



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Acorn Valley Plaza

Responsible Entity: County of Mendocino

Grant Recipient (if different than Responsible Entity): N/A

State/Local Identifier: 20-DRMHP-00006

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Julia Krog, County of Mendocino PBS Director

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): R.L. Hastings & Associates, LLC

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Project Location:

210 E. Gobbi St.
Ukiah, Mendocino County, CA 95482
USGS Ukiah Quad, T15N, R12W, Yokaya Land Grant
APNs: 003-040-77, 003-040-78, and 003-040-79

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

As designed, Acorn Valley Plaza Apartments, will include three primary components: affordable Workforce/Family Housing, community support services with the common area community building and auxiliary spaces, and site amenities which will be designed throughout the site to encourage outdoor activities and lifestyle choices.

The proposed project components consist of the following:

- a. Seventy-one multifamily residential units (California Building Code Occupancy Classification R-2 “Residential”) in four, separate, three-story structures, located on the proposed site in locations close to common area amenities, waste refuse facilities, all connected by pedestrian sidewalks to convenient vehicular parking, community gardens, a half-court basketball amenity, and covered pergola with picnic benches.
- b. A remodeled and refurbished existing community center at the adjacent Summer Creek Village Apartments of approximately one thousand five hundred and seventy-five (1,575) square feet, consisting of a common area meeting area, on site laundry facility, seating area with non-commercial kitchen, and exercise room. In addition, within the proposed building footprint at Building Type D, a second, commercial grade laundry facility will be installed for the benefit of residents at the north portion of the development, along East Gobi Street.

The 71 Unit Affordable Housing Project:

The project, as programmed, is designed to include seventeen (17) studio units, approximately 414 square feet in size, seventeen (17) one-bedroom units, approximately 567 square feet in size, nineteen (19) two-bedroom units, approximately 753 square feet in size, and two different versions of three-bedroom, two-bathroom units, one grouping of nine (9) units at 1,089 square feet in size, and the second grouping of nine (9) units at 963 square feet, conditioned space. These seventy-one units are located in each of the four residential building types, three of which are three story, and one of which, the smallest, is two stories, and which are provided with exterior patios at the ground floor units, and railed, private balconies on the upper second and third floors.

The primary structures have been designed to have double loaded breezeway corridors. Building Type A has a secure enclosed corridor on both the second and third floor, connected to the ground plane by two, fire rated stair towers, that provide direct access to the interior of the structure via controlled access door hardware. Similar to Building A, Buildings B and C have centrally loaded, internal corridors with controlled access entry points at the ground floor and emergency egress doors at each of the two stair towers per structure. These three buildings are designed for resident safety and security, as well as privacy. Similar to the three larger buildings, Building D, along the frontage East Gobi Street, is the smallest of the three structures, and has also been designed with controlled access to both the ground floor unit as well as the two second floor units.

The site design and building layout have been programmed to address the frontage along East Gobi Road, which is a primary pedestrian and vehicular arterial into the center of Ukiah, State Street, to the west of the project. Along Gobi are commercial uses such as a local organic food cooperative market, national grocery store chain and drug store chain, interspersed with banks, and similar mercantile businesses. In order to provide for a continuity of uses the project has proposed at the ground floor of both Buildings A and D, small ‘retail’ spaces

that will be designed and constructed to provide flexibility for service providers and residents in that those programmed spaces can be utilized for group meetings, after school programs, English as a Second Language (ESL) courses, and similar programs. These spaces will have storefront systems and architecturally will address similar commercial uses in nearby structures.

These two structures along East Gobi Street have also been placed to provide for acoustical mitigation to the interior of the project from road noise and pedestrian uses along the public right of way. The common area amenities have been placed at the southern side of the site with the predominant uses occurring at the southwest corner of the site near the landscaped riparian reserves. This design and configuration is intended to move residents and guests away from the main entry structures along Gobi and encourage clusters of activities near the two separated community gardens, covered pergola, and half-court basketball amenity. In addition to the on-site amenities designed and programmed for Acorn Valley Plaza, the development team has partnered with the tax credit development to the south, Summer Creek Village Apartments, and will be providing for an upgraded, age-appropriate lot, in the location of the existing one. In the spirit of community development and cooperative actions, the combined amenities for both developments will engage residents and guests in physical activities and interpersonal interactions which are targeted at improving physical fitness and community engagement.

The site design has incorporated eighty-nine (89) parking spaces, which is a twenty percent reduction of the city code mandated parking stall count of one hundred and eight (108) stalls. Within these eighty-nine parking spaces, the site has been configured to allow for no less than fourteen (14) fully compliant ADA stalls in both standard width off-loading areas, as well as fully van accessible configurations. These ADA compliant parking stalls also will have a limited number of electrical vehicle charging stations, in compliance with appropriate California energy standards. These ADA stalls and ramps have been programmed into the site circulation system, in locations close to accessible units, and at appropriate locations to reduce pedestrian, vehicular and bicycle interactions. On site bicycle parking will be provided adjacent to each building structure for temporary parking, and one bank of six long-term biking lockers will be located near Building Type A. The locations of electric vehicle charging stations will be throughout the site, at both standard and ADA stalls, and each system will be connected to the adjacent building's house panel to guarantee that appropriate power is available at desired locations.

Prior to the proposed developments reuse of the existing site for multifamily housing options, the City of Ukiah, had previously utilized the eastern portion of the site for a community garden. In keeping with the spirit of this community amenity, the development team is proposing two separate common area planter gardens, or community gardens, at the southwest portion of the site. These planter boxes will be fabricated of split face concrete masonry units and designed to allow for universal accessibility by having circulation paths provided with concrete sidewalks, and lowered edge conditions for access. Each planting box will also be connected to the project's WELO standard designed landscape irrigation system to insure that sufficient water is made available for plantings regardless of the season. As the horticultural hub of northern California, residents of Humboldt County and surrounding areas know and understand the value of hand worked crops and the production of sustainable crops, so it is anticipated that the community gardens will become an intergenerational locus.

Site Design & Construction Type:

The approximately 2.34-acre (101,751 S.F. +/-) site is bifurcated by a publicly dedicated street and public right of way, identified by the City of Ukiah, as Village Circle. This existing roadway connects East Gobi Road to the north of the project with the existing, already built, tax credit project known as Summer Creek Village Apartments. To the west of the proposed project are a mix of existing commercial uses, such as a bike shop, in a commercial, industrial development. Along the easterly property line is the dedicated right of way for the Northwestern Pacific Railroad, which is anticipated to become a public greenbelt or asphalt biking and walking path in the future but is currently underutilized. Between both the eastern property line and the westerly property line the development team is proposing a six (6) foot tall decorative metal fence and will design the site to retain the existing six-foot tall cyclone fence with vinyl inserts at the southerly property line.

To provide for an appropriately designed building pad, at the locations shown, the site will need to be grubbed, removing any existing small shrubs, trees and any other non-protected plant species or trees. Where existing trees

are listed by the city as a protected species, they will be retained in place, where feasible, and practical, or contributed into the regional tree mitigation pool assessment and distribution program and removed. Ground water, wetlands, or similar protected areas will be assessed as part of the engineering design process and a Storm Water Pollution Prevention Plan (SWPPP) will be produced for the general contractor's use and conformance mandate. Due to the fact that the site is bifurcated by an existing improved roadway, mass grading activities, grubbing and fine grading will need to be coordinated to guarantee unencumbered access for residents to the property to the south, as well as local emergency response personnel and staff. Fortunately, there are no existing structures located on either of the two lots and therefore no demolition or remediation / renovation work is anticipated. Temporary traffic barriers and perimeter fencing will be deployed at the perimeter of site work areas and all entry points onto public right of ways will be provided with rock rumble pads or similar means of controlling the tracking of soil off-site.

The structures, as engineered, are a combination of both two story and three-story residential buildings, with the majority of the residential structures (three out of four) being three stories in height. To ensure that the residential structures are provided with appropriate seismic resistance, each building will be designed by a licensed California Structural Engineer, proficient in multifamily design and high-density structural mechanics. Similar to other multifamily projects in this geographic area, the structures will be built on a rebar reinforced, continuous concrete spread footing system, with a four-inch concrete slab on road mix, on a prepared and certified structural fill pad, designed, engineered, and certified to be in conformance with sound engineering practices and the owner provided geotechnical investigation. Material staging and dropdown areas will be coordinated with the general contractor and the framing contractor to maximize the limited space on site available for storage and mobilization.

The easterly portion of the site is the larger of the two parcels and will be the primary location for material storage and staging, with proposed access occurring at roughly the same locations as shown on the proposed curb cuts for the paved sections at the vehicular drive aisles. Based upon the geographic location and potential rain events during construction, the general contractor will work with the local fire marshal to determine the location of any all-weather traffic roads, or areas requiring soil stabilization to ensure that fire apparatus and crews can effectively work on site during a fire, should one occur during construction. In addition, because space is limited on site, and lay down areas will be at a premium, the general contractor would need to use one of the four building pads as a possible temporary lay down area (Building D or A, assumed) to ensure that materials are stored and ready for incorporation into the structures as they are delivered. Outside of the preparation of the building pads for each of the four building types, the greatest area of anticipated earth work would be during the installation of underground wet and dry utilities. Unlike other undeveloped sites, this project has a public street running through the middle of it which contains all required utilities, including water and sewer service, close to anticipated points of connections and inverts for each of the four buildings.

During the course of construction, the concrete foundation system, integrated into the approved building pads, will be connected to the wood structure with appropriately engineered and sized hardware connections, designed and engineered for local seismic loading and shear wall design. All floor structures will utilize plywood shear walls, wood floor joists and composite wood roof trusses. The current design, with a lower sloping asphalt composite shingled roofing system, will allow for the convenient placement of solar photovoltaic panels, with local fire code approved stand off distances and circulation coordinate with plumbing vents to roof and attic exhaust vents. Two of the four buildings have a primary north-to-south orientation and have exceptional solar visibility profiles built into the roof design. The two northerly structures, with primary, east-to-west solar orientation, have also been designed for optimal solar visibility on south facing roof planes.

