

CALIFORNIA ENVIRONMENTAL QUALITY ACT

FINAL INITIAL STUDY AND NEGATIVE DECLARATION GENERAL PLAN AMENDMENT AND REZONE OF 701 SOUTH ORCHARD AVENUE



Draft June 21, 2022
Adopted by City Council August 17, 2022
SCH No: 2022060474

Prepared by:

**City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482**

Table of Contents

I. PROJECT INFORMATION	3
II. PROJECT DESCRIPTION	4
1. <i>Project Location</i>	4
2. <i>Environmental Setting and Background</i>	4
3. <i>Project Components</i>	5
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	10
IV. DETERMINATION	11
V. EVALUATION OF ENVIRONMENTAL IMPACTS	12
1. <i>Aesthetics</i>	12
2. <i>Agriculture and Forestry Resources</i>	14
3. <i>Air Quality</i>	15
4. <i>Biological Resources</i>	17
5. <i>Cultural Resources</i>	18
6. <i>Energy</i>	20
7. <i>Geology and Soils</i>	22
8. <i>Greenhouse Gas Emissions</i>	23
9. <i>Hazards and Hazardous Materials</i>	25
10. <i>Hydrology and Water Quality</i>	28
11. <i>Land Use and Planning</i>	29
12. <i>Mineral Resources</i>	31
13. <i>Noise</i>	32
14. <i>Population and Housing</i>	33
15. <i>Public Services</i>	34
16. <i>Recreation</i>	35
17. <i>Transportation</i>	36
18. <i>Tribal Cultural Resources</i>	38
19. <i>Utilities and Service Systems</i>	39
20. <i>Wildfire</i>	41
21. <i>Mandatory Findings of Significance</i>	42
VI. REFERENCES	44

I. PROJECT INFORMATION

Project Title: General Plan Amendment and Rezone of 701 South Orchard Avenue
Lead Agency Address and Phone Number: City of Ukiah, Community Development Department 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200
CEQA Contact Person and Phone Number: Michelle Irace, Planning Manager City of Ukiah, Community Development Department (707) 463-6203 mirace@cityofukiah.com
Applicant: Maya Simerson, Project Administrator, City Manager's Office, City of Ukiah
Property Owner: Dave Hull
Project Location: 701 South Orchard Avenue (APN 003-181-01)
Existing General Plan Designation: Public Existing Zoning District: Public Facilities (PF)
Proposed General Plan Designation: Commercial (C) Proposed Zoning District: Community Commercial (C1)

II. PROJECT DESCRIPTION

1. Project Location

The 0.65-acre Project site is located on the corner of East Gobbi Street and South Orchard Avenue at 701 South Orchard Avenue (APN 003-181-01). The site is accessed via two gated driveways along Orchard Avenue. Land uses in the immediate vicinity include residential and commercial uses. Additionally, the City's Electric Utility Substation is located southwest of the site, across Orchard Avenue. Figure 1 provides a location map of the site, Figure 2 provides an aerial image of the Project site, Figures 3 and 4 show the existing General Plan and zoning designations, and Figures 5 through 8 depict existing views of the site.

2. Environmental Setting and Background

The Ukiah Valley is approximately nine miles long, running north to south, comprising more than 40,000 acres along U.S. Route 101. The Russian River follows the valley, winding through agricultural lands just outside of Ukiah to the east. The valley is approximately 630 feet in elevation, with the hills of the Mendocino and Mayacamas ranges that flank the valley reaching up to 3,000 feet in elevation.

The City of Ukiah is located approximately 155 miles south of Eureka, 110 miles north of San Francisco, and is situated along US 101 in southeastern Mendocino County. US 101 freeway traverses the City of Ukiah in a north/south direction. State Route (SR) 222, also known as Talmage Road, is a short east/west state highway that intersects US 101 in the southern portion of the City of Ukiah. US 101 connects Ukiah to Santa Rosa and San Francisco, providing major regional access to the City. SR 253, located at the south end of Ukiah, begins at US 101 and travels in an east/west direction connecting Ukiah with SR 1 along the coast. The City of Ukiah spans more than 3,000 acres (4.7 square miles), and is regionally significant, serving as the seat of Mendocino County.

The Project site previously housed the City's Electric Substation from the early 1980s to 2012. In April 2010, the Ukiah City Council approved a Major Site Development Permit, Use Permit, Rezone, General Plan Amendment, Lot Line Adjustment, and Mitigated Negative Declaration for construction of a new substation directly southwest of the site (File Nos. 09-03-GPA, 09-04-REZ, 09-05-SDP, 09-06-UP, 09-07-BLA). The new substation, which was completed in 2012, replaced and upgraded the previous substation that existed on the Project site. The original substation was decommissioned, and aboveground infrastructure was removed, with the exception of one 400 sf shed, 115 kilovolt (kV) transmission pole and one 12kV distribution pole with guy wires and anchors that remain on-site. Underground infrastructure such as foundations, conduits and cables, and vaults remain in place on the west side of the property. The site has remained vacant since the decommissioning but has been used for storage of materials and equipment by the City's Electric Utility Department. The Project site is surrounded by an eight foot (8') chain link fence. The site is predominantly flat containing gravel and hardscape, with vegetation along the fence line. There is electric service connected to security cameras and the existing shed that was previously used by the City's Electric Utility Department. Water service is also connected to the irrigation system for landscaping along the perimeter of the site.

The Project parcel is part of the Limited Development and Property Exchange Agreement approved by City Council on March 2, 2022, in association with the Ukiah Western Hills Open Land Acquisition and Limited Development Project (approved by City Council on September 15, 2021).¹ Under the

¹ The September 15, 2021, and March 2, 2022 City Council meetings and associated documents for the Western Hills Project may be found online at: <https://cityofukiah.com/meetings/>

Property Exchange Agreement component, the City conveyed three City-owned parcels including the Project site (APNs 003-582-38; 003-181-01; 003-190-08-00/003-500-19-00), to a private property owner (Hull) in exchange for lands owned by Hull within the Western Hills for open space and public purposes. As of June 13, 2022, Hull maintains ownership of the parcels, including the Project site. The site remains vacant but is being used for temporary of construction materials associated with the Western Hills Project.

