commercial zoning districts. Therefore, no impact would occur with respect to Williamson Act land or existing agricultural uses.
- c. **No impact.** The proposed Project restricts commercial cannabis uses to parcels zoned for commercial or industrial uses only, most of which are already developed. The ILUDC amendment would not conflict with existing zoning for, or cause rezoning of forest land or timberland, and no impacts would occur.
- d. **No impact.** Because there is no forest land or timberland in the City, and future development would not cause a loss of forest land or timberland, no impacts would occur.
- e. **No impact.** There would be no impact with respect to other changes in the environment that would result in the conversion of farmland to non-agriculture use or the conversion of forestland to a non-forest use since there are no properties that have existing farmland or forestland within the ILUDC boundaries. Most cannabis activities are anticipated to occur within new or existing buildings in commercial or industrial zoning districts, and no impacts would occur.

III. Air Quality

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?				✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				✓
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

a-c. No impact. The Clean Air Act, as amended in 1990, is the federal law governing air quality. Its counterpart in California is the California Clean Air Act of 1988. These laws set standards for the quantity of pollutants permitted in the air. At the federal level, these are National Ambient Air Quality Standards (NAAQS). Standards have been established for six criteria pollutants linked to potential health concerns; the criteria pollutants are: carbon monoxide (CO), nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM), lead (Pb), and sulfur dioxide (SO₂).

The ILLUDC boundaries are located in Mendocino County within the North Coast Air Basin (NCAB) and the plan area is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The MCAQMD reviews CEQA documents and has established quantitative thresholds of significance for environmental documentation. These thresholds are consistent with those developed by the Bay Area Air Quality Management District.

Mendocino County is non-attainment for the State PM-10 standard (particulate matter less than 10 microns in size). The primary manmade sources of PM-10 pollution in the area are wood combustion (woodstoves, fireplaces, and outdoor burning), fugitive dust, automobile traffic, and industry. The MCAQMD maintains full-time monitoring equipment in the City of Fort Bragg. Development within Mendocino County must comply with all applicable provisions of the Particulate Matter Attainment Plan adopted by the Mendocino County Air Quality Management District on March 15, 2005.

Although it is anticipated that most commercial cannabis businesses authorized under this ordinance amendment would locate within existing structures, the Project would authorize uses which may result in some degree of future construction, which could result in short-term construction-related air emissions. However, due to the relatively low availability of vacant land in the commercial and industrial zoning districts, potential commercial cannabis projects would most likely be concentrated within existing structures, limiting new construction. Therefore, it is unlikely that new development related to commercial cannabis businesses would result in a level of development that would generate construction air emissions that would exceed adopted significance thresholds for construction-related emissions.

In any event, the MCAQMD provides suggested mitigation measures for construction-related air quality impacts in the Fort Bragg area. The MCAQMD suggests the use of dust control techniques on construction sites and unpaved access roads. The ILLUDC includes Section 18.62.020, which prescribes dust prevention and control requirements to prevent or control dust and debris from

construction sites. Future development projects that require new construction would be subject to these existing policies, resulting in a less than significant construction-related air quality impacts.

Since many commercial cannabis businesses are anticipated to locate within existing structures in commercial and industrial zoning districts, these uses are expected to only incrementally alter vehicle emissions from retail deliveries, product transportation, employee trips, and customer/visitor traffic from existing retail and industrial uses in these districts. Therefore, impacts to air quality from operational emissions due to the ILUDC amendment are negligible and less than significant in relation to existing conditions, and are not expected to result in non-compliance with the adopted air quality plans and standards.