The location and utilization of waste disposal systems during the course of construction shall be consistent with the requirement of the California Green Building Code. That is, specific waste management forms and policies will be included in the approved set of city permitted documents, which will, in turn, be provided to the general contractor for bidding purposes and compliance with permitting requirements stipulated by the City of Ukiah. As proposed, there would be a minimum of two, fifteen (15) cubic yard dumpsters, one for solid waste and the second for recyclable materials. In addition, during the bulk of framing activities, these dumpsters will be augmented with a 'wood only' dumpster for miscellaneous wood framing components that are created during platform framing of the structure, as well as interior partition and demising wall assemblies. These dumpsters would be

serviced by local waster haulers and will have waste haul off tags and weight tickets available and provided back to the general contractor for their records. The disposition of solid waste would occur throughout the entire course of construction, currently estimated at approximately eighteen (18) months or seventy-two (72) weeks of construction.

Designed to reflect local building styles and vernacular, the four structures will incorporate appropriate levels of ship lap siding, batt and board siding, and light dash textured, stucco. The long term, dimensionally stable, cementitious siding system will be integrated with the stucco panel areas to create a contemporary massing and articulation, that will be both durable, and economical to build. All living units are provided with either a ground floor patio or balcony, which articulates in size and scale consistent with the overall building massing and product selection and will be screened with durable materials such as horizontal recycled lumber planks, in a contemporary style and design. Windows for the individual units will be Low E, double paned vinyl windows, provided in locations consistent with approved egress requirements and in conformance with California Title 24 energy requirements. The color scheme for each building exterior is varied to provided for a sense place and resident pride in their respective home. Along East Gobi Street, vibrant color accents are utilized to bring attention to the store front glazing system at the location of the developments laundry facility and meeting rooms, lending a commercial feel to more domestic affairs. Consistent with local codes and ordinances, each building structure will be provided with externally light building signage and lettering for easy acquisition of units by local fire personnel, EMT's and law enforcement. Entry ways into the site, off of the public right of ways will be provided with a lit site address plan showing each of the approved building numbers and unit designations.

Exterior lighting will provide for adequate way-finding for residents and guests, while protecting local dark sky ordinances, and where required by local jurisdictional standards, will be designed and sourced with house-side light shields to prevent off-site light trespass. Resident unit entries and exterior patios and decks will be provided with LED lighting fixtures for security and convenience, switched for occupant use. All other site lighting fixtures will be designed and placed for maximum efficacy and energy savings, while still meeting minimum site lighting photometrics for security of residents and their guests. Along the exterior of each of the four building types, wall pack fixtures will be installed, connected to house panels within each structure and provided with photo sensors and timers for evening engagement and morning shut offs. These low energy usage LEDs will be augmented with commercial quality and grade fixtures on the north side, or exterior of both Building A and D along East Gobi Street, to make sure that pedestrians and citizens of Ukiah, walking along this public street have appropriate and sufficient lighting. Corridors and stair towers within each structure will be provided with LED light fixtures, also connected to the house panels and timers, to ensure that all public, common areas are well lit and secure. Unit interiors will be provided with low wattage LED light fixtures as well and will be designed and engineered to be in compliance with applicable energy codes and requirements.

Unit interiors will be designed and sourced for durable finishes and materials, including such areas as flooring, cabinets and countertops. These products will be specified and detailed so that all ground floor units are consistently trimmed out with accessibly compliant configurations and assemblies, with long term maintenance considerations programmed into the structures. Appliances will be Energy Star rated and located within the kitchens to provide for the greatest flexibility in utilization. Bathrooms will be provided with low sone exhaust fans and fresh air make up systems, designed to complement the Innova heating and cooling units. To allow for the greatest efficiency in water usage, all lavatories will be engineered for low use fixtures, and both the toilets and showers will be high efficiency, low water designs. Building water conservation efforts will be augmented by low water use site irrigation fixtures and WELO consistent design and specifications for plantings and landscaped areas.

The project will consist of construction of the described residential buildings and all necessary infrastructure including, but not limited to, sidewalks, curbs, gutters, lighting, water, sewer and electrical connections (including undergrounding), water drains, parking lot, and landscaping.

Funding includes both project construction costs and activity delivery costs to be used by County to cover its administrative and implementation costs for the project.

Description of the Area

Mendocino County is located north of the San Francisco Bay Area and west of the Sacramento Valley. It is bordered on the east by Lake County and on the west by the Pacific Ocean. The County is comprised of 3,878 square miles, of which approximately 89 miles is Pacific coastline. Mendocino County is characterized not only by its rugged coastline, but by the Sequoia and Redwood covered mountains rising on both sides of the Ukiah Valley. The Ukiah Valley runs from the southeastern corner of Mendocino County northwest to the community of Willits. The Ukiah Valley is a significant wine producing region in California. Additionally, Lake Mendocino and the headwaters of the Russian River, as well as Ukiah, the county seat of Mendocino County, are located in the Ukiah Valley. The population of Mendocino County is 91,601 per the 2020 Census.¹

The City of Ukiah is located in the southeastern section of Mendocino County along the busy Highway 101 corridor, just two hours north of the Golden Gate Bridge. It is also situated near the east/west intersection of Highway 20, providing access to the Central Valley and Coast. The City is the County seat and largest city in Mendocino County and is the city center for much of Mendocino, Lake, and Sonoma Counties. The County economy is based primarily on timber and agriculture, construction, and tourism-related industries. Mendocino County is home to approximately 91,601 people of which 16,607 live within the City of Ukiah.² Within 30 minutes of the City of Ukiah, the population swells to over 100,000 people including residents of surrounding counties.³

As of 2019, Mendocino County residents had an average per capita income of \$29,035, a median household income of \$51,416, and a median value for owner-occupied housing of approximately \$377,500. For the same period, Ukiah residents had an average per capita income of \$27,116, a median household income of \$49,889, and a median value for owner-occupied housing of approximately \$349,600, all lower than the County overall.

Description of the Surrounding Neighborhood

The project site consists of 3 parcels totaling approximately 2.39 acres located at 210 E. Gobbi Street in the City of Ukiah (APNs: 003-040-77, 003-040-78, and 003-040-79). Surrounding site uses include Phase I of the project, Summercreek Village – a 64-unit multifamily residential property to the south, railroad tracks to the east with commercial/industrial uses on the east side of the tracks and then single-family residential, commercial and medical offices to the north and commercial uses to the west.

Permanent Sources of Project Funding:

1.	Permanent Loan:	\$ 2,977,352
2.	CDBG-DR Grant:	\$ 6,443,278
3.	Developer Note:	\$ 13,031
4.	City of Ukiah Residual Receipt Loan:	\$ 1,620,000
5.	Solar Tax Credit Equity:	\$ 125,528
6.	Limited Partner Equity:	<u>\$21,249,990</u>
	Total Estimated Costs:	\$32,429,179

Development Partners will include:

- 1) Community Revitalization and Development Corporation
- 2) City of Ukiah
- 3) Mendocino County
- 4) Pacific Western Bank

¹ <https://www.census.gov/quickfacts/mendocinocountycalifornia>

² <https://www.census.gov/quickfacts/ukiahcitycalifornia>

³ <http://cityofukiah.com/>

5) Raymond James Tax Credit Fund

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project, is to develop 71 units of affordable housing, including one two-bedroom manager’s unit, in an area with high housing costs and limited affordable housing. Per a Market Study prepared by Laurin Associates, dated October 2021, the Market Area has eleven affordable multifamily projects, which are all 100.0 percent occupied, with wait lists. According to the CTCAC database, there are no other projects, currently being planned or under construction in the Ukiah Market Area. None of the affordable comparables had any vacancies. The overall vacancy rate for multifamily housing is 0.1 percent in the Ukiah Market Area.

Per Laurin, approximately, 33.4 percent (2,513 households) of the Ukiah Market Area households earn less than 50 percent of the 2021 CTCAC designated Mendocino County Area Median Income (\$72,300). In addition, 19.5 percent of the households are classified as Low Income (50 to 80 percent of AMI), resulting in 52.9 percent of the households in the Ukiah Market Area earning less than 80 percent of the AMI for Mendocino County.

According to the 2019 ACS, 46.7 percent of the renter households were overpaying, 35 percent or more, for shelter in Mendocino County. Of these households, those earning the least experienced the most rent burden. For example, of those renter households earning \$10,000 to \$19,999, 82.2 percent were overpaying for shelter, while those earning over \$50,000, 7.1 percent were overpaying.

In the City of Ukiah, the percentage of overcrowded units was 4.1 percent in 2019. Approximately 13.7 percent of the housing was built before 1940 and 1.2 percent of the units lacked complete plumbing facilities. In Mendocino County, 5.1 percent of the housing units were overcrowded, and 11.5 percent were built before 1940.⁴

This data starkly shows the need for additional affordable housing units in the project area, of which this proposed project will only meet a small portion of that need.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is located in a nearly fully built-out area of the City in a mixed residential/commercial/office/retail area of Ukiah, on the south side of Gobbi Street just south of the central downtown area. The project site was rezoned to its current milt-family residential designation in 2009 following a number of regional planning efforts. The City and County have been working together to bring this project to fruition. There are few vacant lots in the project area, the closest being a narrow lot immediately adjacent to the railroad tracks on the north side of Gobbi behind two existing structures zoned Commercial (C1). The next nearest vacant sites are two blocks in either direction on Gobbi. These sites are all zoned for commercial uses (C1) and with a General Plan Land Use Designation of Commercial. With current zoning, it is anticipated that the area will fill in with additional commercial and retail uses on these sites.

Funding Information

Grant Number	HUD Program	Funding Amount
20-DRMHP-00006	CDBG-DR	\$6,443,278
20-DRMHP-00006	CDBG-DR Activity Delivery	\$148,500
	TOTAL	\$6,591,778

⁴ Laurin Associates – Affordable Multifamily Housing Market Study – Acorn Valley Plaza, October 2021.