3. Project Components

The Project site has a City of Ukiah General Plan (1995) designation of Public (P) and is zoned Public Facilities (PF). The Public land use designation and PF zoning designation are intended to be applied to properties which are used for or are proposed to be used for public or quasi-public purposes or for specified public utility purposes. The Project proposes to rezone the existing parcel, currently zoned as Public Facilities (PF), to Community Commercial (C1). The Project also requires a general plan amendment to change the land use designation from Public (P) to Commercial (C). A rezone is required because typically PF parcels are owned by a public entity and used for public purposes.

The Commercial General Plan designation applies to lands appropriate for a variety of commercial uses where commerce and business may occur; uses are further specified within the corresponding zoning districts. As described in Ukiah City Code Section 9080, the purpose of the C1 zoning district is “to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial-serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects.” Many commercial uses (such as restaurants, general retail, personal improvement establishments, and certain residential uses) are allowed within the C1 district, while others (such as auto repair shops, cannabis related businesses, community care facilities, bars, and certain residential uses) require approval of a Use Permit. The current private property owner plans to develop the property for commercial uses in the future, but does not have a proposed plan at this time. Future development of the site would require adherence to all C1 zoning regulations, which may be found online at: <https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-0700.html#art7>. In addition, almost all new development would require review by the City’s Design Review Board and Planning Commission approval of a Major Site Development Permit. See Section V.11, *Land Use and Planning* of this Initial Study, for more information.

The application was referred to departments and agencies with jurisdiction or interest in the Project, including the City of Ukiah Community Development Department- Building Official, City of Ukiah Police Department, City of Ukiah Public Works Department, City of Ukiah Electric Utility Department, Ukiah Valley Fire Authority, Ukiah Municipal Airport, Mendocino County Planning and Building Services Department, Mendocino County Environmental Health Department, Mendocino County Surveyor, California Military Branches, and California Department of Transportation. No substantive comments requiring revisions to the Project Description or Conditions of Approval were received through this review.