- d. Less than significant.** As discussed above, the ILUDC amendment would not directly result in the generation of substantial short-term construction-related or long-term operational air pollutant emissions. Because the establishment of new commercial cannabis businesses would occur over a prolonged period of time, be dispersed throughout the City, and would likely occur within existing structures, impacts from associated air emissions are not anticipated to be considerable. Additionally, given the ILUDC amendment's requirement of a 600-foot separation between commercial cannabis businesses and sensitive land uses (day care centers, schools, youth centers, etc.), the Project is not expected to result in the generation of emissions such that sensitive receptors would be exposed to substantial pollutant concentrations. Impacts concerning the exposure of sensitive land uses to air pollutant concentrations are less than significant.
- e. Less than significant.** There could be potentially significant odors from commercial cannabis businesses that develop as a result of this ordinance amendment, particularly concerning manufacturing and/or distribution operations, or dispensaries that sell and store organic material. The periphery of the commercial and industrial zoning districts where these uses would be allowable border on residential districts, contributing to the possibility of objectionable odors affecting a substantial number of people. However, the existing ILUDC includes section 18.30.080(J) prohibiting land uses from emitting obnoxious odors or fumes that are perceptible by a reasonable person at the property line of the site. Additionally, the proposed ILUDC amendment references Municipal Code Chapter 9.30, that requires applicants for commercial cannabis businesses to submit an odor prevention plan illustrating how the cannabis business will be consistent with the ILUDC odor requirements as part of the application submission. The requirement states that the odor prevention plan may include an odor absorbing ventilation and exhaust system, or other measures to ensure the use does not produce odors which are disturbing to people of normal sensitivity residing or present on adjacent or nearby property, or areas open to the public. With the implementation of this requirement and the existing standard for odor in the ILUDC, future commercial cannabis businesses that develop as a result of this ordinance amendment would have a less than significant impact with respect to odors.

IV. Biological Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?			✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓	
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

a. Less than significant. Commercial cannabis businesses would be limited to the commercial and industrial zoning district of the City, which are substantially developed with existing buildings and parking lots, and, therefore, would have only limited potential to cause substantial adverse impacts to an individual species or population, or cause the destruction of any sensitive habitat. Although some commercial and industrial areas border on undeveloped open space, most areas where these businesses would be allowed are typically located within urbanized portions of the City and surrounded by existing development. Some limited or expanded development may occur as a result of this ILUDC amendment; however, these activities would occur primarily within previously developed areas of the City which do not support habitat for candidate, sensitive or special status species, and would therefore have a less than significant impact.

b. Less than significant. As discussed above, it is anticipated that most of the new businesses expected under the proposed Project would be in existing buildings and would have a less than significant impact with respect to riparian habitat. The urbanized commercial and industrial properties where commercial cannabis businesses would be allowable by this ILUDC amendment are in highly developed areas with little potential to impact riparian habitat. Nonetheless, the ILUDC includes Section 18.52, which provides standards for the protection of watercourse and riparian resources within the City. Due to the urbanized location where development may occur as a result of this ILUDC

amendment, and with the implementation of the existing policies protecting riparian habitats, impacts to these resources would be less than significant.

- c. No impact.** Commercial cannabis businesses occurring as a result of this ILUDC amendment would not adversely affect federally protected wetlands, including marshes, vernal pools or coastal regions. Habitat suitable to support these resources is limited in the vicinity of the commercial and industrial zoning districts where this Project would allow future development, as they tend to be clustered within the most heavily urbanized areas of the City. Wetland habitat expected to occur within these zoning districts would be limited to already highly disturbed drainage within commercial areas along major roads and industrial districts within the areas of downtown Fort Bragg. These areas consist mainly of built environments and paved surfaces. While some areas of the commercial and industrial districts are proximate or adjacent to open space or other areas that may be suitable for wetland habitat, the distance of any new development from these resources would limit potential for direct impacts. Additionally, existing water quality and stormwater runoff regulations in the ILUDC (specifically, Section 18.64) would avoid potential for indirect impacts. Therefore, no direct impact or reasonably foreseeable indirect impact would occur under implementation of the proposed ILUDC amendment.
- d-e. Less than significant.** Cannabis businesses that establish as a result of this ILUDC amendment would not disrupt any habitat corridors or affect the movement of resident or migratory wildlife. The Project would amend the ILUDC to allow cannabis businesses in the commercial and industrial zoning districts where habitats that support migratory species are rare. Although trees in these districts are often ornamental and nonnative, they may serve as corridors between habitat or provide suitable habitat for nesting or migratory birds. The ILUDC requires that all projects that may impact biologically sensitive areas (defined, in part, as plant or animal life or their habitats that serve a special nature or role in an ecosystem which could be easily disturbed or degraded by human activities) submit a biological resources report evaluating the impact the development may have on the habitat. Projects with the potential for these impacts require the review authority to find that there will be no significant negative impact on the sensitive habitat and that the development and use will be consistent with the biological continuance of the habitat. Due to the anticipated location of future development (urbanized commercial and industrial districts), the expectation that many of these businesses occupy existing structures, and implementation of the existing ILUDC requirements protecting sensitive areas, impacts to wildlife corridors, native wildlife nursery sites, will be less than significant and will not conflict with existing policies or ordinances protecting biological resources.
- f. No impact.** There are no Habitat Conservation Plans or Natural Community Conservation Plans adopted within the City of Fort Bragg and no impact would occur.