Estimated Total HUD Funded Amount: \$6,591,778 (see above table)

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$32,429,179*

***(Rounded up to the nearest dollar) – plus \$148,500 in ADC**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <ul style="list-style-type: none"> - The project site is located approximately 3,300' north of the end of the nearest runway of the Ukiah Regional Airport. The project site is located on the southern edge of Zone 4 – Outer Approach/Departure Zone and outside of the Runway Clear Zone (Runway Protection Zone). - There are no military airfields in or near the project area; therefore, there are no CZ or APZ in the project area. - The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required. <p>- See Attach A: Airport Hazards</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>There are no Coastal Barrier Resources in California</i></p> <p>- See Attach B: Coastal Barrier Resources</p>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <ul style="list-style-type: none"> - According to FIRM map 06045C1541F dated 6.2.11, the project site is located in Zone X, “Area of Minimal Flood Hazard.” - Flood insurance is available but is not required. <p>- See Attach C: Floodplain Management</p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area with no Federal criteria pollutants classified as “Nonattainment.”</i></p> <p>- Per the EPA Greenbook, Mendocino County has no Federal criteria pollutants classified as Nonattainment.</p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</p> <p>- See Attach D: Clean Air</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located approximately 27 miles east of the Coastal Zone per attached California Coastal Commission map.</p> <p>- See Attach E: Coastal Zone Management</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves new development for habitation but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site. [One SEMS-archive appears to be just over 2,000’ from the project site.]</i></p> <p>- A Phase I Environmental Site Assessment (ESA) prepared by AEI Consultants (AEI), dated March 17, 2022, identified one (1) Recognized Environmental Condition (REC), no evidence of Controlled Recognized Environmental Conditions (CRECs), no evidence of Historical Recognized Environmental Conditions (HRECs), and no evidence of Other Environmental Conditions (OECs) during the course of its assessment.</p> <p>- The identified REC was potential soil and groundwater contamination from a 550-gallon UST discovered in the northeastern area of the site in 1989 and subsequently removed.</p> <p>- AEI recommended the following to address the one (1) identified REC: “Prior to the redevelopment of the subject property, a Phase II Subsurface Investigation needs to be conducted to determine potential impacts from the historic on-site LUST incident. The results of the investigation need to be submitted to the NBRWQCB for review.”</p> <p>- AEI also investigated soil vapor migration and based on a review of “. . . reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation . . . AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.”</p> <p>-A prior Phase I ESA prepared by Freshwater Environmental Services (FES), dated January 23, 2019, found no evidence of</p>

Recognized Environmental Conditions (RECs) or Controlled Environmental Conditions (CRECs) and one Historic Recognized Environmental Condition (HREC), in connection with the site.

- The HREC identified was for the former presence of an underground storage tank on the northeastern portion of the property. The storage tank received a closure letter, dated April 12, 1997, from the North Coast Regional Water Quality Control Board for soil cleanup for an apparent leaking tank. Subsequently, contamination was found in groundwater near the eastern portion of the site by the adjoining railroad tracks.

- AEI Consultants prepared a Limited Phase II Subsurface Investigation report, dated May 31, 2022. The results are required to be submitted to the NBRWQCB for review.

- Soil sampling and soil gas sampling produced the following results compared to the RWQCB ESLs for residential land use:

Benzene was detected in soil gas samples SG-1 and SG-2 at concentrations that exceed the residential vapor intrusion ESL of $3.2 \mu\text{g}/\text{m}^3$.

TCE was detected in soil gas sample SG-2 at a concentration that slightly exceeds the residential vapor intrusion ESL of $16 \mu\text{g}/\text{m}^3$. Although the source of TCE is currently unknown, it is not likely to be associated with the LUST incident of this investigation.

- AEI contacted the North Coast Regional Water Quality Control Board (NCRWQCB) via email on October 7, 2022. Heidi Bauer, P.G., Senior Engineering Geologist, Sites Cleanup Unit Supervisor of the NCRWQCB responded on October 10, 2022. NCRWQCB stated that based on a calculation of cancer risk using the soil vapor results in the May 2022 report resulting in benzene and TCE exceeding the cancer risk screening threshold, that a Human Health Risk Assessment (HHRA) was required for the site. This was also required in NCRWQCB March 7, 2006, letter. NCRWQCB is also requiring additional soil testing for TCE in areas below the footprint for residential development for use in preparation of the HHRA.

- AEI will perform the following testing at the site (see addendum to Attachment F for map of testing locations): AEI will contract a licensed driller to advance eight (8) soil borings at the Site with a track- or truck-mounted direct Push drilling rig depending upon access limitations. The locations of the proposed borings are shown on the attached figure. Six of the borings will be advanced to the planned depth of 5.5 feet below ground surface (bgs), or refusal, whichever is encountered first, for the collection of soil and soil vapor samples. Two of the borings will be advanced to the planned depth of 20 feet below ground surface (bgs), or refusal, whichever is encountered first, for the collection of soil, groundwater, and soil vapor samples. AEI will contract a licensed driller to advance eight (8) soil borings at the Site with a track- or truck-mounted direct push drilling rig depending upon access limitations. The locations of the proposed borings are shown on the attached figure. Six of

		<p>the borings will be advanced to the planned depth of 5.5 feet below ground surface (bgs), or refusal, whichever is encountered first, for the collection of soil and soil vapor samples. Two of the borings will be advanced to the planned depth of 20 feet below ground surface (bgs), or refusal, whichever is encountered first, for the collection of soil, groundwater, and soil vapor samples. (see addendum to attachment F for lab testing procedure). All findings and conclusions will be included in the HHRA.</p> <p>- Following the required testing and preparation of the HHRA, it will be determined what, if any, mitigations for soil vapor intrusion will be required. Proposed methods and means to mitigate for vapor intrusion into the residential buildings are required to be submitted to the NCRWQCB for their records of closed case.</p> <p>- The NCRWQCB response letter and the AEI Consultants work proposal are included in Attach F and Addendum to Attachment F.</p> <p>- See Attach F: Contamination and Toxic Substances</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></p> <p>- Natural Investigations Company, Inc. (NIC) prepared a Biological Resources Assessment, dated May 23, 2022, on behalf of AEI Consultants, and after a review of literature, a review of the CNDDDB and USFWS species lists for the area, and a reconnaissance-level field survey of the project site, reached the following conclusions:</p> <p>- No federally-listed species were detected;</p> <p>- No special-status species were detected;</p> <p>- No wildlife corridors exist within or near the Study Area;</p> <p>- No fishery resources exist in or near the Study Area;</p> <p>- The Study Area is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan;</p> <p>- The Study Area is not within any designated listed species' critical habitat. The project area does not contain any special-status habitats with the exception of a marsh which is discussed below in the <i>Wetlands Protection</i> factor.</p> <p>- Two issues were identified. The first is: "The Project Area, and adjacent trees and utility poles, contain suitable nesting habitat for various bird species. However, no nests were observed during the field survey. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, Project construction is considered a potentially significant adverse impact to nesting birds."</p> <p>- See the Mitigation Measures and Conditions section at the back of this EA for Mitigation Measures to be taken to address this issue.</p>

		<p>- The second identified issue is the marsh which, as noted above, is discussed in the <i>Wetlands Protection</i> factor below.</p> <p>- The USFWS Critical Habitat map indicates no critical habitat on or near the project site.</p> <p>- See Attach G: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- There are numerous sites with Above Ground Storage Tanks (ASTs) containing flammable fuels within one mile of the project site – all are outside of the Acceptable Separation Distance per the HUD Acceptable Separation Distance (ASD) calculator (ASD Tool) at: https://www.hudexchange.info/environmental-review/asd-calculator/</p> <p>- See Attach H for maps showing the location of each site and the size of tanks on each site along with ASD calculations for tank sizes found within one mile of the site.</p> <p>- See Attach H: Explosive and Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site does not include soil defined as “Prime Farmland” – all site soils are defined as “Not Prime Farmland” as identified by the USDA, NRCS.</i></p> <p>- 100% of site soils are in Map Unit Symbol 210, rated as "Not Prime Farmland" by USDA NRCS.</p> <p><i>Verified through Web Soil Survey downloads from the USDA, NRCS website on 12.26.21 at</i> https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</p> <p>- The California Department of Conservation – California Important Farmland Finder classifies the site as “Urban and Built-up Land.”</p> <p>- See Attach I: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06045C1541F dated 6.2.11, the project site is located in Zone X, “Area of Minimal Flood Hazard.”</p> <p>- See Attach C: Floodplain Management</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The County of Mendocino has made a Finding of “No historic properties affected”, and SHPO has not objected – no response has been received.</i></p> <p>- Attach J contains the following supporting documentation:</p> <p>SHPO consultation letter dated 4.11.22 wherein the County stated it’s Finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); California Historical Resources</p>

		<p>Information System (CHRIS) Records Search dated 1.11.22; Tribal Directory Assessment Information (TDAI) list for Mendocino County; Native American Heritage Commission (NAHC) response letter dated 2.10.22; Tribal consultation letters sent to TDAI and NAHC list contacts dated 2.4.22 – no responses were received; National Register of Historic Places (NRHP) listing and map of NRHP sites in Ukiah.</p> <p>- See Attach J: Historic Preservation</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and will be located within 1,000 feet or line-of-sight of an arterial roadway. The project is not located within line-of-sight or 3,000 feet of an active railroad line.</i></p> <p>- The project site is on E. Gobbi Street, which is an arterial roadway. Per the architect, the nearest building on the site to the centerline of E. Gobbi Street will be 34'. The HUD Noise Assessment Guidelines (NAG) puts the noise level at 52 dB, well below the HUD standard of 65 dB.</p> <p>- The project site is located outside of the airport 65 dBA zone per Exhibit 4-4 of the <i>Mendocino County Airport Land Use Commission – Ukiah Municipal Airport Land Use Compatibility Plan</i>.</p> <p>- The project site is not located within 3,000 feet or line-of-sight of an active railroad line. There is a railroad line immediately adjacent to the east side of the site but it is not an active line.</p> <p>See Attach K: Noise Abatement and Control</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p>Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p> <p>- See Attach L: Sole Source Aquifers</p>

Wetlands Protection

Executive Order 11990,
particularly sections 2 and 5

Yes No

The project involves new construction and the project site contains potentially jurisdictional water resources that if impacted by development of the project would require agency consultation and permitting but with the implementation of avoidance measures will not be impacted and, therefore, not subject to state or federal agency jurisdiction

- The U.S. Fish and Wildlife Service National Wetlands Inventory Wetlands Mapper indicates that there are wetlands on the project site.

Verified by: Wetlands Map downloaded from <https://fws.gov/wetlands> on 12.26.21.

- Natural Investigations Company, Inc. (NIC) prepared a Biological Resources Assessment, dated May 23, 2022, on behalf of AEI Consultants, and during a reconnaissance-level field survey of the project site determined that the project site contained potentially jurisdictional wetlands – a freshwater emergent wetland.