Figure 1, Project Location Map

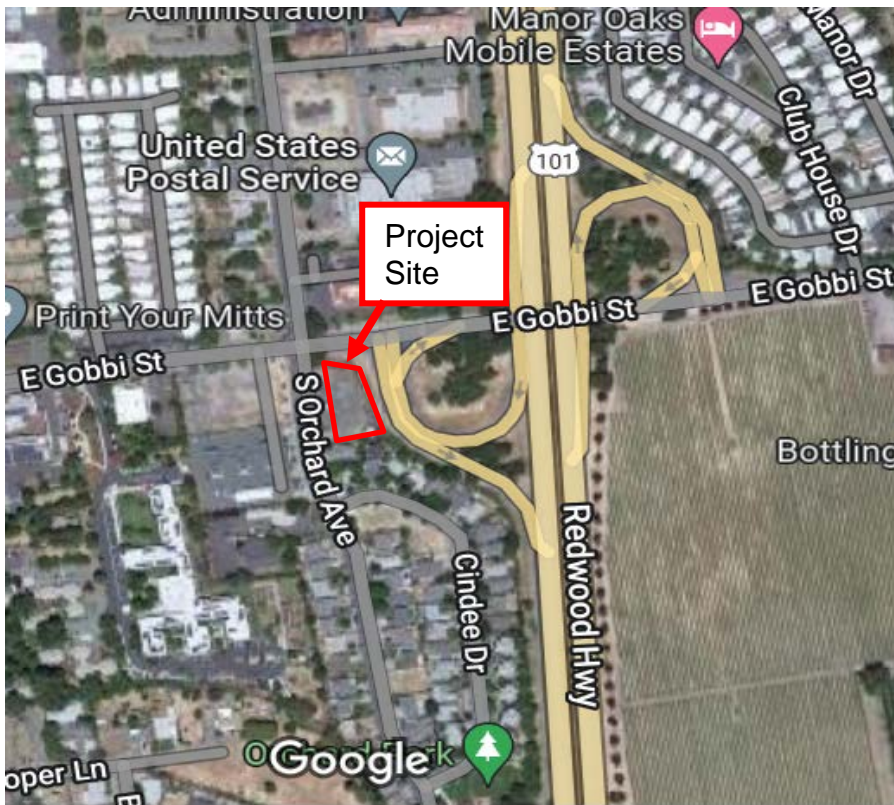


Figure 2, Aerial of Project Site



Figure 3, General Plan Designation Map

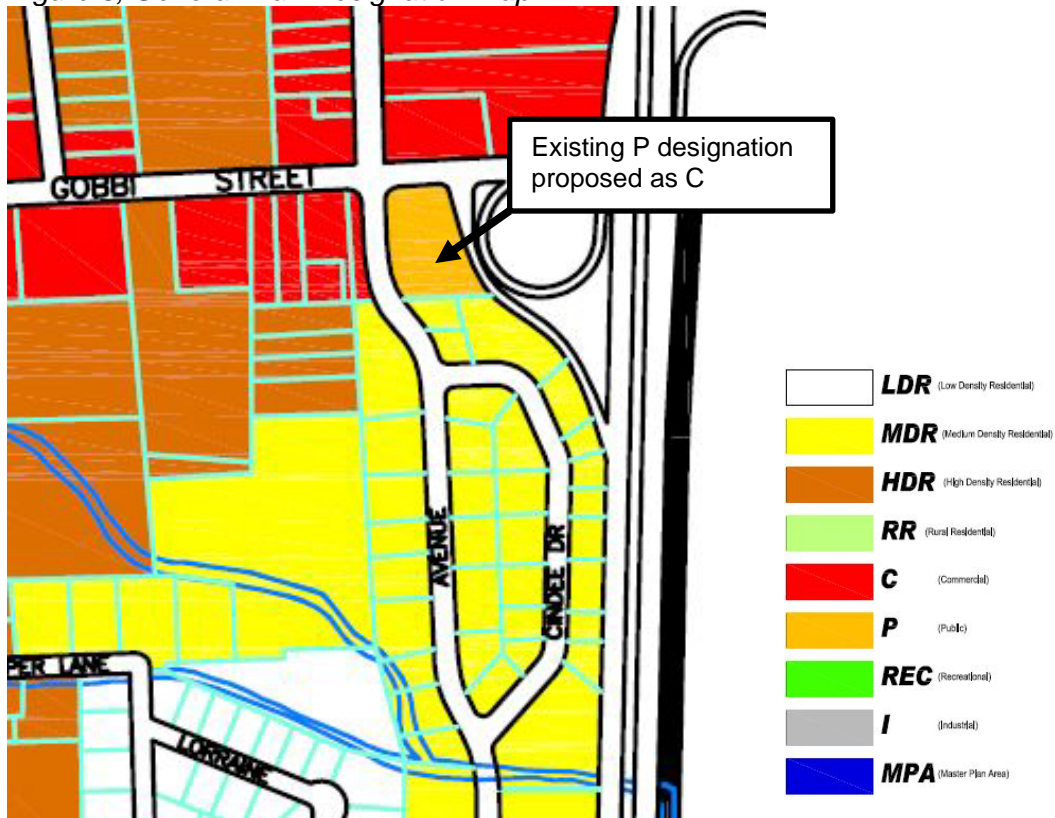


Figure 4, Zoning Designation Map

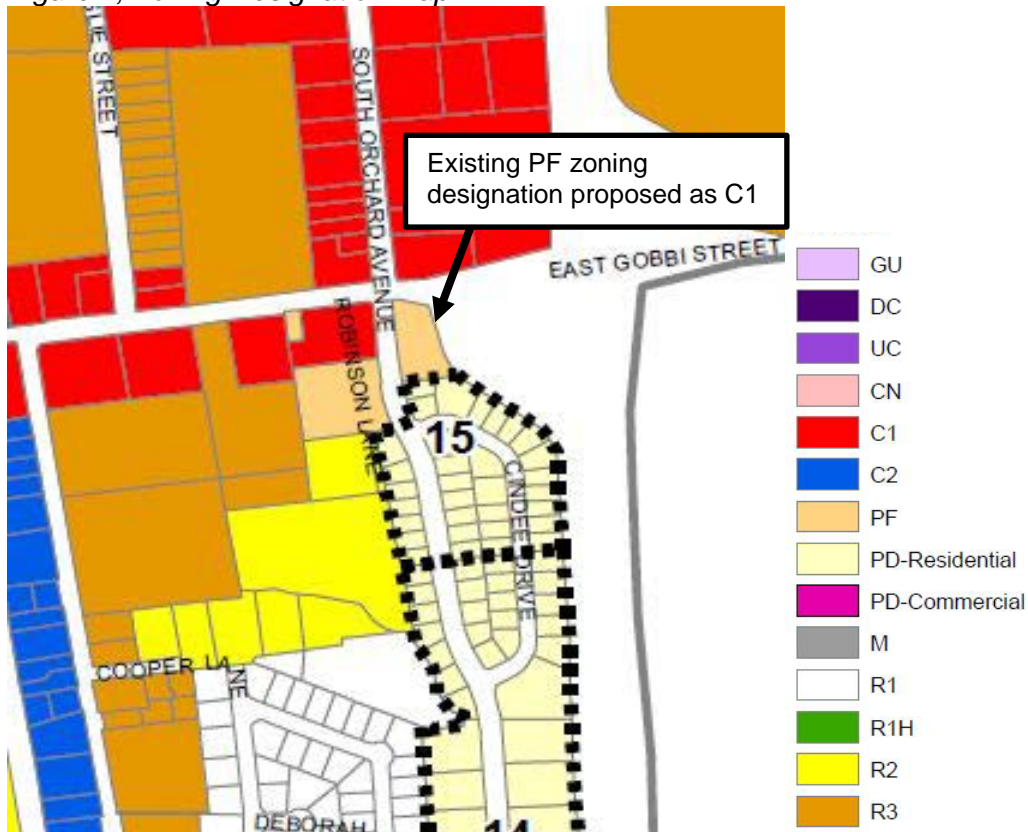


Figure 5, Existing View of Project Site from Inside the Fence Looking East



Figure 6, Existing View of Project Site from South Orchard Avenue Looking East



Figure 7, Existing View of Project Site from East Gobbi Street Looking East



Figure 8, Existing View of Project Site from East Gobbi Street Looking West



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Purpose of the Initial Environmental Study: This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment. The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" requiring mitigation measures, as indicated by the checklist on the following pages.

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

Summary of Findings: As discussed throughout the Initial Study, the Project proposes to rezone the existing parcel, currently zoned as public facilities (PF), to community commercial (C1). The Project also requires a general plan amendment to change the land use designation from Public (P) to Commercial (C). A rezone is required because the site is no longer under City ownership or used for public purposes. While the Project would rezone the property from PF to C1, creating the potential for future commercial and residential development opportunities, no development is proposed at this time. Future development could result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, size and timing of future development is unknown. Additionally, future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would require building permits for consistency with building and safety codes. Additional environmental and discretionary review may also be required.

Based upon the analysis contained within this Initial Study, the Project would have a less than significant impact, or no impact on all resources discussed herein. As such, a Negative Declaration will be prepared for the Project.

IV. DETERMINATION

On the basis of the initial evaluation that follows:

X I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

_____ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures and project revisions have been identified that would reduce all impacts to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed Project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT is required.