V. Cultural Resources

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			✓	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

- a. Less than significant.** While it is expected that many cannabis businesses will utilize existing development, there is the potential for some new development or expansion to occur as a result of this ILUDC amendment. New development or expansion could impact historic resources by removing or altering the exterior appearance of these resources. This could be a potentially significant impact; however, all future cannabis businesses, including the construction or remodeling of existing buildings, would be required to obtain a Design Review permit from the City of Fort Bragg. Prior to issuance of a Design Review permit, the review authority would ensure compliance with General Plan Land Use Element Policy CD-6 (“Preserve cultural and historic resources”) that protect and preserve buildings and sites with historic and cultural significance within the City of Fort Bragg to ensure that a significant impact would not occur with respect to historic resources.
- b. Less than significant.** Most of the new cannabis businesses expected under the proposed ordinance amendment would be located in existing buildings and would have no impact on archaeological or paleontological resources, or human remains. For new construction, the likelihood of impacts to these resources is less than significant, as the commercial and industrial zoning districts are mostly built environments characterized by urban development. Although future construction and ground-disturbing activities could impact buried cultural, Native American or paleontological resources, site-specific review, as well as implementation of General Plan Conservation Element Policy OS-4.1 (“New development shall be located and/or designed to avoid archaeological and paleontological resources”) and ILUDC Section 18.50.030 (“ensure that appropriate safeguards are established and followed in order to protect archaeological and paleontological resources, as well as sacred sites and/or traditional cultural properties”) would limit future impacts to a less than significant level.

VI. Energy

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

a-b. Less than significant. The ILUDC amendment would allow retail cannabis businesses with accessory and incidental manufacturing and cultivation activities in commercial districts, as well as cannabis businesses with primary manufacturing uses in the industrial zoning districts. While it is not possible to understand the scale or operational characteristics of future cannabis businesses and any projection of energy usage is speculative, it is possible that some facilities that are established under this Project could require the use of large amounts of energy. All future development would be subject to Part 5 of Title 24 of the California Code of Regulations, which contains performance standards and prescriptive compliance approaches for achieving energy efficiency for non-residential buildings. Additionally, cannabis manufacturing businesses will be interpreted as an equivalent land use as existing non-cannabis manufacturing land use classifications in the zoning code, and would be allowable on parcels presently zoned for industrial development. With implementation of the California requirements for energy efficiency, and allowance of cannabis manufacturing as a primary use in districts where manufacturing is presently permitted, environmental impacts with respect to energy consumption would be less than significant. Future cannabis businesses in the City would undergo individual environmental review, and if a particular operation was found to have the potential for significant energy impacts, these impacts would require mitigation for compliance with CEQA and approval.

VII. Geology and Soils

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 			✓	
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?			✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.				✓

a. Less than significant. Future development would be subject to all federal, state, and local regulations regarding land use siting and fault rupture, including the California Building Code (CBC) and applicable requirements relating to seismic retrofitting and structure evaluation prior to completion of construction, which may also include site-specific geotechnical investigations that would evaluate the potential for seismic risk and identify appropriate mitigation measures. No potential actions with implementation of the proposed Project would exacerbate existing geological hazards, and therefore impacts would be less than significant with conformance to the existing federal, state, and local regulations.

b. Less than significant. The Project does not propose or authorize any development, though may encourage new development in existing commercial and industrial areas, which do not typically occur on hillside areas. Nevertheless, in the case that the location of a future project in the commercial or industrial zoning district is located in an area with the potential for soil erosion, the project would be required to adhere to ILUDC Section 18.62, which requires development be engineered with Low Impact Development designs to minimize areas of disturbance, maximize infiltration, and minimize erosion. Due to the relatively limited amount of new construction anticipated with the adoption of the proposed ILUDC amendment, and with implementation of existing policies mitigating the impacts of runoff and associated stormwater pollution, including BMPs designed to address runoff and pollution at the source, the Project would not result in substantial erosion or loss of topsoil and impacts would be less than significant.