- Per the NIC Assessment: “Water from surrounding parcels is directed onto the western parcel where a storm drain has been installed to move the runoff into the municipal stormwater system. Land adjacent to the storm drain supports dense growth of Italian rye (*Festuca perennis*), Himalayan blackberry (*Rubus armeniacus*), Baltic rush (*Juncus balticus*), and sedge (*Carex* spp.). The wetland habitat within the Study Area can be classified as the Holland Type “Coastal and Valley Freshwater Marsh” or as “41.321.00 Perennial Rye Grass Fields (CDFW 2022e).”

- NIC investigated the area further to determine if the site contained potential jurisdictional waters of the U.S. or of the State of California by performing a formal delineation of potential jurisdictional waters. NIC prepared an Aquatic Resource Delineation Report, dated July 14, 2022, which identified one feature, a seasonal wetland of approximately 0.03134 acres – a freshwater marsh occurring in a depression that primarily fills with runoff from adjacent parcels. No other wetlands, vernal pools, or isolated wetlands were identified with the project site.

Federal Determination

- No features (the seasonal wetland) were determined to be potentially subject to federal USACE jurisdiction by the consulting biologist. This is subject to USACE confirmation as USACE is responsible for making a final determination.

State Determination

- All identified hydrologic features were subjected to the 3-parameter test, the broad (and vague) definition of waters of the State as currently enforced by SWRCB, and the “stream zone” as currently enforced by CDFW. Based upon these criteria, 1 delineated feature (the seasonal wetland) was determined to be potentially subject to State jurisdiction. The SWRCB has claimed jurisdiction over isolated wetlands in various policy

and court actions. Since the wetland is not part of a stream zone, this feature is understood to not be subject to CDFW jurisdiction or the Section 1600 program.

Impacts and Mitigation Measures

Excerpted from NIC Aquatic Resources Delineation Report

4.1 Potential Project Impacts to Waters of the US

- If USACE determines that the wetland is subject to their jurisdiction, a CWA Section 404 permit must be obtained, and mitigation performed before these water features are disturbed or altered. CWA 401 water quality certification from RWQCB will also be necessary if a Section 404 permit is issued. Since the sum of affected water resources is less than 0.5 acre, a Section 404 Nationwide Permit may be obtained from USACE. Compliance with all the terms and conditions of the appropriate USACE permit and implementation of compensatory, minimization, and avoidance mitigation would minimize impacts to waters of the US to a less than significant level.

4.2 Potential Project Impacts to Waters of the State

- Unless Project design and implementation can completely avoid and protect the water resources within the Study Area, the Project may result in the discharge of fill material into potentially jurisdictional State waters, which would be a significant adverse impact. This Jurisdictional Waters Delineation Report may be submitted to the applicable RWQCB for verification. CWA 401 water quality certification from the RWQCB will probably be necessary before the wetland is disturbed or filled in. Water Quality Certification typically requires compensatory mitigation for loss of jurisdictional waters. Compliance with all the terms and conditions of the appropriate State permit(s) and implementation of compensatory, minimization, and avoidance mitigation would minimize impacts to waters of the State to a less than significant level.

- Construction of buildings and other structures may involve major grading, excavation, and stockpiling. Such soil disturbances can increase erosion by both water and wind, creating a potentially significant impact upon receiving waterbodies. If the construction footprint is larger than one acre in area, such construction is regulated by the Clean Water Act under the SWRCB's California General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ). In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Construction Best Management Practices are also required. Implementation of these measures would reduce potential construction-related impacts to water quality to a less than significant level. Because these actions are required by law, no mitigation is necessary.

		<p>- For recommended measures or required conditions to address the potentially-jurisdictional waters see the <i>Mitigation Measures and Conditions</i> section at the end of this EA.</p> <p>- See Attach M: Wetlands Protection</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. The nearest listed river is the Eel River. The South Fork of the Eel River is approximately 20 miles north/northwest of the project site.</p> <p><i>Verified by the Wild and Scenic Rivers list downloaded 12.26.21 from https://www.rivers.gov/river-app/index.html?state=CA</i></p> <p>- See Attach N: Wild & Scenic Rivers</p>

ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and with mitigations the project won't be adversely affected by a pre-existing environmental condition.</i></p> <p>- EJScreen is the Environmental Protection Agency's (EPA) Environmental Justice mapping and screening tool that provides EPA with a nationally consistent dataset and approach for combining environmental indicators and demographic indicators. EJScreen users choose a geographic area; the tool then provides demographic and environmental information for that area. All of the EJScreen indicators are publicly-available data. EJScreen simply provides a way to display this information and includes a method for combining environmental and demographic indicators into EJ indexes.</p> <p>There are 12 Environmental Indicators (EI) and 7 Demographic Indicators (DI). EJScreen provides reports and maps that can show each environmental indicator and each demographic indicator separately, and also summarizes how an environmental indicator and demographics come together in the same location with 11 EJ Indexes. An EJ Index combines demographic factors with a single environmental factor.</p> <p>- For this project, EJScreen Reports were run for the following radii from the project site: 0.125, 0.25, 0.5, 0.75 and 1.0 miles. The immediate project site area in the analysis is defined as the 0.125-mile radius.</p> <p>-Two factors to weigh are how Environmental Indicators (EI) change, increase or decrease, as the distance from the project site changes, and how project site EI levels compare to the State, EPA Region and U.S. levels. A third factor is how the project site ranks in respect to the 80th percentile for all data in the State, EPA Region and USA, the EPA's recommended threshold for determining whether an issue may be significant.</p>

- The data was compared at each radius to determine if there were any significant differences between the immediate project site area (defined as the 0.125 miles radius) and surrounding areas and between the project site area and the State and EPA Region and U.S. averages and percentiles.

- An analysis of Environmental Indicators (EI) reveals that five (5) of the eleven (11) EI are lower at the project site than at all three (3) comparison levels. All five (5) remain fairly constant moving out from the site with three (3) increasing by .01 to 1.0 moving out to one (1) mile and two (2) decreasing by 0.03 to 0.1 – all insignificant increases and decreases. Two (2) of the remaining six (6) are only higher than the U.S. level, while four (4) of the remaining six (6) are higher than all three (3) comparison levels. Of these four (4), one (1) remains constant over distance from the site, two (2) decrease by 0.03 and 0.05, in essence constant and not significant, while one (1), Hazardous Waste Proximity, decreases from 6.9 to 4 over distance from the site, compared to a State average of 6.2, EPA Region average of 5.3 and U.S. average of 5.0. The 6.9 being only relatively higher than the State average of 6.2.

- Of the eleven (11) EI, only two (2) exceed the 80th Percentile: Superfund Proximity at the 89th Percentile, which increase with distance from the site, and Hazardous Waste Proximity at the 88th Percentile, which as discussed above decreases with distance from the site.

- From the above we can conclude that there are no aggregate environmental issues (the 11 EI Factors aggregated) identified that result in the site being adversely affected by environmental considerations relative to the community as a whole.

- In respect to the seven (7) Demographic Indicators (DI), the composite score Demographic Index at 48% goes up moving out from the site before dropping to 45% at one (1) mile, and although higher than all three levels is only 1% higher than the State average and 2% higher than the EPA Region average. The People of Color Population percentage at 55% is lower than both the State and EPA Region percentages of 62% and 60%, respectively. The Low Income Population percentage at 42% is higher than all three comparison levels, all at 33%. Neither are above the 80% percentile. These two (2) are the significant DI for the purposes of this analysis.

- The only two (2) DI above the 80th Percentile are the percentage of population with less than a high school education and percentage over 64 years old, both of which exceed the 80th Percentile for all three (3) comparison levels.

- Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately by environmental issues.

- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.

- **See Attach O: Environmental Justice**

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>Conformance with Plans / Compatible Land Use and Zoning</p> <ul style="list-style-type: none"> - The project conforms to the City General Plan land use designation and Zoning Ordinance. - The site is zoned C1-HOZ (Housing Overlay Zone) which allows for multi-family residential development of no greater than 28 units per acre and is eligible to receive a density bonus which would allow a maximum of 30 units per acre. The project, as proposed, is zoned for the intended use or is existing legal non-conforming. <p>Scale and Urban Design</p> <ul style="list-style-type: none"> - Surrounding site uses include an affordable multifamily rental project to the south, out-of-service railroad tracks to the east with commercial/industrial uses on the east side of the tracks, and commercial/industrial uses to the north and west. - The project is required to have site and project design approved by the City of Ukiah prior to the issuance of building permits. The City provides a <i>New Residential Construction – Design and Development Standards Checklist (also titled “Objective Design and Development Standards for New Residential Construction Checklist”)</i> for new multifamily projects containing city design requirements. If during design review of the project the <i>Checklist</i> is complied with, the project can proceed directly to building permit submission – if not in compliance with the <i>Checklist</i>, the process must move through the discretionary planning process. <p>- See Attach P: Land Development</p>

Soil Suitability/
Slope/ Erosion/
Drainage/ Storm
Water Runoff

3

Soil Suitability

- NV5 prepared a Geotechnical Engineering Investigation Report, dated May 31, 2022, and determined that site soils were suitable for the proposed project: “It is NV5’s opinion that the site is suitable for the proposed improvements provided that the geotechnical engineering design recommendations presented in this report are incorporated into the earthwork and structural improvement project plans. Prior to construction, NV5 should be allowed to review the proposed final earthwork grading plan and structural improvement plans to determine if the geotechnical engineering recommendations were properly incorporated, are still applicable or need modifications.

Undocumented fills were observed in all five exploratory trench performed across the project site that extended to at least 5.0 feet bgs. These undocumented fills cannot be relied upon for support of the proposed improvements, due to their unknown quality, unknown method of placement, and potential for settlement.” NV5 provided recommendations for mitigating the undocumented fills in Section 7.1 of its report.

- The City of Ukiah and Mendocino County will require that the recommendations contained in the report are implemented in project plans and during construction along with any other City and County requirements.

Slope

- Per the Phase I ESA (pg. 6) the site is nearly level, as confirmed by the USGS Ukiah Quadrangle map.

Erosion

- As the site is nearly level, there is minimal natural erosion potential. The main factor influencing the potential for erosion on the site will be construction activities. The County and City will require that standard best management practices (BMPs) be followed during construction to minimize construction related erosion from the site during construction activities, including compliance with the current NPDES general and construction permits (see below).

Storm Water Runoff and Drainage

- The project is required to comply with all local, state, and federal policies and regulations related to erosion, storm water runoff and site remediation.