_____ I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

_____ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



Signature

August 17, 2022

Date

Craig Schlatter, Director
Community Development Department
City of Ukiah
cschlatter@cityofukiah.com

V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Mitigated Negative Declaration (ISMND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

“**Potentially Significant Impact**” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“**Less Than Significant With Mitigation Incorporated**” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

“**Less Than Significant Impact**” applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

“**No Impact**” applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

1. Aesthetics

AESTHETICS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated

State scenic highway, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

Environmental Setting: Views of expansive hillsides, mostly within the County's jurisdiction, surround the City. Some hillsides are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Specific to resources within the City limits, one of the most notable scenic resources are the Western Hills, rising above the valley floor on the west side of Ukiah. Views on the Valley floor within the City of Ukiah include those typical of existing residential and commercial development and the majority of the land within the City limits is previously developed. In addition, some views of agricultural land uses within the City limits, or immediately outside of City limits, are available.

Generally speaking, scenic vistas are typically described as areas of natural beauty with features such as topography, watercourses, rock outcrops, and natural vegetation that contribute to the landscape's quality. Noted throughout the City of Ukiah's 1995 General Plan are views of hillsides, open space areas and agricultural areas as scenic resources within the Ukiah Valley. Water in the form of creeks, streams, and rivers is often a prominent feature in the scenic landscape as well. The General Plan generally identifies U.S. Highway 101 through the entire Ukiah Valley as a local scenic corridor but does not identify location-specific scenic resources within the City limits. According to the California Department of Transportation's (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within the vicinity of the Project. In addition, there are no highways identified as eligible for state designation. From the Project site, partial views Western Hills are available in the background to the west, while commercial and residential development along Gobbi and Orchard Streets is visible in the foreground. Example views are shown in Figures 5 through 8.

Discussion: (a-d) No impact. As noted in the Project Description and shown in Figures 1 through 8, the Project site is in an urbanized area, surrounded by commercial and residential development. The site is vacant, with the exception of temporary construction materials that are being stored, a 400-sf shed, remnant concrete pilings and electric utility transmission poles. The site is hardscaped with little vegetation and is surrounded by an eight-foot fence. The Project proposes a rezone and general plan amendment of the parcel, but does not propose development or site improvements. As such, the Project would have no impact on visual resources, including the existing character of the site or surroundings, and existing light and glare. Potential future development would be reviewed on a project-level basis for impacts to visual resources. As such, the Project would have No impact on visual resources.

Mitigation Measures: None

2. Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The Proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

Environmental Setting: Early agricultural efforts in the Ukiah Valley included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. When the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950s, hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley and became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region. Today, much of the active agricultural land is located on the Valley floor and lower elevations along the Russian River system. Only a limited percentage of the Valley's agricultural lands are currently protected under Williamson Act Agricultural Preserve contracts. According to the County of Mendocino's Public GIS system, there are no Williamson Act contracts within the Project site or immediate vicinity.

There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the Zoning Ordinance, it is not applied to any parcel within the City limits. There are a small number of City parcels that have current agricultural uses such as existing vineyards. However, these are ongoing non-conforming uses within non-agricultural zoning districts. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the majority of lands within the City of Ukiah are identified as “Urban Built-Up Land”.

Discussion: (a-e) No Impact. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the Project site is designated as “Urban Built-Up Land” and does not contain Unique Farmland, or Farmland of Statewide Importance. As such, the Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. No impact would occur.

Mitigation Measures: None

3. Air Quality

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The Proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of criteria pollutant which the Mendocino County Air Quality Management District (MCAQMD) has designated as non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

Environmental Setting: The Project is located within the North Coast Air Basin (NCAB), which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties, and is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90s with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50s and 60s. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the Valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes the City of Ukiah and surrounding areas, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM¹⁰). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM¹⁰ standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM¹⁰ are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM¹⁰ is most likely to occur during inversions in the winter. Regulation 1 of the MCAQMD contains regulations (known as "Rules") to regulate particulate matter; these Rules prohibit activities that would result in the injury, detriment, or annoyance of a considerable number of people, or which endanger the health and safety of the public.

The MCAQMD also provides the following significance thresholds for construction emissions:

1. 54 pounds per day of ROG (reactive organic gas)
2. 54 pounds per day of NO_x (oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM¹⁰ (particulate matter less than 10 microns in size)
4. 54 pounds per day of PM^{2.5} (airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM¹⁰ and PM^{2.5}

Discussion: (a-d) No impact. Typically, short-term construction related air quality impacts result from large projects requiring a significant amount of grading, demolition, or new construction that results in increased emission sand dust. Additionally, projects that require a large amount of vehicle trips and use of diesel equipment over an extended period (months) of time can result in air quality impacts. Long-term air quality impacts are typically from land uses that produce a significant amount of emissions, or sources of dust or other airborne irritants.

As described in the Project Description, no development is proposed. All future development would comply with MCAQMD regulations. As such, the Project would have no impact on air quality.

4. Biological Resources

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

Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

Environmental Setting: As noted in the Project Description, the Project site is previously disturbed and located within an urban area surrounded by existing development. The site is predominantly flat containing gravel and hardscape, with vegetation along the fence line. Databases queried for the presence of biological resources included the California Department of Fish and Wildlife California Natural Diversity Database (CNDDDB) and the U.S Fish and Wildlife Service’s (USFWS) Critical Habitat Mapper; these databases showed no biological resources including sensitive species, critical habitat, riparian habitat, sensitive natural communities, wildlife habitat corridors, water resources, or wetlands on the site, nor in the immediate vicinity.

Discussion: (a-f) No impact. As noted above, the site is previously disturbed and does not contain sensitive biological resources or habitat. Additionally, because the site is fully fenced in an urban area, there are no wildlife corridors going through the site and the Project would not impede the movement of wildlife. Lastly, there are no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that are applicable to the Project. As such, no impact to the biological resources would occur.

Mitigation Measures: None.

5. Cultural Resources

CULTURAL RESOURCES. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed. Historical resources under CEQA include historic-era architectural resources within the built environment such buildings, structures, and other objects. Archaeological and unique archeological resources can also be considered historical resources, according to CEQA Section 15064.5 and Section 21083.2(g).

