

RESOLUTION NO. 3979-2017

RESOLUTION OF THE FORT BRAGG CITY COUNCIL ADOPTING A NEGATIVE DECLARATION FOR THE INLAND LAND USE AND DEVELOPMENT CODE AMENDMENTS REGULATING CANNABIS MANUFACTURING

WHEREAS, the City of Fort Bragg ("City") adopted an Inland General Plan and certified an Environmental Impact Report Addendum ("EIR Addendum") for the General Plan on December 2, 2012; and

WHEREAS, the City of Fort Bragg ("City") adopted an Inland Land Use and Development Code and Negative Declaration on February 10, 2014; and

WHEREAS, the adoption of an Inland Land Use and Development is necessary to: 1) provide a regulatory framework for implementation of the Inland General Plan; 2) to implement new state planning and land use requirements; and 3) update zoning regulations in accordance with City Council policy direction; and

WHEREAS, the City Council held eight meetings in 2015 and 2016 to review, discuss and provide direction regarding changes to the Inland Land Use and Development Code to define, establish and regulate cannabis manufacturing uses in response to the State of California's adoption of the Medical Marijuana Regulation and Safety Act, comprised of State Assembly Bill 243, Assembly Bill 266 and Senate Bill 643; and

WHEREAS, the City is the lead agency for the completion of the Mitigated Negative Declaration for the Noyo Center and related entitlements permits and plans, under the California Environmental Quality Act (CEQA); and

WHEREAS, a Negative Declaration has been prepared as the CEQA document for the amendment to the Inland Land Use and Development Code, and the City filed a Notice of Completion with the State Secretary of Resources via the State Clearinghouse, and the Negative Declaration was circulated for the required thirty day public review period from October 31, 2016 to November 30, 2016; and

WHEREAS, no comments on the Negative Declaration were received during the public review period; and

WHEREAS, the Mitigated Negative Declaration is included as Exhibit A to this resolution; and

WHEREAS, based on the Negative Declaration, the City Council concurs with the Community Development Director's determination that adoption of the Inland Land Use and Development Code would not have a significant effect on the environment; and

WHEREAS, the City Council considered the Negative Declaration and the Inland Land Use and Development Code at a noticed public hearing on February 13, 2017, at which time all interested parties had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby find that the foregoing recitals are true and correct and made a part of this resolution; and the City Council has reviewed and considered the Negative Declaration and does hereby make the following findings:

1. The Negative Declaration was prepared, circulated and reviewed in accordance with the California Environmental Quality Act (CEQA) and the City's CEQA implementation procedures.
2. Based on the record before the Council, there is no substantial evidence that the project will have a significant effect on the environment.
3. The Negative Declaration reflects the independent judgment and analysis of the City Council.
4. The custodian of the documents that constitute the record of proceedings upon which the Council action is based is the City Clerk of the City of Fort Bragg and all documents are available for review and inspection during regular business hours in the Office of the City Clerk at Fort Bragg City Hall, 416 North Franklin Street, Fort Bragg, CA 95437.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby adopt the attached Negative Declaration for the Inland Land Use and Development Code amendments regulating cannabis manufacturing.

The above and foregoing Resolution was introduced by Councilmember Lee seconded by Councilmember Cimolino, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 13th day of February, 2017, by the following vote:

AYES: Councilmembers Cimolino, Lee, Norvell and Mayor Peters.
NOES: None.
ABSENT: Councilmember Turner.
ABSTAIN: None.
RECUSED: None.



Lindy Peters,
Mayor

ATTEST:


June Lemos, CMC
City Clerk

EXHIBIT A



CITY OF FORT BRAGG

Incorporated August 5, 1889
416 North Franklin Street
Fort Bragg, California 95437
tel. 707.961.2823
fax. 707.961.2802
www.fortbragg.com

1. PROJECT TITLE

Inland Land Use and Development Code Amendment: Cannabis Manufacturing

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
Assistant Planner
Community Development Department
707-961-2827 ext. 113

4. PROJECT LOCATION

The Inland Land Use and Development Code 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

Jon McColley
16451 Pine Drive
Fort Bragg, CA 95437

6. GENERAL PLAN DESIGNATION

Heavy Industrial (IH) and Light Industrial (IL)

7. ZONING

Heavy Industrial (IH) and Light Industrial (IL)

8. DESCRIPTION OF PROJECT

In 2014, the City Council adopted an updated Inland Land Use and Development Code (ILUDC). The ILUDC is the City's guiding collection of land use policies and regulations that implement the General Plan's vision for Fort Bragg's future through the year 2022.