- The Federal Clean Water Act delegates authority to the States to issue National Pollutant Discharge Elimination System (NPDES) permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. Large and medium size municipalities were issued individual municipal NPDES permits in the first phase (Phase I) of the process. Subsequently, small municipalities identified by the State of California were required to obtain permit coverage under the Phase II General NPDES Permit for Municipal Separate Storm Water Sewer Systems (MS4). These Phase II MS4s (municipalities) are required to implement various storm water management programs, one of which is to require certain new development and applicable redevelopment projects to incorporate post-construction storm water control measures into their design that

		<p>include LID and hydromodification techniques. The City of Ukiah is one of the municipalities specified in the current Phase II MS4 Permit that must comply with these post-construction requirements, which are contained in Section E. 12 of Order No. 2013-0001-DWQ.</p> <ul style="list-style-type: none"> - Low Impact Development (LID) mitigates excessive runoff by the use of control measures that utilize evapo-transpiration, infiltration, capture / reuse, and biotreatment to mimic the runoff of a natural environment. Hydromodification techniques are used to design development sites so that post-construction runoff flow rates do not exceed those of the pre-construction conditions. The City has adopted the City of Santa Rosa LID Technical Design Manual. - All projects within the City must comply with the current version of the City NPDES MS4 Permit. <p>- See Attach P: Land Development</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Earthquake Faults and Earthquake Potential</p> <ul style="list-style-type: none"> - NV5, in its Geotechnical Engineering Investigation Report, noted in the above factor, found the following: <p>“Regional faulting is associated with the Maacama and Konocti Bay Fault Zones to the east, the San Andreas Fault Zone to the southwest, the Bartlett Springs Fault Zone to the northeast and the Hunting Creek-Berryessa Fault Zone to the southeast. NV5 reviewed the Official Maps of Earthquake Fault Zones delineated by the California Geological Survey through December 2010, on the internet at http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps. These maps are updates to Special Publication 42, Interim Revision 2007 edition Fault Rupture Hazard Zones in California, which describes active faults and fault zones (activity within 11,000 years), as part of the Alquist-Priolo Earthquake Fault Zoning Act. Special Publication 42 and the 2010 on-line update indicate that the site is not located within an Alquist-Priolo active fault zone. However, an Alquist-Priolo active fault zone associated with the Maacama Fault is located approximately 1.4 miles to the east of the site.</p> <p>According to the Fault Activity Map of California (2010) by the California Geological Survey, Geologic Data Map No. 6 (http://maps.conservation.ca.gov/cgs/fam/), the closest known active fault which has surface displacement within Holocene time (about the last 11,000 years) is the Maacama Fault Zone, which is located approximately 1.4 miles (2.2 kilometers [km]) east of the subject site. The Fault Activity Map of California (2010) also shows the San Andreas Fault Zone located 28 miles (45 km) southwest of the site and the Konocti Bay Fault Zone located 24 miles (38 km) southeast of the site and the Hunting Creek-Berryessa Fault Zone located 10 miles (15 km) east of the site to be known active faults with surface displacement within Holocene time.</p> <ul style="list-style-type: none"> - NV5 found two earthquakes within 100 km of the project site with magnitudes of 5.0 or greater, both in 2016, and a number of moderate to strong earthquakes over the last 150 years, with most occurring over 100 years ago. Additionally: “The Geysers area, located approximately 56 km (35 miles) from the site, also is very active and produces dozens of small earthquakes, below magnitude of 4.0 ML, on a daily to weekly basis.”

- The Report provides recommendations for addressing seismic risk.
- The County and City will require that the recommendations contained in the Geotechnical Investigation be adhered to during design and construction of the Project. Prior to the issuance of building permits, the County will ensure that structures are designed and will be constructed in accordance with the 2019 Edition of the CBC, as recommended, during the building permit issuance process and construction site inspections.

Landslide

- The site has no potential for landslide as it is a relatively flat site in a relatively flat area with no hills or raised earth in the vicinity of the site.

Liquefaction Potential

- NV5 did not perform a detailed evaluation of the potential for seismically induced soil liquefaction at the site as part of its geotechnical investigation but made the following statement in respect to the potential for liquefaction on the site. “However, based on the relatively shallow depth of competent, cemented gravel and the anticipated depth to the groundwater table, NV5 believes that the site has a low potential for soil liquefaction.”

Seismic Settlement and Lateral Spreading

NV5 made the following determination: “Because the potential for liquefaction of the soil is considered low, the very dense gravels beneath the site and the relatively flat terrain of the site and surrounding areas, NV5 considers there to be a low probability for the occurrence of post-liquefaction settlement and lateral spreading that would be detrimental to the proposed site improvements.”

Tsunami and Seiches Potential

According to the California Department of Conservation Tsunami Hazard Area Map, the project site is located outside of the tsunami hazard area.

Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

Noise

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities;
- During construction, the City and County will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities. The project will be required to comply with the following Ukiah City Code section:

§ 6054 CONSTRUCTION OF BUILDINGS AND PROJECTS

It shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500') therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 P.M. of one day and 7:00 A.M. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works. No permit shall be required to perform emergency work as defined in §6046 of this Article. (Ord. 748, Article 1, adopted 1980)

- A slight rise in ambient noise levels are expected due to the project but no permanent significant increase in ambient noise levels are anticipated due to the small size and residential nature of the project. Increases are anticipated to be consistent with noise levels from surrounding residential land uses.

Air Quality

- The project site is located in the North Coast Air Basin which includes Mendocino County. Air quality in Mendocino County is overseen by the Mendocino County Air Quality Management District (MCAQMD)

- During construction the project will be required to comply with Regulation 1, Rule 1 of the MCAQMD. Regulation 1, Rule 1-430 requires the following mitigation measures to reduce the amount of fugitive dust generated by construction and grading activities:

1. All visibly dry disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions.
2. All unpaved areas shall have a posted speed limit of 10 mph.
3. Earth or other material tracked onto neighboring paved roads shall be removed promptly.
4. Approved chemical soil stabilizers shall be applied to exposed earth surfaces in inactive construction areas and exposed stock piles (i.e. sand, gravel, dirt).
5. Dust generating activities shall be limited during periods of high winds (over 15 mph).
6. Access of unauthorized vehicles onto the construction site during non-working hours shall be prevented.
7. A daily log shall be kept of fugitive dust control activities.

- During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to the above rules and BMPs during construction.

Wildland Fires Potential

		<p>- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. The project site is not located in a Fire Hazard Severity Zone per the Cal Fire FRAP FHSZ Viewer.</p> <p><i>Verified by Cal Fire FRAP FHSZ Viewer</i></p> <p>Emergency Response & Access</p> <p>- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is required to comply with City of Ukiah development standards with access being reviewed and approved by the Ukiah Valley Fire Authority.</p> <p>Hazardous Materials</p> <p>- The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process.</p> <p><i>Verified by Phase I ESA prepared by AEI Consultants dated March 17, 2022</i></p> <p>Construction Site Safety</p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p> <p>- See Attach F: Contamination and Toxics Substances; Attach P: Land Development</p>
Energy Consumption	1	<p>- The project is required to comply with Title 24 requirements for energy efficiency. The project will be all electric with Energy Star rated dishwashers and refrigerators.</p> <p>- The project will have photovoltaic panels to reduce energy consumption from the grid and reduce project operating costs.</p> <p>- <i>Verified by: Redwood Energy</i></p> <p>- See Attach P: Land Development</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<ul style="list-style-type: none"> - The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> - At 71 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents. - The project site is vacant and, therefore, there will be no displacement of persons or businesses.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><i>Educational Facilities</i></p> <ul style="list-style-type: none"> - The 71-unit project has been proposed and designed to meet the affordable housing needs of existing Ukiah and Mendocino County residents and not to draw new residents to the area and thereby increasing demand on educational facilities. As such, the City and County anticipate that the project will primarily serve existing low-income members of the community with children who are already enrolled in area schools and not generate additional population growth in the area. - The Ukiah Unified School District is authorized by State law (Government Code §65995-6) to levy a new residential construction fee of \$2.63/square foot of residential construction and 0.42/square foot of commercial construction. - Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to educational facilities is not be significant. <p><i>Cultural Facilities</i></p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of Ukiah and County of Mendocino and surrounding areas but due to the small project size and that the project is intended to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. - Throughout the Ukiah Valley, there are examples of historic structures and landscapes that provide a link to the past—to ancestors who called the Valley their home. The area boasts a number of especially noteworthy historic sites and structures, including the Vichy Springs Resort, which has been designated as a California Historical Landmark; the City of 10,000 Buddha’s, formerly a State hospital and currently a monastery and educational complex; and the former Finnish colony in Calpella. - <i>Extracted from the Ukiah Valley Area Plan, Section 10 – Historical and Archaeological Preservation</i> - The Grace Hudson Museum in Ukiah offers exhibitions and programs on regional fine art; the artwork and legacy of early California painter Grace Carpenter Hudson (1865-1937); exquisite examples of Pomo Indian basketry; and various aspects of local, state, and American history. Serving the public since 1978, the campus includes the historic Sun House, a 1911 Craftsman bungalow that was Grace Hudson’s home and studio for over 25 years. Now a living museum, the Sun House is listed on the National Register of Historic Places and is part of the prestigious national Historic Artists Homes and Studios program. The museum's newest feature is the Wild Gardens, an outdoor educational environment focusing on native Northern California plants and habitats.