Section 15064.5 states the term “historical resources” includes a resource listed or determined to be eligible for listing in the state or federal registers, in addition to a resource listed in the local register, or otherwise deemed to be historically significant by the lead agency by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:

- a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- b. Is associated with the lives of persons important in our past;
- c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- d. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, Section 21083.2(g) identifies a unique archeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- 1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- 2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

In 2005, Senate Bill 18 (SB 18) established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native Tribes. The provisions of SB 18 apply only to city and county governments and not to other public agencies. Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the Native American Heritage Commission) of the opportunity to conduct consultations for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code §65352.3).

Environmental Setting: The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth of Ukiah throughout the remainder of the 19th century and early 20th century. 1889 is the date recorded for the first arrival of the train to Ukiah, quickly resulting in increased settlement of the City and its environs. The City of Ukiah is within the territory of the Northern Pomo. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land.

The late 19th century saw slow growth in the community, with a slight decline after the turn of the century. The town grew steadily, though it remained a relatively remote outpost in the hinterlands of Northern California for several more decades. The area around the intersection of the current Perkins and Main streets was one of the earliest settlement locations for the town. Absalom Tidwell Perkins built a house for his family near the southwest corner of the current Perkins and Main streets, and built a feed stable on the Project site around 1857. By 1860, Ukiah had approximately 25 dwellings and a budding commercial district. Ukiah's sparse population and relative remoteness delayed the arrival of the railroad. In 1886 the Cloverdale and Ukiah Railroad was formed to extend north to Ukiah; and the line was completed in 1889, 20 years after it began in Petaluma in 1869. The improved transportation network did open up Mendocino County to greater commercial and industrial growth, though the population did not expand rapidly.

Discussion: (a-c) No impact. The Project parcel has historically been used for municipal (public) purposes and is previously disturbed. The Project site has remained vacant since the previous substation was decommissioned in 2012, but has been used for storage of materials and equipment by the City’s Electric Utility Department. It is mostly flat with gravel and hardscape. The site is currently being used for temporary of construction materials associated with the Western Hills Project. Because the site is previously disturbed and there is no development proposed, the Project would not result in an impact to cultural resources.

Regardless, because the Project involves a general plan amendment a notification proving the opportunity for consultation in accordance with SB18 was sent to tribes within Mendocino County (as maintained by the Native American Heritage Commission), but no response requesting formal consultation was received. Based on the aforementioned, the Project would have no impact on cultural resources.

6. Energy

ENERGY. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Proposed Project would significantly impact energy if construction or operation of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

Environmental Setting: Recent legislature has urged the State of California to conserve energy resources and provide renewable and zero-carbon energy resources in place of fossil fuels for generating electricity in the state. Specific to construction projects, the California Air Resources Board (CARB) and the Environmental Protection Agency (EPA) contain standards to regulate energy consumption through Green Building Standards to ensure construction and operation does not result in wasteful, inefficient or unnecessary consumption of energy resources. In addition, current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated statewide through California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as “Title 24” In general, Title 24 requires the design of building shells and building components to conserve energy, with standards to promote better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

Discussion: (a-b) Less than significant impact. There is electric service connected to security cameras at the existing shed that was previously used by the City's Electric Utility Department. The Project site is currently being used for temporary staging and storage of materials associated with the Western Hills project, but no development requiring additional electricity is included in this temporary use. Because no development is proposed, there would be no change in the operational sources of energy consumed. All future development would be required to comply with the aforementioned regulations related to energy efficiency. As such, the Project would have a less than significant impact on energy resources.

Mitigation Measures: None

7. Geology and Soils

GEOLOGY AND SOILS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The Proposed Project would result in a significant impact to geological or soil resources if the Project exposed people or buildings to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground or create unstable ground; or destroyed a unique paleontological resource or geologic feature.

Environmental Setting: The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the Valley in a generally northwest-southeast direction, approximately 0.8-mi east of the City limits at its closets point. The Ukiah Valley is located within the North Coast Range geologic province, comprised of a geologic feature unique to California, the Franciscan Formation. The Franciscan Formation is comprised of serpentinite, sandstone, and other sedimentary rocks. Based on California Geological Survey maps and the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. Because most of the lands within the City are generally flat, slope instability hazards are not a concern, with the exception of lands within the Western Hills.

Discussion: (a-d) No Impact. The Project site sits at approximately 597 feet in elevation and is relatively flat. According to the U.S. Department of Agriculture, Natural Resources Conservation Service’s Web Soil Survey, the soils within the Project site are characterized as “113, Cole loam drained, 0 to 2 percent slopes”, which is described as soils consisting of very deep, somewhat poorly drained soils that formed in alluvium from mixed sources. However, the site is currently hardscaped with asphalt and gravel. In addition, according to the U.S. Geological Survey (USGS), the site does is not susceptible to landslides, nor strong seismic ground shaking. The Project does not include development; all new development in the future would adhere to California Building Code requirements pertaining to erosion, soil stability and seismic regulations. For the above reasons, the Project would have no impact to geology and soils.

Mitigation Measures: None

8. Greenhouse Gas Emissions

GREENHOUSE GAS EMISSIONS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The Project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Environmental Setting: Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes.

Increasing GHG concentrations in the atmosphere are leading to global climate change.

The state of California has adopted various administrative initiatives and legislation relating to climate change, much of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and because the Project is considered “small scale,” meaning that it does not include new large buildings or components requiring significant construction that would result in increased GHGs, the below qualitative analysis is appropriate.

Pursuant to AB 32, on December 14, 2017, the California Air Resources Board (CARB) approved the current Climate Change Scoping Plan, *California’s, 2017 Climate Change Scoping Plan (2017 Scoping Plan Update)*. The 2017 Scoping Plan Update outlines the proposed framework of action for achieving the 2030 GHG target of 40 percent reduction in GHG emissions relative to 1990 levels. The Scoping Plan Update incorporates a broad array of regulations, policies, and state plans designed to reduce GHG emissions. Most of these regulations are also incorporated into existing California Building Code regulations and other state laws applicable to operation of vehicles and equipment. Additionally, Title 24 Building Energy Efficiency Standards provide minimum efficiency standards related to new development, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting.