The applicant requests an ILUDC Amendment to establish, define and regulate Cannabis Manufacturing. This ILUDC Amendment would modify Article 2 (Zoning Districts & Allowable Land Uses), Article 4 (Standards for Specific Land Uses), and Article 10 (Definitions). For a comprehensive summary of the proposed changes, refer to **Table 1 (Proposed Changes)**, below.

Table 1 (Proposed Changes)	
ILUDC Section	Proposed Change(s)
Article 2 Section 18.24 Table 2-10	Add new land use "Manufacturing/processing – Cannabis" to land use table, and allow in IL and IH districts with a Use Permit. Reference new Specific Use Regulations in Section 18.42.055. See Attachment 1 (Article 2 Revisions).
Article 4 Section 18.42.055	Add new Specific Use Regulations for Cannabis Manufacturing land uses, including limitations on location, operating standards and approval findings. See Attachment 2 (Article 4 Revisions).
Article 10 Section 18.100.020(C)	Add new definitions for "Cannabis" and "Cannabis Manufacturing." See Attachment 3 (Article 10 Revisions).

9. SURROUNDING LAND USES AND SETTING:

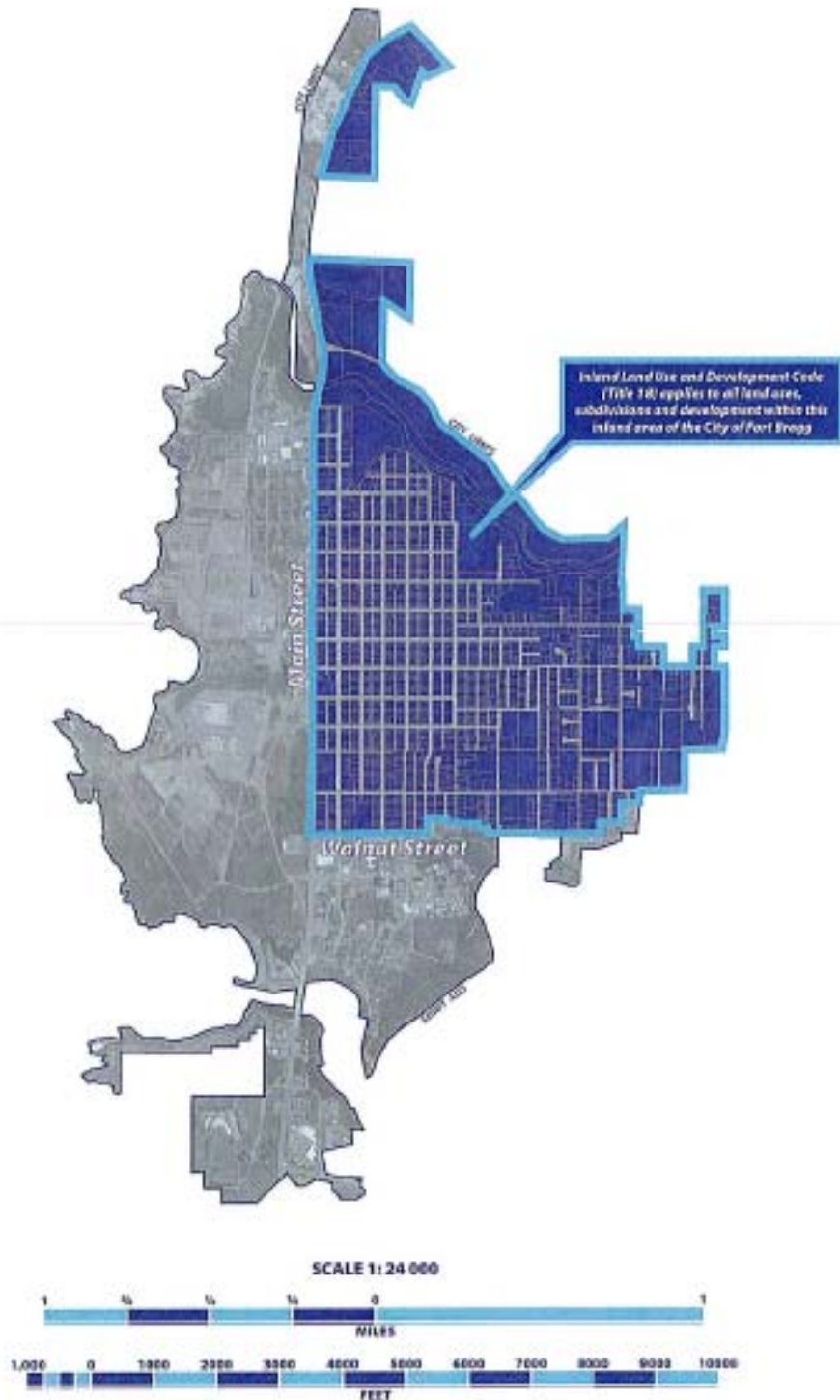
Citywide—the ILUDC regulates all areas of Fort Bragg outside the California Coastal Zone.