- c-d. Less than significant.** As discussed above, sites in the commercial and industrial zoning districts are unlikely to be in areas susceptible to landslides or liquefaction. Additionally, a large percentage of potential future development are anticipated to be sited within existing structures. Future development that occurs pursuant to this Project would be designed and constructed in conformance with the CBC, which includes policies designed to protect employees and occupants from risks or the exacerbation of existing hazardous geologic conditions related to unstable or expansive soil. Compliance with existing laws regarding soil conditions for new development would reduce impacts to a less than significant level.
- e. No impact.** The City is served by the City of Fort Bragg's wastewater system, and it is expected that future development connects to the sewer system and all potential new development that would occur as a result of the ILUDC amendment would connect to existing sewers. Therefore, future development would not require the use of septic systems and no impact would occur.

VIII. Greenhouse Gas Emissions

<i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

a-b. Less than significant. The proposed ILUDC amendment permits cannabis cultivation as an accessory use to retail establishments. As accessory uses, these activities are required to be incidental to, related and clearly subordinate to the primary retail use of the dispensary, per the ILUDC, limiting the extent and scope of cultivation operations. However, small-scale cultivation activities could involve the use of energy-intense lighting and ventilation systems that could operate up to 24 hours per day and generate additional greenhouse gas emissions. Any new construction, ranging from electrical repairs and upgrades to new building development, is subject to issuance of a building permit to comply with California Green Building Code (CalGreen) requirements. CalGreen creates uniform regulations intended to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impacts during and after construction. Through implementation of CalGreen Building Code requirements that mandates building insulation, use of energy efficient appliances and low-flow plumbing fixtures and other measures, potential increases in greenhouse gas emissions will be less than significant.

The City of Fort Bragg has not adopted a Climate Action Plan, although such a draft plan has been prepared for the City Council's consideration. The draft CAP includes a goal of reducing community greenhouse gas emissions by 15 percent below 2005 levels by 2020, but has no mandatory provisions that would apply to this Project. Future site-specific commercial cannabis businesses and facilities would be required to include on-site recycling of waste materials, efficient plumbing fixtures and landscaping, and other measures that would reduce greenhouse gas emissions, per the ILUDC and State requirements. Motor vehicle emissions associated with the future cannabis businesses would be reduced through compliance with state regulations on fuel efficiency and fuel carbon content. The regulations include the Pavley fuel efficiency standards (AB 1493) that require manufacturers to meet increasingly stringent fuel mileage rates for vehicles sold in California and the Low Carbon Fuel Standard that requires reductions in the average carbon content of motor vehicle fuels. Emissions related to electricity consumption by the project would be reduced as the electric utility complies with the Renewable Portfolio Standard, which requires utilities to increase its mix of renewable energy sources. The project would not conflict with the draft CAP and regulations adopted by the State of California to reduce greenhouse gas emissions. Future cannabis businesses established under the ILUDC amendment would be required to comply with any CAP in effect at that time. As a result, impacts will be less than significant.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

a-b. Less than significant. For commercial cannabis businesses, typical hazardous materials may include fuels, solvents, paints, oils, grease and pesticides, as well as volatile and flammable gases and liquids used in manufacturing. However, the use, transportation, storage, or disposal of such materials is expected to occur on a relatively minor scale for each commercial cannabis activity, as cannabis activities do not typically require large quantities of these materials which would pose significant threat to the public. Additionally, given the broad range in types of cannabis businesses, including the preferred method of operation (i.e. non-organic versus organic), it is difficult to predict the volume and type of chemicals which could be used or stored at any given site. Regardless, commercial cannabis businesses would be subject to compliance with existing regulations adopted for the safe handling of chemicals and hazardous materials, and a site that includes public sales would be buffered a minimum of 600 feet from existing sensitive uses, per the requirements of the ILUDC amendment, reducing the potential of exposure of sensitive uses to hazards and hazardous material. Additionally, commercial cannabis businesses would be restricted to commercial and industrial zoning districts in order to buffer cannabis uses most likely to utilize hazardous materials from residential uses. The ILUDC amendment would also only apply to cannabis activities and businesses which receive and operate under a state license and comply with the state cannabis regulations, which require a licensee to handle all hazardous materials in compliance with hazardous material statutes and regulations. Therefore, it is not anticipated the ILUDC amendment would pose

substantial new risk to the environment from the release of or exposure to hazardous materials, and impacts are less than significant.