Discussion: (a-b) No impact. Because the Project does not propose development, there would be no impact to greenhouse gas emissions typically associated with construction and operation. All future development would be required to adhere to the aforementioned energy efficiency standards intended to reduce emissions. The Project would have no impact on greenhouse gas emissions.

Mitigation Measures: None.

9. Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

Environmental Setting: Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Hazardous Waste Management Plan, Operational Area Emergency Plan, etc. The most recent plan, the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the

County in December, 2020. The MJHMP provides an explanation of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources. The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a “jurisdictional annex” to the MJHMP). The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City’s jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) was adopted by the Mendocino County Airport Land Use Commission on May 20, 2021 and adopted by the Ukiah City Council on June 16, 2021. The UKIALUCP identifies areas (known as “compatibility zones”) with potential hazards and impacts to persons using or working within the vicinity of the airport.

Under Government Code Section 65962.5, both the State Water Resources Control Board (SWRCB) and the California Department of Toxic Substances Control (DTSC) are required to maintain databases of sites known to have hazardous substances present in the environment.

All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, some parcels within the western boundary of the City limits, are designated as “Very High” fire severity within the Local Responsibility Area (LRA). The Project site is not located within a High or Very High fire severity zone.

Discussion: (a-b) Less than significant impact. The site is currently vacant, with the exception of non-hazardous construction materials that are temporarily being stored. Because no development of the vacant site is proposed, the Project would not have an impact on hazardous resources. Future construction activities would likely require the use of heavy equipment and tools that would include the routine transport, use, storage, and disposal of small quantities of common hazardous materials, such as gasoline, diesel fuel, hydraulic fluids, and oils. However, future development would be required to adhere to state and federal regulations related to the transportation, use, and disposal of such materials. Additionally, future projects would be reviewed by City Departments, including the Electric Utility Department, to identify where previous substation underground equipment is located in relation to proposed development. As such, impacts would be less than significant.

(c) Less than Significant impact. River Oak Charter School is located approximately 0.19 miles northwest of the Project site. However, as noted above, Project does not include development, and the use of all hazardous materials will be in accordance with applicable regulations intended to reduce potential impacts to the environment and people. Impacts would be less than significant.

(d) No impact. The Project site does not include any known hazardous waste sites, as mapped by the SWRCB’s GeoTracker or DTSC’s EnviroStor databases. As such, no impact would occur.

(e) Less than significant impact. The Project parcel is located approximately 0.72 mi southwest of the Ukiah Municipal Airport within Airport Compatibility Zone 6 (Traffic Pattern Zone) of the UKIALUCP, which is where aircraft are typically at or below 1,000-foot traffic pattern altitude. According to Table 3A of the UKIALUCP, many uses such as a variety residential and commercial, and retail uses are listed as conditionally compatible, subject to density, height, and use development standards. Although the Project does not include development, because the Project involves a general

plan amendment and rezone, the Project requires formal review by the Mendocino County Airport Land Use Commission (ALUC), per UKIALUCP Policy 1.4.5. As such, on June 16, 2022, the Project was reviewed by the ALUC; the ALUC found the Project to be consistent with the UKIALUCP. All future development would have to comply with the UKIALUCP and may require additional review by the ALUC. As such, impacts would be less than significant.

(f) No impact. The Project does not include changes to existing access, nor does it proposed development that would impair or interfere with emergency response, implementation of, or physically interfere with, the adopted MJHMP or other emergency response plan or evacuation plan. Future development would be reviewed for access and emergency response concerns. No impact would occur.

(g) No impact. As previously noted, the Project site is not located within a High or Very High fire severity zone. The property owner is maintaining the site to prevent fire risk. The Project does not propose new development that could expose people or buildings to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

Mitigation Measures: None.

10. Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY: Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

Environmental Setting: Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months. Surface water supplies for the Ukiah Valley include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the

Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system and underlies an area of approximately 60 square miles. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply. The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including an additional 2,500 and 5,000 new hookup scenarios and determined that there is capacity through the 2045 planning horizon to serve these growth projections.

Discussion: (a-e) No impact. The Project does not propose development that would impact groundwater resources or alter drainage patterns of the site. Additionally, there are no water resources such as creeks or streams on the Project site, nor in the immediate vicinity, that would be impacted or altered as a result of the Project. Lastly, the Project is not located within a tsunami hazard zone, nor a flood zone, as identified by the Federal Emergency Management Agency. As such, no impact to hydrology and water quality would occur.

Mitigation Measures: None.

11. Land Use and Planning

LAND USE AND PLANNING. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

Environmental Setting: The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county’s commercial hub. Predominant land uses in the City include single-family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities.

Development and land use patterns within the City of Ukiah are governed by the City’s General Plan, which was originally adopted in 1995, and currently in the process of being updated. Because the 2040 General Plan has not yet been adopted, the 1995 General Plan is the applicable plan relating to land use within the City. More specifically, zoning and land use are governed by the City’s Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.

In accordance with Ukiah City Code Section 9265(d), the Planning Commission shall hold at least one public hearing on a proposed zoning and General Plan amendments and formulate a recommendation to the City Council. The Planning Commission’s recommendation shall be advanced to the City

Council for consideration at the next available City Council meeting. The City Council shall conduct a public hearing, duly noticed according to State law, prior to taking a final action on the project.

Discussion: (a) No impact. Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature being constructed in a manner that would bifurcate an established neighborhood or community. Because the Project does not propose such linear features or development, the Project would not result in the division of an established community. No impact would occur.

(b) Less than significant. The Project site has a General Plan (1995) designation of Public (P) and is zoned Public Facilities (PF). The Public land use designation and PF zoning designation are intended to be applied to properties which are used for or are proposed to be used for public or quasi-public purposes or for specified public utility purposes. The Project proposes to rezone the existing parcel, currently zoned as Public Facilities (PF), to Community Commercial (C1). The Project also requires a general plan amendment to change the land use designation from Public (P) to Commercial (C). A rezone is required because typically PF parcels are owned by a public entity and used for public purposes.