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 nearly half the City; however, the ILUDC Amendment would only affect areas zoned Heavy Industrial (IH) and Light Industrial (IL).



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. Substantially degrade the existing visual character or quality 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?			✓	

Impacts a-d: Impacts are less than significant

Although some scenic resources—such as open space, trees and waterways— are present within the ILUDC plan area, the proposed changes to the ILUDC will not impact scenic vistas or scenic resources, substantially degrade the existing visual character or contribute to light or glare pollution. The ILUDC boundaries do not include areas that are part of a scenic vista, per the Coastal General Plan, nor areas near a state scenic highway, per Caltrans designation

The newly proposed use—Cannabis Manufacturing—will require approval of a Use Permit prior to operation. Additional site-specific aesthetic impacts would be identified and mitigated through Use Permit and environmental review of individual projects.

II. Agricultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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?				✓

Impacts a-e: No impacts

The plan area does not include agricultural lands or forest land, nor are there agriculturally-zoned parcels in the ILUDC plan area. The California Department of Conservation Farmland Mapping and Monitoring Program designates the majority of the plan area as "Urban and Built-Up Land." The ILUDC amendment would not convert farmland to non-agricultural use, would not conflict with the existing zoning for forest land and would not affect any property subject to a Williamson Act contract.

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. Create objectionable odors affecting a substantial number of people?			✓	

Impacts a-e: Impacts are less than significant

The ILUDC plan area is within the Mendocino County Air Quality Management District Air Basin, which relies on the Bay Area Air Quality Management District's CEQA Guidelines. All of Mendocino County is non-attainment for the State PM10 standard; however, the ILUDC amendment proposes to allow the establishment of new cannabis manufacturing uses in the industrial zoning districts with an approved Use Permit. Future cannabis manufacturing uses would be individually subject to environmental review, and any project impacts would require mitigation at that time.

IV. Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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?				✓

Impacts a-e: Impacts are less than significant

The majority of the ILUDC plan area is comprised of urban development; however, small patches of open space and wetlands, and bishop cone forest remain in the Inland area.

The ILUDC contains numerous policies aimed at the preservation and protection of biological resources, and this ILUDC amendment does not seek to modify or eliminate these regulations. These existing policies would apply to future cannabis manufacturing uses. Additionally, future cannabis manufacturing uses would be individually subject to environmental review, where any project-specific impacts would require mitigation.

Impact f: No impacts

No preservation, protection or adopted conservation plans apply to the ILUDC plan area.

V. Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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?			✓	

Impacts a-d: *Impacts are less than significant*

The proposed ILUDC amendment retains all of the 2014 ILUDC update regulations protecting cultural resources. The existing policies will continue to apply to new development. Additionally, future cannabis manufacturing uses would be individually subject to environmental review, where any project-specific impacts would require mitigation.

VI. Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Expose people or structures to 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.			✓	

Impacts a-e: *Impacts are less than significant*

Article 18.60 provides adequate regulation to ensure that new development will not be located on unstable, expansive, or otherwise inadequate soils, and would not be amended by this project. The California Building Code also regulates construction to ensure that occupants are not exposed to hazards from structures. Future cannabis manufacturing uses would be individually subject to environmental review, where any project-specific impacts would require mitigation.

VII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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?			✓	

Impacts a-b: *Impacts are less than significant*

The City of Fort Bragg has adopted a greenhouse gas (GHG) emission reduction target of 7% by 2020, and has prepared a Climate Action Plan and Greenhouse Gas Inventory. The proposed Green Building and Energy Conservation measures in the new Sustainability Element of the General Plan are intended to help achieve the City's GHG reduction goal. The proposed ILUDC amendment does not conflict with the Climate Action Plan. Additionally, future cannabis manufacturing uses would be individually subject to environmental review, where any project-specific impacts would require mitigation.

VIII. 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?				✓

Impacts a-c: *Impacts are less than significant*

Hazardous materials could be used during construction activities in the ILUDC plan area. Additionally, commercial or industrial development may include businesses that utilize chemicals and hazardous materials, and their routine business operations may involve chemicals that are manufactured, warehouse, or transported. However, the hazards presently exist within the ILUDC plan area, and approval of the ILUDC amendment will not increase these hazards to a significant level.

Impacts d-h: *No impacts*

Potentially hazardous materials sites (pursuant to government code 65962.5) may exist in the ILUDC plan area; however, future cannabis manufacturing uses would be individually subject to environmental review, where any site-specific impacts would require mitigation.