- c. Less than significant.** The ILUDC amendment prohibits the issuance of a permit for commercial cannabis businesses within 600 feet of a local school. Although this distance is less than a quarter-mile, the ordinance also contains requirements for cannabis structure setbacks, odor control, on-site security, fire code requirements and other standards to ensure that any impacts from future commercial cannabis operations would be less than significant.
- d. No impact.** There are no known locations in the ILUDC plan area on the Department of Toxic Substances Control Hazardous Waste and Substances list.
- e-f. No impact.** A private airstrip exists north of the City boundary, and a helipad operates at the Mendocino Coast District Hospital. Both facilities are outside of the ILUDC plan area, and no impacts will result from the proposed amendment.
- g. No impact.** The City's Emergency Operations Plan (EOP) has been developed to provide a comprehensive emergency management program for the City. It mitigates the effects of hazards and includes measures to be taken to preserve life and minimize damage, enhance response during emergencies, provide necessary assistance, and establish a recovery system, in order to return the City to its normal state of affairs in case of an emergency. The plan defines preparations and mitigations to respond to the effects of natural disasters including wildfire, technological accidents, nuclear incidents, and other major incidents/hazards. The proposed amendment has no impact on this plan.
- h. No impact.** The ILUDC plan area is not located within a wildland fire hazard area. It is located in an urbanized portion of the City of Fort Bragg.

X. Hydrology and Water Quality

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?				✓
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?				✓
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓

a. Less than significant. It can be expected that some cannabis businesses may be established within existing buildings or construct new buildings for future establishments which would incrementally increase demand for wastewater disposal. Cannabis businesses that are licensed by the state would dispose of wastewater using existing waste water systems which are managed and regulated through the City's National Pollutant Discharge Elimination System Permit for the Municipal Separate Storm Sewer System and adopted Total Maximum Daily Loads for local receiving water bodies. Individual development project would be required to comply with the City's Low Impact Development requirements (ILUDC Chapter 18.64). With implementation of the existing standards to protect water quality and existing waste discharge requirements, the Project would have a less than significant impact.

b. Less than significant. The project would amend the ILUDC to permit new commercial cannabis businesses in the commercial and industrial zoning districts. The commercial and industrial zoning districts are highly developed areas of town, and it is anticipated that many businesses established

under the ordinance would occupy existing development. However, there is the potential for new development as a result of the ILUDC amendment, which would add impervious surfaces (such as parking lots, access roads, sidewalks and buildings) to parcels that are presently undeveloped. Groundwater recharge would be reduced by this increase in impervious surfaces, but with implementation of existing policies within the ILUDC, impacts to groundwater recharge would be less than significant. These policies include ILUDC Chapter 18.64, which encourages increased permeable areas, ILUDC limitations on Floor Area Ratios to allow areas for groundwater recharge (Article 2), and landscaping requirements to ensure locations where runoff can be treated prior to infiltration into the water table (Chapter 18.34).

Additionally, the project would permit cannabis businesses to establish in commercial and industrial zoning districts, where groundwater wells are uncommon and access to the City's water system is available. Impacts to the groundwater recharge or the water table would be less than significant.

c-f. Less than significant. Most of the new businesses expected under the proposed ILUDC amendment would be in existing buildings and would have no impact with respect to drainage. It is anticipated that cannabis activities in new buildings would require grading on individual sites to create building pads, parking lots and other development areas. Grading activities could potentially result in increased runoff with erosion. Site grading could be a potentially significant impact by increasing the potential rate and volume of runoff over present conditions.

All new development would be required to comply with state and city regulations, and proposed discharger would submit to the City verification of compliance with the waste discharge requirements of the Regional Water Quality Control Board, or waiver thereof (ILUDC Section 18.64.040). Excess irrigation water or effluent associated with cultivation activities are expected to be minor, as the ILUDC amendment requires these activities to be accessory to (and subordinate to) a primary retail use. Effluent associated with manufacturing activities can vary greatly depending on the processes employed, but would be required to direct effluent to sewer, septic, irrigation, or bio-retention treatment systems, per the ILUDC. All wastewater discharged into the City sewer system shall comply with the City's Municipal Code, and could be subject to an individual wastewater discharge permit, per Chapter 14.17.

As part of the customary development review process, the City requires the preparation and approval of a grading plan that is subject to Chapter 18.62, regulating erosion and sediment control standards, and ensures that development will mitigate and minimize any increase the flow or intensity of flow of rainwater runoff from the pre-development conditions.