The Commercial General Plan designation applies to lands appropriate for a variety of commercial uses where commerce and business may occur; uses are further specified within the corresponding zoning districts. As described in Ukiah City Code Section 9080, the purpose of the C1 zoning district is to provide a broad range of commercial land use opportunities along the primary transportation corridors within the City. It is intended to promote and provide flexibility for commercial development, to encourage the establishment of community-wide commercial-serving land uses, and provide opportunities to integrate multiple-family housing and mixed-use projects. Many commercial uses (such as restaurants, general retail, personal improvement establishments, and certain residential uses) are allowed within the C1 district, while others (such as auto repair shops, cannabis related businesses, community care facilities, bars, and certain residential uses) require approval of a Use Permit. The current private property owner plans to develop the property for commercial uses in the future, but does not have a proposed plan at this time. However, future development of the site would require adherence to all C1 zoning regulations, which may be found online at: <https://www.codepublishing.com/CA/Ukiah/#!/Ukiah09/Ukiah0902-0700.html#art7>. In addition, almost all new development would require review by the City's Design Review Board and Planning Commission approval of a Major Site Development Permit.

As shown in Figures 1 through 8, the site is surrounded largely by commercial and residential uses. Other C1 zoned parcels (with Commercial General Plan designations) currently exist immediately west and north of the site. As such, the proposed General Plan Amendment and Rezone would be consistent with surrounding land use patterns and zoning. For the reasons stated above, the Project would not conflict with existing zoning, the General Plan, or other land use policies intended for reducing environmental impacts. Final consideration of the proposed Project will be reviewed by the Planning Commission and City Council for land use consistency. As such, impacts would be less than significant.

Mitigation Measures: None

12. Mineral Resources

MINERAL RESOURCES. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

Environmental Setting: The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in eastern Ukiah, along the Russian River.

Discussion: (a-b) No impact. There are no identified mineral resources within the Project site or immediate area. No impact would occur.

Mitigation Measures: None

13. Noise

NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

Environmental Setting: The UCC’s Noise Ordinance (Division 7, Chapter 1, Article 6) establishes ambient base noise level standards, ranging from 40 to 70 decibels, that apply to specific zoning districts within the City of Ukiah. “Ambient noise” is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. These are specific to operation (not construction). For the purpose of the Noise Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen (15) minutes without inclusion of noise from isolated identifiable sources, at the location and time of day near that at which a comparison is to be made. Land uses exceeding these standards for long periods of time are considered to be significant.

Project construction can also generate varying degrees of noise and ground borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates noise and vibration that spreads through the atmosphere and ground and diminishes in amplitude with distance from the source. While the Ukiah City Code does not contain thresholds for analyzing noise impacts from construction-related noise, guidance documents from the Federal Highway Administration and the Federal Highway Administration provide information on maximum noise and vibration levels associated with construction equipment and thresholds of significance for analyzing such impacts. Although the Ukiah City Code does not contain thresholds of significance for analyzing construction-related noise, UCC §6054, *Construction of Buildings and Projects*, states that 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, buildings 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.

Discussion: (a-b) No impact. Because the Project does not propose development or a land use that would result in a change in the exist noise levels at the site, the project would not result in a temporary or permanent increase in ambient noise levels. Similarly, the Project would not result in groundborne vibration. No impact would occur.

(c) Less than significant impact. As discussed in Section V.9(e), the Project is located within Airport Compatibility Zone 6. Noise within Zone 6 is typically below CNEL 55dB with frequent individual noise events sufficient to intrude upon indoor activities. According to Table 3A of the UKIALUCP, many uses such as a variety residential and commercial, and retail uses are listed as conditionally compatible, subject to density, height, and use development standards. Although the Project does not include development, because the Project involves a general plan amendment and rezone, the Project requires formal review by the Mendocino County Airport Land Use Commission (ALUC), per UKIALUCP Policy 1.4.5. As such, on June 16, 2022, the Project was reviewed by the ALUC; the ALUC found the Project to be consistent with the UKIALUCP. All future development would have to comply with the UKIALUCP and may require additional review by the ALUC. As such, impacts would be less than significant.

Mitigation Measures: None

14. Population and Housing

POPULATION AND HOUSING. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

Environmental Setting: The City of Ukiah is approximately 4.72 square miles in size and located within Mendocino County. Overall, the City of Ukiah’s population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing. As described in the City’s Housing Element

(2019) of the General Plan, the City’s annual growth rate between 1990 and 2018 averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. According to the California Department of Finance, the population in the County of Mendocino was 59,985 in 2018 and 16,226 in the City of Ukiah. The 2020 Census data identifies the City of Ukiah population as 16,607.

Discussion: (a) Less than Significant impact. Although the Project proposes to rezone the parcel from PF to C1, which would allow for residential and commercial uses with higher density not currently allowed within the PF district, the Project does not propose development, and the timing and intensity of future development is unknown. The Project would not involve potential growth inducing development such as the construction of new homes or businesses, or the extension of roads or services. Future development would be analyzed on a project-level basis, as needed. As such, impacts would be less than significant.

Discussion: (b) No impact. The Project site does not contain residential units, and the Project does not propose activities that would result in the displacement of adjacent residential units. No impact would occur.

Mitigation Measures: None

15. Public Services

PUBLIC SERVICES. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

Environmental Setting: Police protection services for the entire City limits is provided by the Ukiah

Police Department, while the Mendocino County Sherriff's Department provides police services for areas outside of the City limits. Fire protection services in the City are provided by the Ukiah Valley Fire Authority. Educational facilities in the City are provided by the Ukiah Unified School District (UUSD) and County Office of Education. Additionally, there are several private and charter schools serving residents within the City of Ukiah. As mentioned below in Section V.16, *Recreation*, of this Initial Study, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

Discussion: (a) Less than significant impact. The City of Ukiah Police Department and Ukiah Valley Fire Authority are responsible for emergency response at the Project site. Because the Project does not propose development, the Project will not have a substantial effect on their ability to serve the area, nor would it result in the need for additional resources. Similarly, the Project would not result in an increase in population that would impact schools or parks in the area. As such, the Project would not result in result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services. Impacts would be less than significant.