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.

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.

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 ILUDC amendment has no impact on this plan.

IX. Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
a. Violate any water quality standards or waste discharge requirements?			✓	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g. the production rate of a pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
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?				✓

Impacts a-f: *Impacts are less than significant*

Development entitled through compliance with the ILUDC would increase stormwater flows in the plan area. However, the ILUDC includes numerous regulations that require storm infiltration, treatment and improved conveyance. Future development of cannabis manufacturing uses would be subject to these and other existing ILUDC policies that mitigate stormwater impacts. Cannabis manufacturing uses that would have the potential to cause project-specific stormwater impacts would be subject to mitigation during permit and environmental review of the individual project.

Impacts g-j: *No impacts*

The proposed amendment would regulate cannabis manufacturing uses in industrial zoning districts, and does not directly impact floodways or otherwise affect hydrological hazards.

X. Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Impacts a-c: No impacts

The proposed changes to the ILUDC do not include any physical development, and cannot divide any community. Future proposals to develop cannabis manufacturing uses, in reliance on this proposed amendment, would be reviewed for consistency with applicable plans, policies and regulations. Project-specific environmental analysis will occur during Use Permit review, and any future impacts would need mitigation.

XI. 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?				✓

Impacts a-b: No impacts

The ILUDC plan area does not have locally important mineral resources. Therefore, development in compliance with the ILUDC would not result in the loss of known mineral resources, nor conflict with mineral resource recovery or processing facilities.

XII. Noise

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b. Exposure of persons to or 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?				✓

Impacts a-d: Impacts are less than significant

Chapter 9.44 of the Fort Bragg Municipal code regulates noise in the City of Fort Bragg. The ILUDC amendment would have no impact on this chapter. However, future uses in compliance with the proposed ILUDC—including cannabis manufacturing uses—have the potential to create noise. Future uses would be subject to the existing regulations, and should impacts be significant, project-specific mitigation would be required to reduce impacts to an insignificant level.

Impacts e-f: No impacts

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.

XIII. Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
a. Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Impacts a-c: No impacts

The ILUDC plan area is largely built-out with development, with few opportunities for in-fill development. As the ILUDC amendment would not convert any existing housing, nor would it displace citizens, there are no impacts to population and housing associated with this project.

XIV. 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?			✓	

Impacts a-e: *Impacts are less than significant*

The existing ILUDC contains numerous regulations addressing public services, which was found to have a less than significant impact on public services. The proposed ILUDC amendment preserves all existing policies relating to public services, and future development would be subject to project-specific environmental and permit review. Any potential project-specific impacts would require mitigation; however, this ILUDC amendment will have a less than significant impact on public services.

XV. 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?				✓

Impacts a-b: Impacts are less than significant

The ILUDC plan area has adequate parks to serve the existing and future population. The proposed ILUDC amendment does not convert any existing park or open space area to a new use, and affects no policies requiring the development of future parks or open space areas.

XVI. Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

Impacts a: *Impacts are less than significant*

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. Future projects in compliance with the ILUDC will be subject to additional permit and environmental review, and would require mitigation for any impacts associated with specific projects.

Impacts b-c: *No impacts*

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 result in substantial safety risks.

Impacts d-e: *Impacts are less than significant*

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; however, future land uses in compliance with this code would be subject to project-specific permit and environmental review, which may require mitigation measures if impacts are found to be significant.

Impacts f: *No impacts*

The ILUDC amendment does not conflict with the Bicycle Master Plan, Inland General Plan, or any other plans.

XVII. Utilities and Service Systems

<i>Would the project</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c. 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?			✓	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e. 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?			✓	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

Impacts a-g: Impacts are less than significant

Development consistent with this ILUDC amendment would increase sewer flows only marginally, due to the limited infill development opportunities. The City's sewer treatment plant can accommodate all additional flows from the inland area. Additionally, adoption of the ILUDC amendment will have less than significant impacts on the need for additional stormwater conveyance facilities.

Development pursuant to the Inland LUDC would increase water use and solid waste generation slightly, and would place few additional demands on existing water service capacities or storage. The Inland General Plan includes additional policies and programs to reduce water use, reduce solid waste generation, and this amendment would not affect the existing policies.

XVIII. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project</i>				
a. Does the project have the potential to 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, 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?			✓	

Impacts: *Impacts are less than significant*

Several plant and animal species listed as threatened by the state or federal government are known to exist in the area. Protection of sensitive communities and species are important for long-term ecological diversity and sustainability. The ILUDC includes regulations to protect and preserve valuable resource areas, and these existing policies are not affected by the proposed ILUDC amendment.