It is also a City requirement that for the approval of new development that involves increased impervious surfaces, the applicant must pay a drainage fee to help develop citywide infrastructure to address the cumulative impacts of development.

Impacts related to drainage, stream course alteration and the generation of significant quantities of polluted runoff will be less than significant.

g-h. No impact. Most of the commercial and industrial zoning districts are above the 100-year flood hazard area, and any development within such flood areas are regulated by the California Building Code and other health and safety regulations adopted by the City to protect against flooding. Also, no housing would be constructed as a result of this Project, so no impact is anticipated with respect to flooding.

XI. Land Use and Planning

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

- a. No impact.** The proposed project would permit development of cannabis businesses in the commercial and industrial zoning districts within the City. It is anticipated that many businesses would occupy existing structures, but some development of new structures or expansion on existing buildings may occur as a result of the ILUDC amendment. While the commercial and industrial zoning districts permit a limited amount of residential development (as a component of a mixed use project, multi-family development or caretakers quarters, for example), the general character of these zoning districts is largely driven by the primary land use allowances (non-residential). Any development that would occur as a result of the amendment would be limited to cannabis businesses, which would not preclude mixed-use residential units or caretakers quarters as part of future projects.

The proposed project does not include a proposed highway or other roadway that would physically divide any established community, and it is not reasonably foreseeable that development pursuant to the ILUDC amendment would necessitate development of such infrastructure. Projects established due to the amendment would be subject to compliance with the General Plan and zoning provisions for commercial and industrial uses and all applicable development standards, and therefore, this Project has no potential for creating a barrier from one part of a community to another, and would have no impact to the connectivity of established communities.

- b. No impact.** No changes are proposed to the Inland General Plan as part of the ILUDC amendment. Similarly, no changes are proposed to any other City plan, policy or regulation affecting environmental regulation in the City that would lead to environmental impacts.
- c. No Impact.** The existing ILUDC requirements adopted for the protection of biologically sensitive areas would not be affected by this Project, and no impacts or conflicts would arise.

XII. Mineral Resources

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

a-b. No impact. The Project area is limited to the commercial and industrial zoning districts where existing and established development characterizes the landscape. No known mineral resources that would be of value to the region or residents of the state are present within these urbanized areas, and there are no mineral resource recovery sites in the commercial or industrial districts delineated on a local plan that would be at risk of loss due to the ILUDC amendment. No impacts with respect to mineral resources would occur.

XIII. Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project result in</i>				
a. Generation of substantial noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b. Generation of excessive groundborne vibration or groundborne noise levels?				✓
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

a. Less than significant. Commercial cannabis businesses established under the ILUDC amendment would be subject to the City's Noise Ordinance (Chapter 9.44). The noise ordinance prohibits noises which cause annoyance or discomfort to a reasonable person of normal sensitivities between the hours of 10 p.m. and 7 a.m. within 500 feet from a residential zone. The proposed ordinance would limit cannabis businesses to the commercial and industrial zoning districts; however, portions of these districts are adjacent to residential districts. Future cannabis businesses would be subject to compliance with the noise ordinance, which would not be affected by the proposed ILUDC amendment, keeping impacts to a less than significant level.

b. No impact. It is expected the most businesses established as a result of the Project would occupy existing development in the commercial and industrial zoning districts, but it is reasonably anticipated that future construction that could occur would utilize normal and customary construction methods which would not include pile driving or other techniques that result in significant off-site vibration, and there will be no impacts relating to vibration.

c-d. Less than significant impact. The project would locate new cannabis businesses within the commercial and industrial zoning districts of the ILUDC area. Permanent increases in ambient noise could occur due to cannabis manufacturing activities; however, manufacturing in the commercial districts is required (by the ILUDC amendment) to be accessory and incidental to primary retail uses, so their scope would be limited. Larger manufacturing operations would occur within the industrial zoning district, where manufacturing and processing businesses are already located with related industrial ambient noise. Nonetheless, new projects would need to comply with the Noise Ordinance referenced above, and in conjunction with the existing industrial and commercial noise in these zoning districts, impacts would be less than significant.

e-f. No impact. There are no airport land use plans within the City. A private helipad is present at Mendocino Coast District Hospital, and a private airstrip approximately a quarter-mile north of the City limits. Each facility experiences very low levels of use, and would not expose people to excessive noise levels. The Project would allow cannabis businesses to establish in existing commercial and industrial zoning districts where development is already present. There would be no noise-related impacts due to the proximity of the private facilities near the plan area.