		<p>- There is an adequate supply of cultural facilities, including libraries and museums (e.g. "Grace Hudson Museum above, the Museum of Encountered Objects), the observatory at Observatory Park, Montgomery Woods State Reserve, sites listed on the National Register of Historic Places and other facilities around the project area. There are 5 properties located in the City of Ukiah that are listed in the National Register of Historic Places.</p> <p>- The State of California's Twelfth District Fairgrounds is located on the east side of North State Street and is bisected by the Ukiah City limits boundary. Recreational facilities include a golf driving range, horseshoe pits, and car race track and arena. The many buildings at the Fairgrounds also provide space for educational and social events.</p> <p>- See Attach J: Historic Preservation; and Attach Q: Community Facilities and Services</p>
Commercial Facilities	1	<p>- The proposed project will be potentially beneficial to nearby businesses as a result of increased business from new residents. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods.</p> <p>- Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services as there is adequate and accessible public transportation making commercial facilities across the entire Ukiah urban area reasonably accessible to residents.</p> <p>- Due to the small size of the project (71 units), the net impact is expected to be positive but low and less than significant.</p>
Health Care and Social Services	2	<p>Health Care</p> <p>- The proposed project is not expected to significantly impact demand for health care services in the area. The project is relatively small (71 units) and has been proposed as a means of providing affordable housing for existing City and local County residents. Sufficient health care services are available in Mendocino County, the City of Ukiah and surrounding areas to handle any potential increase in demand.</p> <p>- Adventist Health Ukiah Valley Medical Center (Adventist Health) is conveniently located approximately one-half mile from the project site to the north. Adventist Health is fully staffed to handle any needs generated from the project. Ukiah Ambulance provides emergency services for Adventist Health and the project area residents.</p> <p>- MCHC Health Centers has two locations in Ukiah, the Hillside Clinic is located approximately 1.1 miles to the southwest of the project site at 333 Laws Avenue, and the Dora Street Health Center is located just over one-half mile southwest of the project site at 1165 S. Dora Street.</p> <p>- See Attachment Q: Community Facilities and Services</p>

		<p>Social Services</p> <ul style="list-style-type: none"> - Due to the small size of the proposed project (71 units), the project is not expected to significantly increase demand for social services. - As noted previously, the project is expected to provide affordable housing for households already residing within the project area and, therefore, there is anticipated to be little increase in demand for services generated by the project. Such services as are needed are offered in a wide variety by both public agencies and private non-profit agencies in Mendocino County and the City of Ukiah. Social Services in the area (social services and social/recreational services) include the following: The Ukiah Community Center, Nuestra Casa, Redwood Children Services, California Department of Rehabilitation, State Council of Developmental Disabilities, Mendocino County Department of Social Services, Reach Program, Mendocino County Health and Human Services, Mendocino County Youth Project, Disability Services and Legal Center, Mentor Network, Redwood Coast Regional Center, and the Boys and Girls Club of Ukiah. - Additionally, the project intends to provide some resident support services in the shared community building as part of the proposed project. <p>- See Attach Q: Community Facilities and Services</p>
Solid Waste Disposal / Recycling	2	<ul style="list-style-type: none"> - The proposed project will generate additional solid waste but will not exceed the ability to collect or recycle solid waste. - The City of Ukiah contracts with a private contractor, Ukiah Waste Solutions – a subsidiary of C&S Waste Solutions, to collect solid waste in the City which will provide solid waste collection services to this project. Solid Waste collection and disposal is a fee-based service. - The project would be served by the Ukiah Valley Transfer Station & Recycling Buy Back Center located at 3151 Taylor Road. This transfer station has adequate capacity to serve the project as well as cumulative development. - The project is expected to comply with statutes and regulations related to solid waste, similar to other residential developments in the area. No known project elements would create unusual solid waste conditions. <p>- See Attach Q: Community Facilities and Services</p>
Waste Water / Sanitary Sewers	2	<ul style="list-style-type: none"> - The City of Ukiah will provide wastewater treatment for project-generated wastewater. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities. - The City's Waste Water Treatment Plant has capacity adequate to handle the increased flows anticipated as a result of this project. It would not require water in amounts that would require the construction of additional facilities. The Waste

		<p>Water Treatment Plant, operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District. It has a current treatment capacity of 2.8 million gallons per day (MGD) of dry weather flow and 20 MGD of peak wet weather flow. The Waste Water Treatment Plant underwent a three year, \$56.5M improvement project that was completed in 2009. This plant will ensure continued compliance with permit requirements and meet future demand growth.</p> <p>- See Attach Q: Community Facilities and Services</p>
Water Supply	2	<p>- The City of Ukiah will provide water services through their municipal mains.</p> <p>- The City’s Water Utility webpage states the following: “Nature has given the City of Ukiah a high-quality abundant supply of water. The City of Ukiah’s primary water source is the underflow from the Russian River which is classified as Ground Water under Direct Influence for Surface Water. There are four ground water sources located at various points within the City Limits. These sources exceed the needs of both winter and summer demand serving over 7,000 residential and commercial connections with over 90 miles of water main. The City has a broad portfolio of water rights which allow the City to shift sources of water as needed.</p> <ul style="list-style-type: none"> • Pre-1914 Appropriative Right to divert approximately 2,000 acre-feet annually from the Russian River; • 1954 Appropriative Right to divert approximately 14,480 acre-feet annually from the Russian River; • Capability to divert approximately 4,000 acre-feet of groundwater in the Ukiah subbasin; • Contract with RRFC for 800 acre-feet annually. <p>As recent experience in 2014-2015, as the driest year on record demonstrates, the City has sufficient water available to meet current and future needs, regardless of water year type or hydrology, of areas well beyond the existing City limits. The City or its processor in interest has been supplying water to its residents since the later 1800’s.”</p> <p>- See Attach Q: Community Facilities and Services</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Public Safety – Police</p> <p>- The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the size of the project (71 units) and that the project marketing plan prioritizes leasing to current City and Mendocino County residents and/or workers, rather than attracting new residents into the area and, therefore, it’s anticipated that the majority of residents will already reside in the project area.</p> <p>- The project site is within the jurisdiction of the City of Ukiah Police Department, which will serve the proposed project and its residents.</p> <p>- The proposed project will be required to pay development impact fees when procuring permits for construction of the project. These fees are intended to offset</p>

any increased costs imposed on city services, including police services, by construction of new developments.

Public Safety – Fire

- The proposed project may increase demand for fire protection services but compliance with all fire protection requirements of the Ukiah Valley Fire Authority and the Uniform Fire Code for fire safety and fire emergency response will avoid significant impacts. This includes the requirement to incorporate fire sprinklers into all structures.
- The project is required to be designed to meet all of the standards and requirements identified by the Ukiah Valley Fire Authority, which will be verified during the permitting process.
- The proposed project will be required to pay development impact fees when procuring permits for construction of the project. These fees are intended to offset any increased costs imposed on city services, including fire department services, by construction of new developments.

Public Safety – Emergency Medical Services

- The proposed project is not expected to significantly increase demand for emergency medical services due to the small size of the project and as the project as proposed is designed to serve the affordable housing needs of current area residents.
- Emergency medical response is provided by MedStar/Ukiah Ambulance, which has two locations in the City.
- Adventist Health Ukiah Valley Medical Center (Adventist Health) is conveniently located approximately one-half mile from the project site to the north. Adventist Health is fully staffed to handle any needs generated from the project, including emergency medical services. Adventist provides 24-hour emergency services and has 19 private treatment rooms, two state-of-the-art trauma rooms and a helipad.
- The project is required to comply with City Standards regarding roadways and related issues including ensuring adequate access to the project area and site for emergency services response so as to not negatively impact response times. The access design must be approved by the Ukiah Valley Fire Authority.

- See Attach Q: Community Facilities and Services

<p>Parks, Open Space and Recreation</p>	<p>2</p>	<ul style="list-style-type: none"> - The proposed project may generate a moderate increase in demand for parks, open space and other recreational opportunities. There are abundant open space and recreational opportunities in the City of Ukiah and Mendocino County and in the surrounding areas. The City is located on the Redwood Highway in Mendocino County in the northwest region of California, an area known for outdoor recreation opportunities and activities. The site is just over 16 miles from Clear Lake, and under 30 miles from the Pacific Ocean. - Additionally, the City Parks and Recreation Department oversees 23 parks and recreational facilities in the City and the County has 6 parks scattered throughout the County. - The proposed project will be required to pay development impact fees when procuring permits for construction of the project. These fees are intended to offset any increased costs imposed on city services, including parks and recreation services, by construction of new developments. - See Attach Q: Community Facilities and Services
<p>Transportation and Accessibility</p>	<p>2</p>	<p>Accessibility</p> <ul style="list-style-type: none"> - The project is required to and will meet all federal, state and local regulations governing accessibility. - The City and County are served by the Mendocino Transit Authority with the nearest bus stop located at Gobbi and Main, approximately one block west of the project site, within easy walking distance of the site. The stop is served by Routes 7, 9 and 20 and can connect to all other cities in the County and cities outside of the County such as Santa Rosa to the south. There are also connections to other regional bus systems. All buses are wheelchair accessible and residents can also request Dial-a-Ride. Riders can also “flag” or wave down a bus at any safe pull-out location. <p>Transportation</p> <p><i>Temporary Impacts</i></p> <ul style="list-style-type: none"> - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. <p><i>Permanent Impacts</i></p> <ul style="list-style-type: none"> - Due to the small size of the project (71 units), its location and current traffic data, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project. - Moreover, the Office of Planning and Research's Technical Advisory on Transportation Impacts in CEQA provides that adding affordable housing to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances,

	<p>especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall.</p> <p>Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site, the conclusion that the project would not have a significant impact can be supported.</p> <p>- The City will require the project to pay a Transportation Impact Fee in relation to the project's proportionate impact on project area intersections or road segments in order to maintain or improve the level of service in the project area to acceptable conditions.</p> <p>- See Attach R: Transportation</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p><i>Unique Natural Features</i></p> <p>-The project site is flat and contains no unique natural features.</p> <p>- See USGS Map, Aerial Maps and Photos in Project Information</p> <p><i>Water Resources</i></p> <p>- There is no surface water on or near the project site. The project will not utilize on-site wells. The project will receive public water through the City of Ukiah. (See Water Supply element above).</p> <p>- See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff.</p> <p>- Additionally, sewer service will be processed by the City of Ukiah public sewer system and will not utilize an on-site septic system (see Waste Water / Sanitary Sewers element above).</p> <p>- See Attach 1: Project Information; Attach 2: Maps, Aerials & Photos, and; Attach Q: Community Facilities and Services</p>
Vegetation, Wildlife	2	<p><i>Vegetation</i></p> <p>- Per the Biological Report prepared for the project, the project site contains two (2) terrestrial vegetation communities: Ruderal/Disturbed; and freshwater emergent wetland.</p> <p>Ruderal/Disturbed: The entire Project Area has been modified. The southeast parcel was recently used as a community garden, the northeast parcel has an abandoned concrete slab, and the western parcel has a large soil pile as well as an inlet for the municipal stormwater system. Vegetation within this habitat type consists primarily of nonnative weedy or invasive species lacking a consistent community structure. Although several valley oak (<i>Quercus lobata</i>) and Fremont cottonwood (<i>Populus fremontii</i>) trees are found within the Study</p>