XIV. Population and Housing

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

a-c. No impact. The proposed Project would not directly induce growth by proposing new homes or similar residential structures, and does not include the extension of any roads or similar expansion infrastructure. While the commercial and industrial zoning districts allow limited residential development which could co-locate on parcels with potential Project activities, the Project would not directly encourage or permit the establishment of new housing or expanded infrastructure, nor significantly displace residential housing supply, given the eligible zones are proposed to be limited to commercial and industrial districts. Potential new construction or redevelopment activities are largely anticipated to occur within the City on previously developed parcels within commercial and industrial areas. Impacts would be less than significant.

XV. Public Services

<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Fire protection?				✓
b. Police protection?				✓
c. Schools?				✓
d. Parks?				✓
e. Other public facilities?				✓

a-e. No impact. Proposed development of future cannabis operations that would be allowed under the ILUDC amendment would not adversely impact the level of service provided by the Fort Bragg Fire Protection District, the Fort Bragg Unified School District or the Mendocino County Library, since there would be no change to the status of these providers as a result of future cannabis development in the City, and would not directly or indirectly cause an increase in population. Future commercial cannabis businesses would also be required to submit a security plan approved by the Police Chief to ensure on-site safety of each operation.

Cannabis operations would also be required to install and maintain on-site security cameras as an additional safety precaution, per State licensing requirements.

Maintenance of local roads and other public facilities would be continue to be provided by the City and no additional facilities are anticipated as a result of potential cannabis business development. There would be no changes to electrical, natural gas or telecommunication services. Overall, impacts to public services would be less-than-significant or there would be no impact.

Impacts to park facilities are discussed in item 15, below.

XVI. Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

a-b. No impact. The proposed project would not impact the existing City of Fort Bragg recreational facilities or regional park facilities, such that the facilities would be substantially degraded.

XVI. Transportation

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?				✓
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				✓
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d. Result in inadequate emergency access?				✓

a-d. No impact. The ILUDC amendment is consistent with the Inland General Plan policies pertaining, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle access, and transit. It is not anticipated that development in response to this ILUDC amendment would cause for new transportation facilities since they would be located in the commercial and industrial zoning districts where similar development already exists.

The ILUDC amendment does not conflict with the *Mendocino Council of Government Regional Transportation Plan* because the ILUDC plan area does not have regional serving roads. Additionally, development pursuant to the ILUDC would not change air traffic patterns, increase air traffic levels or result in a change in location that would produce substantial safety risks.

Most of the street infrastructure in the ILUDC area is already installed. Existing streets are generally wide and interconnect in a grid pattern to facilitate emergency vehicle access. This ILUDC amendment does not alter or affect existing circulation, and no affects to circulation is reasonably foreseeable as a consequence of the Project.

The ILUDC amendment does not conflict with no affect the Bicycle Master Plan, Inland General Plan, or any other plans.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
<p>a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe that is:</p> <p style="margin-left: 20px;">i. Listed or eligible for listing in the California Register of Historic Resources or in a local register of historical resources as defined in PRC Section 5020.1(k), or</p>				✓
<p style="margin-left: 20px;">ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>				✓

- a. No impact.** The Project would not result in any direct or indirect physical changes to the environment. The ILUDC amendment does not change programs or policies that provide regulatory guidance for cultural resources. These issues are addressed in the Conservation, Open Space, Energy and Parks Element of the General Plan and in Chapter 18.74 Cultural Resource Protection of the ILUDC. The Project does not recommend any changes to the ILUDC that would impact cultural resources.

XIX. Utilities and Service Systems

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
c. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				✓
d. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
e. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
f. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
g. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				✓
h. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓

a-g. No impact. The Project would not result in any direct physical changes to the environment. Development of cannabis businesses following adoption of the ILUDC amendment may incrementally increase demand for utilities due to the construction of new facilities in the commercial and industrial zoning districts. The scope and intensity of future businesses could vary greatly in their need for utilities and services, and any projection of future demand is speculative, but the City likely does have sufficient existing public facilities to serve potential development that may result from the implementation of the ILUDC amendment.