		<p>Area, the habitat within the Study Area provides limited resources for wildlife and is utilized primarily by species tolerant of human activities. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.</p> <p>Freshwater Emergent Wetland: Water from surrounding parcels is directed onto the western parcel where a storm drain has been installed to move the runoff into the municipal stormwater system. Land adjacent to the storm drain supports dense growth of Italian rye (<i>Festuca perennis</i>), Himalayan blackberry (<i>Rubus armeniacus</i>), Baltic rush (<i>Juncus balticus</i>), and sedge (<i>Carex</i> spp.). The wetland habitat within the Study Area can be classified as the Holland Type “Coastal and Valley Freshwater Marsh” or as “41.321.00 Perennial Rye Grass Fields (CDFW 2022e).</p> <p>- <i>For more information see the Endangered Species Act and Wetlands Protection Factors above and the attachments for each</i></p> <p>- Some trees (5 estimated) may need to be removed to develop the project but none are protected. The City may require some tree replacements. All new street trees and landscaping trees must meet city requirements and be chosen from the respective city tree list.</p> <p>- See Attach P: Land Development.</p> <p>Wildlife</p> <p>- The project site does not contain any special-status animal species. Some urban-adapted species may frequent the site though none were observed on site. Site and adjacent trees and utility poles contain suitable habitat for nesting birds but no nests were observed.</p> <p>- See Attach G: Endangered Species</p>
Other Factors	2	<p>Environmental Justice</p> <p>As discussed in the <i>Environmental Justice</i> factor above, no adverse environmental impacts were identified in the project’s environmental review that would disproportionately affect this project’s residents. The project is receiving funding from the State of California CDBG-DR program which is being provided to Cities and Counties to address housing issues for low-income residents resulting from recent disasters in different areas of California, including Mendocino County. The project is designed and proposed to benefit low-income households without regard to demographics other than household income and the project site does not suffer from any significant environmental issues and will have no disproportionate environmental impact on any future potential residents of the project.</p> <p>The project is located in a desirable area of the community, on a main transportation route for cars and public transit, with convenient access to local amenities, services and employment opportunities and will provide some support services to future residents in the shared community building.</p> <p>The project developer, the City of Ukiah, and the County of Mendocino have worked cooperatively together to access local and crucial state funding to bring</p>

this project to fruition and provide opportunities for area low-income households to reside in a project that respects them as residents, and the natural environment.

As noted in the *Historic Preservation* factor above, the project will have no impact on areas of historic or cultural significance and is not located on a site or in an area of local historic or cultural significance.

Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The project will bring low-income households into a supportive environment that will provide both stable, safe and healthy affordable housing, and support for their needs.

Energy Efficiency

The project will meet or exceed California's Title 24 energy code, which is designed to reduce wasteful and inefficient energy consumption in new construction and existing buildings, and to increase renewable energy use. Specifically, the building will have Solar Photovoltaic panels on the roof to offset the common-area electrical load and a portion of resident's electrical load, and will include all-electric, efficient Energy Star rated appliances.

The project will also help reduce greenhouse gases due to the site being conveniently located on transit line that provides access to the entire region, reducing the need for travel by car. The project will also include bicycle parking spaces to encourage bicycle use and is within walking distance of many services and amenities. Additionally, some supportive services will be provided on-site to residents will reduce the need to travel off-site for such services. As such, the site meets the County's standards for residential vehicle miles travelled, as it is within convenient walking, biking and public transit distance of many local employment opportunities, shopping and retail services, and schools.

The project will be landscaped to enhance energy savings and provide cooling consistent with City and County standards to preserve and enhance the environment and aesthetics of the area, while providing shade and reducing temperature build-up from hot spots. The project site is located in a moderate temperate zone just inland from the ocean and will have photovoltaic on the roof which will reduce heat build-up on rooftops and reduce energy pulled from the grid reducing residents' and the project's energy cost and reducing the effects of climate change on the residents and the effect of the project on climate change.

Climate Change

The site is not located in an area that has historically not been subject to unique climate change risks. Although near the ocean, it is well outside and above the tsunami inundation zone located approximately 27 miles inland from the coast, and outside of the State- and County-designated Coastal Zone. As such, it is outside of the area that could be affected by sea level rise. The area is not generally subject to hurricanes or extreme storms and is in a temperate area not subject to extreme heat or cold. It is outside of any state- or County-designated wildfire hazard zones, and per the geotechnical report, has a low potential for landslides, liquefaction or settling, as discussed above.

Although the above is accurate and the area has not historically been subject to unique climate change risk, in recent years that has begun to change. The city states in a *Declaration of Climate Change Emergency* resolution passed unanimously by the City Council on June 22, 2022, that “the City of Ukiah and its surrounding areas have been profoundly affected by several natural disasters due to climate change including severe drought, flooding, devastating wildfires and accompanying days-long power outages and related Public Safety Power Shutoff events; and WHEREAS, marginalized communities including people of color, immigrants, indigenous communities, low-income people, those with disabilities, and the unhoused—are disproportionately affected by climate change impacts and must be supported in the transition to a sustainable environment and economy; and WHEREAS, in order to avoid irreversible, catastrophic climate change impacts, we must significantly decrease our carbon emissions, incorporating new technologies, setting new policies and accelerating critical infrastructure, thus preparing for significant ecological and economic impacts due to climate change;”

Also, on July 21, 2020, the County of Mendocino Board of Supervisors unanimously adopted a *Climate Emergency Resolution* proposed by the appointed Climate Action Advisory Committee it formed in late 2019.

The most significant issues in respect to climate change that may potentially affect this project or be affected by this project, as noted in the Resolution, are severe drought (water resources), flooding and devastating wildfires and accompanying safety power outages. Additionally, the site is located in an area that has been subject to earthquakes with multiple faults in the area that may cause strong ground shaking, but there is not yet a solid connection established to climate change.

Drought (Water Resources) – California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposing to bring new residents into the area, resulting in a negative effect on water resources. Instead, the project will provide safe, affordable housing for households already residing within the project area. Construction of the project is not anticipated to result in any additional effect on drought conditions and water resources in the region or in California. In addition, the project will meet state and local requirements for water-efficiency in the project’s plumbing fixtures and landscape design.

Although the City has ample water supplies with a good groundwater basin and based on its senior pre-1914 water rights to flows in the East Branch of the Russian River, other area users with junior water rights are experiencing issues leading the City of Ukiah to vote unanimously on June 16, 2022, to reduce water use and participate in a voluntary water sharing arrangement with junior water rights holders.

At the same meeting, the City Council unanimously approved the *Declaration of Climate Change Emergency* resolution discussed above which includes a nearly 3-page list of actions the City is committed to taking to reduce the City’s impact on climate change and work to stabilize and reduce the frequency and impact of natural disasters resulting from the heating of the atmosphere.

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Freshwater Environmental Services – Stan Thiesen – January 18, 2019
- AEI Consultants – March 11 & 12, 2022
- Natural Investigations Co. – May 10, 2022 (under contract to AEI Consultants) and July 5, 2022
- NV5 – April 26, 2022
- Historic Resource Associates – March 11, 2022

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- NEPAssist
- 24 CFR Part 51 Subpart D
- Mendocino County Airport Land Use Commission – Ukiah Municipal Airport Land Use Compatibility Plan – Map 3A
- Google Maps
- Google Earth

Coastal Barrier Resources

- Coastal Barrier Resource System Mapper @<https://www.fws.gov/cbra/maps/Mapper.html>

Flood Insurance

- FIRM Community Panel number 06045C1541F, dated 6.2.11

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>
- NEPAssist

Coastal Zone Management

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>
- Google Earth

Contamination and Toxic Substances

- Freshwater Environmental Services – Phase I Environmental Site Assessment, dated 1.23.19
- AEI Consultants – Phase I Environmental Site Assessment, dated March 17, 2022
- AEI Consultants – Limited Phase II Subsurface Investigation, dated 5.31.22
- North Coast Regional Water Quality Control Board response letter, dated 10.10.22
- AEI Consultants – Proposal for Expedited Limited Phase II Subsurface Investigation, dated 10.13.22

Endangered Species

- AEI Consultants – Biological Resources Assessment, dated May 23, 2022
- USFWS – Critical Habitat for Threatened & Endangered Species
[@https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77](https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77)

Explosive and Flammable Hazards

- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- CA Department of Conservation Important Farmland Finder: <https://maps.conservation.ca.gov/DLRP/CIFF/>

Floodplain Management

- FIRM Community Panel number 06045C1541F, dated 6.2.11

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System report, dated 1.11.22
- Native American Heritage Commission response, dated 2.10.22
- Tribal Directory Assessment Information – Contact Information for Tribes of Mendocino County, CA
- Consultation letters sent to Tribes
- National Register of Historic Places (NRHP) Records Search
- The USGS, Ukiah Quadrangle 7.5-Minute series topographic map
- City of Ukiah Historic and Architectural Inventory
- Historic Resource Associates – Cultural Resources Study, dated March 2022
- Google Aerial Photos

Noise Abatement and Control

- NEPAassist
- The Press Democrat – “Ukiah depot all dressed up, but still no trains” by Glenda Anderson – 3.9.10
- City of Ukiah Daily Traffic Volumes
- City of Ukiah – Chapter 1 – Crimes Against Public Peace and Order – Article 6. Noise Regulation
- Ukiah Valley Area Plan – Section 5 – Circulation and Transportation
- HUD DNL Calculator
- Mendocino County Airport Land Use Commission – Ukiah Municipal Airport Land Use Compatibility Plan – Exhibit 4-4
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from
<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Wetlands Protection

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
- AEI Consultants – Biological Resources Assessment, dated May 23, 2022
- Natural Investigations Co. – Aquatic Resource Delineation Report, dated July 14, 2022

Wild and Scenic Rivers

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

ENVIRONMENTAL JUSTICE

Environmental Justice

- US EPA – EJScreen Report (Version 2020)