The City of Fort Bragg Public Works Department Water Enterprise Division is responsible for raw water collection, treatment, and distribution of treated water to customers within and outside of the city limits. Additionally, the City owns and operates a water treatment plant, located at 31301 Cedar Street in Fort Bragg. The Public Works Department has developed a comprehensive water model to determine how much new development can be accommodated within the City given the additional water storage which has been added to the City's water system in the past four years. Two large new water storage features have been added, providing over 16 million gallons of finished water storage.

The City diverts water from three water sources, and in extreme drought conditions (once every 50 years) there may not be enough water in these surface water sources to serve demand. The new water storage facilities are intended to supplement water supply when the City surface water sources may have less supply. The analysis by Public Works has determined that even in a 50 year drought, the new water storage facilities would allow the City to serve an additional 65 to 75% increase in water demand over 2015 water demand (water demand during drought conditions with water conservation measures) and 47% over current (2018) water demand. In other words, the City can accommodate an additional 40% to 65% increase in new development. Development proposed as a result of this Project would not exceed the thresholds of this analysis.

The Public Works Department is undertaking a major wastewater treatment facility upgrade which, when completed, will be capable of treating foreseeable Waste Water treatment discharges from existing and future development.

The City contracts solid waste services to Waste Management. The City's Construction and Demolition Recycling Ordinance has reduced construction and demolition waste sufficiently to comply with the requirements of state law. New development resulting from the ILUDC amendment will be required to comply with the City's Construction and Demolition Recycling Ordinance. There are adequate utilities and services available such that there would be no impacts as a result of this Project.

XX. Wildfire

<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Impair an adopted emergency response plan or emergency evacuation plan?				✓
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage challenges?				✓

a-g. No impact. The nearest lands classified as very high fire hazard severity zones, per the maps provided by Calfire, is located south of the City limits and almost entirely south of the Noyo River. Limited very high fire hazard severity areas are immediately adjacent to the city, south and east of the residential zoning districts and approximately one mile from the commercial and industrial zoning districts subject to this Project. Some state responsibility areas are located near the outer boundaries of the commercial and industrial zoning districts. The ILUDC amendment would not impair or affect any adopted emergency plan, nor would the amendment exacerbate wildfire risks to citizens. Existing access infrastructure is present throughout the commercial and industrial zoning districts, and no new maintenance of firefighting infrastructure. No impacts would result from this ILUDC amendment with respect to wildfire.

XVIII. Mandatory Findings of Significance

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

- a. Less than significant.** Potential development (e.g., additions, new construction) of commercial and industrially-zoned parcels that occur pursuant to the proposed Project would not impact any endangered species or modify any special status species habitat. Due to the developed nature of the applicable land areas, construction activities and operation of future development would not impact nearby habitat or flora and fauna populations within identified biological resource areas.

Additionally, as discussed in Section 5, Cultural Resources, potential impacts related to archaeological and paleontological resources would be less than significant following the implementation of the regulatory compliance measures.

- b. Less than significant.** Based on the proceeding discussions, no significant impacts were identified for the 18 environmental factors analyzed above. The Project would provide a beneficial impact for commercial and industrial aspects of cannabis businesses within the City. As discussed in Section 1, Aesthetics, the Project is not anticipated to directly hinder the visual aesthetics of other projects with its implementation, and would provide opportunities within various vacant, unused areas of the City. Cumulative projects that increase population could increase the demand for cannabis related industries in the form of jobs and demand, and the Project would serve as an avenue for accommodating the potential demand without resorting to unregulated and environmentally adverse activities.

Cumulative construction impacts related to development that occurs pursuant to the proposed Project has the potential to result in cumulative air quality, GHG, and noise. There is the potential for future projects within the City to undergo construction simultaneously with the Project, resulting in

temporarily adverse impacts, but such impacts would be short-term due to the temporary nature of construction. Cumulative construction impacts therefore would be adverse but less than significant.

Operation of the Project in combination with cumulative projects may increase demand on City public services and utilities; however, as described in the analysis, the Project would not result in the need for additional City infrastructure beyond what is accommodated by the City, pursuant to the Project. Therefore, cumulative impacts and impacts to human beings from the proposed Project would be less than significant.

- c. **Less than significant.** As identified throughout the analysis, the proposed Project would not have an environmental effect that would cause substantial adverse effects on human beings directly or indirectly, due to assured provisions for public service, odor and air quality controls, land use and planning consistency, hydrology and water quality protections, and hazards and hazardous materials safety. Impacts would be less than significant.