Environmental Assessment Factors

- NEPAssist
- City of Ukiah website Home page
- Ukiah Valley Area Plan
- City of Ukiah General Plan Land Use Map
- City of Ukiah Zoning Map
- City of Ukiah Website – various departments webpages
- City of Ukiah – New Residential Construction Design and Development Standards Checklist
- Ukiah Municipal Airport Land Use Compatibility Plan
- City of Ukiah – Chapter 1 – Crimes Against Public Peace and Order – Article 6. Noise Regulation
- City of Ukiah Parks and Facilities Locations
- California State Parks Map
- Mendocino County Parks website
- City of Ukiah Police Department webpage
- Consolidated Fire Services webpage
- Ukiah Waste Solutions webpage
- C&S Waste Solutions webpage
- Ukiah Transfer Station & Recycling Center webpage
- City of Ukiah Water Utility webpage
- City of Ukiah Storm Water Management webpage
- City of Ukiah Storm Water Management Plan
- City of Santa Rosa Low Impact Development Technical Design Manual
- NPDES General Permit No. CAS000004
- NPDES General Permit – Construction
- City of Ukiah Tree Management Guidelines
- Recommended Residential Tree List
- Required Street Tree List
- Required Parking Lot Tree List
- Adventist Health Ukiah Valley webpages
- MCHC Medical Centers webpages
- AEI Consultants – Phase I Environmental Site Assessment, dated March 17, 2022
- AEI Consultants – Limited Phase II Subsurface Investigation, dated 5.31.22
- NV5 – Geotechnical Engineering Investigation Report, dated May 31, 2022
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Department of Conservation – Tsunami Hazard Area Map
- Cal Fire FRAP FHSZ Viewer
- Mendocino Transit Authority (MTA) Website

- Mendocino County Air Quality Management District – Regulation 1, Rule 1 – Grading Dust Control
- California Department of Conservation – Ukiah Quadrangle – State of California Special Studies Zones Map
- Ukiah Quadrangle Geologic Map, 1958
- USGS Ukiah Quadrangle
- Google Earth
- Google Maps

List of Permits Obtained:

No permits have been obtained at this time.

Public Outreach [24 CFR 50.23 & 58.43]:

- Ukiah City Council meeting – March 3, 2021. New Business Item 13.b.

13.b. Authorize the City Manager to Negotiate and Execute a Disposition Agreement with Danco Communities, a California Corporation, for a Mixed-Use Project to Include Commercial and Affordable Housing Units on Three City-Owned Parcels on 210 East Gobbi Street.

Recommended Action: Authorize the City Manager to negotiate and execute a Disposition Agreement with Danco Communities, a California corporation, for a mixed-use project to include commercial and affordable housing units on three City-owned parcels at 210 East Gobbi Street.

- County Board of Supervisors meeting – November 16, 2021. Consideration of 3 proposals for funding with CDBG-DR funds. This proposed project was selected.

Cumulative Impact Analysis [24 CFR 58.32]:

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The following Alternatives were considered for their environmental impacts and how well each met the project’s objectives with the intent of identifying the environmentally superior alternative.

- Alternative #1** – No Project Alternative
- Alternative #2** – Proposed Project on another site in the area
- Alternative #3** – Proposed Project on this site with no modifications
- Alternative #4** – Proposed Site with Alternative Project Design

The Alternatives evaluation concluded that:

Alternative #1 – No Project Alternative – was the environmentally superior alternative but was not consistent with City and County objectives of building additional affordable housing to meet the needs of project area residents than building the project as proposed.

Alternative #2 – Proposed Project on another site in the area – was not chosen as no alternative sites in the project area were identified during the site acquisition phase that met all project specifications, including being

situated close to amenities, and would have the support of the City and have the ability to reduce costs by the sharing of resources with another project and partnering with the City.

Alternative #3 – Proposed Project on this site with no modifications – was not chosen as during the NEPA EA preparation it was determined that there were wetlands on the project site that would be negatively impacted by the project design as proposed.

Alternative #4 – Proposed Site with Alternative Project Design – was chosen due to it being environmentally superior to Alternative 3 by protecting the wetlands on the site, was close to amenities, allowing the partnership with the City and the sharing of resources with another project to reduce project costs and maximizing the number of units able to be provided.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project is an infill site surrounded by developed parcels on all sides, with utilities available and an already developed street. Based on these factors, the site is likely to be developed in the near future, if not by this project then by an alternative project. This specific project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community.

Summary of Findings and Conclusions:

The County of Mendocino finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of City, County and other agency required measures during construction, along with other conditions required for City and County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of affordable housing and reducing overcrowding and excessive housing cost burdens among lower-income households in the area.

The project will benefit the City of Ukiah and County of Mendocino low-income residents needing affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities, public transportation and community services and other amenities.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p><i>To meet NRWQCB requirements, a Human Health Risk Assessment (HHRA) is required to be prepared for the site. NCRWQCB is also requiring additional soil testing for TCE in areas below the footprint for residential development for use in preparation of the HHRA.</i></p> <p><i>- Following the required testing and preparation of the HHRA, it will be determined what, if any, mitigations for soil vapor intrusion will be required. Proposed methods and means to mitigate for vapor intrusion into the residential buildings are required to be submitted to the NCRWQCB and approved by the County and the California Department of Housing and Community Development (HCD).</i></p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level.</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sherriff-Coroner if the discovery contains human remains and the City of Ukiah Community Development</i></p>

	<p><i>Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.</i></p> <p><i>If any previously undisturbed cultural, historic, or archaeological resources are uncovered in the course of site preparation, clearing or grading activities that the Community Development Director is notified and operations within 200 feet of the discovery are halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented subject to review and approval by the City of Ukiah Community Development Department.</i></p> <p><i>If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:</i></p> <ul style="list-style-type: none"> <i>• The Mendocino County Sheriff-Coroner has been informed and has determined that no investigation of the cause of death is required, and</i> <i>• If the remains are of Native American origin, <ul style="list-style-type: none"> <i>○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</i> </i>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><i>- During construction, the City will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities. The project will be required to comply with the following Ukiah City Code section:</i></p> <p>§ 6054 CONSTRUCTION OF BUILDINGS AND PROJECTS</p> <p><i>It shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500') therefrom, to</i></p>

	<p><i>operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 P.M. of one day and 7:00 A.M. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works. No permit shall be required to perform emergency work as defined in §6046 of this Article. (Ord. 748, Article 1, adopted 1980)</i></p>
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<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p><i>If construction is to impact the potentially-jurisdictional wetland area, a formal delineation must be submitted to the appropriate federal and state agencies and appropriate permits obtained.</i></p> <p><i>If determined to be jurisdictional, all necessary permits must be obtained prior to the start of construction.</i></p> <p><i>As the construction footprint is larger than one acre in area, project construction is regulated by the Clean Water Act under the SWRCB's California General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ). In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Construction Best Management Practices are also required.</i></p> <p><i>Implementation of the above measures would reduce potential construction-related impacts to water quality to a less than significant level. Because these actions are required by law, no mitigation is necessary.</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p><i>- Compliance with the respective erosion control ordinances and acquisition of the NPDES General Permit for construction activities as required would ensure that potential soil erosion impacts associated with the project would be less than significant.</i></p> <p><i>In order to comply with the National Pollution Discharge Elimination System (NPDES), requirements for construction of site storm water discharges, project</i></p>

	<p><i>applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) if construction exceeds one acre or more within the planning area. The SWPPP shall specify how the discharger will protect water quality during construction activities subject to review and approval by the City of Ukiah Community Development Department. These measures shall include but are not limited to the following:</i></p> <ul style="list-style-type: none"> <i>• design and construction of cut and fill slopes in a manner that will minimize erosion;</i> <i>• protection of exposed slope areas;</i> <i>• control of surface water flows over exposed soils;</i> <i>• use of wetting or sealing agents or sedimentation ponds;</i> <i>• limiting soil excavation in high winds;</i> <i>• construction of beams and runoff diversion ditches; and</i> <i>• use of sediment traps, such as weed-free straw bales and/or straw waddles.</i> <p><i>In addition, project applicants shall implement the following measures during construction activities within the planning area:</i></p> <ul style="list-style-type: none"> <i>• Stabilize and revegetate all areas of disturbed soil with appropriate native species. Monitor revegetation success and take remedial measures as necessary;</i> <i>• When hay or straw is used in erosion control, ensure that it is weed free;</i> <i>• If possible, conduct work during low- or no-flow periods. Consult weather forecasts from the National Weather Service at least 72 hours prior to performing work that may result in sediment runoff; and</i> <i>• Inspect and clean all equipment of soil containing noxious or invasive weeds or fungus before arriving on site. If any imported fill material is necessary to bring to the site, present evidence certifying the material is void of any noxious or invasive species or pollutants.</i>
<p>Hazards and Nuisances including Site Safety and Noise</p> <p>- Air Quality</p>	<p><i>- The project site is located in the North Coast Air Basin which includes Mendocino County. Air quality in Mendocino County is overseen by the Mendocino County Air Quality Management District (MCAQMD)</i></p> <p><i>- During construction the project will be required to comply with Regulation 1, Rule 1 of the MCAQMD. Regulation 1, Rule 1-430 requires the following mitigation measures to reduce the amount of fugitive dust generated by construction and grading activities:</i></p> <p><i>1. All visibly dry disturbed soil and road surfaces shall be watered to minimize fugitive dust emissions.</i></p>

	<p>2. All unpaved areas shall have a posted speed limit of 10 mph.</p> <p>3. Earth or other material tracked onto neighboring paved roads shall be removed promptly.</p> <p>4. Approved chemical soil stabilizers shall be applied to exposed earth surfaces in inactive construction areas and exposed stock piles (i.e. sand, gravel, dirt).</p> <p>5. Dust generating activities shall be limited during periods of high winds (over 15 mph).</p> <p>6. Access of unauthorized vehicles onto the construction site during non-working hours shall be prevented.</p> <p>7. A daily log shall be kept of fugitive dust control activities.</p> <p>- During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to the above rules and BMPs during construction.</p>
<p>Vegetation and Wildlife</p>	<p>All trees removed due to condition or construction will be replaced at a 2.5:1 ratio and shall conform to the City of Ukiah's Tree Management Guidelines. Newly planted or replaced trees shall be species listed on the applicable City of Ukiah Recommended Tree List.</p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
 The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
 The project may significantly affect the quality of the human environment.

Preparer Signature: Signature on file Date: 10-21-22

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature: signature on file Date: 10-21-22

Name/Title: Julia Krog / County of Mendocino PBS Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Roy Hastings Date: 10.21.22

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature: Julia Krog Date: 10/28/22

Name/Title: Julia Krog / County of Mendocino PBS Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).