Mitigation Measures: None

16. Recreation

RECREATION.	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

Environmental Setting: The City of Ukiah manages several recreation facilities, including more than 13 City parks. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley, under County and federal jurisdiction.

Discussion: (a-b) No impact. The Project does not include the alteration or addition of recreational facilities. The Project does also does not propose new development that could potentially increase the use of recreational facilities in the area. As such, no impact would occur.

Mitigation Measures: None

17. Transportation

TRANSPORTATION. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b), which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis to measure the level of congestion on local roadways. However, as of July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. VMT measures the number of additional miles produced by the project. If the project increases car travel onto the roads excessively, the project may cause a significant transportation impact. However, CEQA guidelines to not provide thresholds for analyzing impacts and defer to the local agency to do so.

In 2018, the Office of Planning and Research (OPR) published a Technical Advisory on *Evaluating Transportation Impacts in CEQA* (2018) which is intended to provide advice and recommendations for evaluating VMT, and offers screening thresholds that may be used to identify when land use projects, such as small-scale residential projects, should be expected to cause a less-than-significant impact without conducting a detailed traffic study.

On behalf of the Mendocino Council of Governments (MCOG), Fehr & Peers, prepared a Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study (Baseline Study; May, 2020) to provide an overview of SB 743, summarize VMT data available for Mendocino County, discuss alternatives for and recommend VMT measurement methods and thresholds for lead agencies in Mendocino County, and recommend transportation demand management (TDM) strategies for reducing VMT on projects in Mendocino County.

The following local plans have historically addressed transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009), and the City of Ukiah General Plan (Circulation and Transportation Element amended in 2004). MCOG's Regional Transportation Plan (2017) and Section 5, Circulation and Transportation, of the Ukiah Valley Area Plan (2011) addresses transportation within the larger Ukiah Valley. The Baseline Study incorporated applicable goals and policies from each of these documents into the methodology and analysis when formulating its screening tools.

Environmental Setting: The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA).

The Project site is currently accessed via two driveways with gates along South Orchard Avenue, a City-maintained two-lane road that is developed with sidewalks but no bike lanes in the Project area. The nearest MTA bus stop is located in front of the library, approximately 570 ft west of the Project site in front of the Autumn Leaves senior apartments complex, located at 425 East Gobbi Street.

Discussion: (a-d) Less than significant impact. No change to the City's circulation system, transit, bicycle, or pedestrian facilities is proposed as a part of the Project. Access, including emergency access, is currently provided through existing driveways and City streets and the Project does not propose any changes to existing facilities. Because the Project does not propose new development, the Project would also not result in an impact to existing traffic levels or patterns. Future development would be reviewed for traffic and transportation impacts on a project-level basis. As such, impacts association with traffic and transportation from the Project would be less than significant.

Mitigation Measures: None

18. Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Tribal cultural resources include “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project.” The consultation process must be completed before a CEQA document can be certified.

Environmental Setting: As discussed in Section V.5, *Cultural Resources*, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include (but are not limited to) the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Sherwood Valley Rancheria of Pomo Indians
- Noyo River Indian Community
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

Discussion: (a-b) No impact. As described in Section V.5, *Cultural Resources*, of this Initial Study, the site is considered to have a “low potential” for cultural and archeological resources. Regardless, because the Project involves a general plan amendment a notification providing the opportunity for consultation in accordance with SB18 was sent to tribes within Mendocino County (as maintained by the Native American Heritage Commission), but no response requesting formal consultation was received. Based on the aforementioned, the Project would have no impact on cultural resources.

Mitigation Measures: None

19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

Environmental Setting: The majority of City properties are served by City water, sewer, electricity and trash collection as summarized below.

Electric. The City of Ukiah's Electric Utility Department provides electric services to properties within the City limits, while Pacific Gas & Electric (PG&E) provides services to properties outside of the City.

Water. There are five major providers of community water services in the Ukiah Valley. The City of Ukiah serves customers within the City, while Rogina Water Company and Millview, Calpella, and Willow County Water Districts serve the unincorporated areas. The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including an additional 2,500 and 5,000 hookup scenarios and determined that there is capacity through the 2045 planning horizon to serve these growth projections.

Sewer and Wastewater. The Ukiah Valley Sanitation District (UVSD) and the City of Ukiah provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. The City's sewage treatment plant and Waste Water Treatment Plant (WWTP), operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District.

Solid Waste. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. Solid waste generated in the Ukiah Valley is exported for disposal to the Potrero Hills Landfill in Solano County. The Valley's solid waste disposal system consists of a large volume transfer station, Ukiah Transfer Station, which receives waste for export.

Discussion: (a-e) No Impact. Vegetation along the perimeter of the site is currently being watered via the existing irrigation system that is on-site from previous uses. The Project does not propose new development or alteration of the following: water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The Project would also not result in the production of solid waste. Future development would be analyzed on a project-level basis for impacts to utilities. As such, there would be no impact as a result of the Project to these utilities and services systems.

Mitigation Measures: None

20. Wildfire

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

Significance Criteria: Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

Environmental Setting: All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, some parcels within the western boundary of the City limits are designated as “Very High” fire severity within the Local Responsibility Area (LRA). The Project site is not located in an area identified as having a High or Very High fire severity risk.

As discussed in Section V.9, *Hazards and Hazardous Materials*, the County’s EOP plan and MJHMP address emergency operations, natural disasters (including wildfire), as well as mitigation strategies to reduce potential risks. The City of Ukiah adopted its “jurisdictional annex” chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City’s jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Discussion: (a-b) Less than significant impact. The Project site is accessed via existing driveways and roads, and there are no components of the Project that would conflict with or impair the adopted MJHMP, EOP, or other adopted emergency response plan or emergency evaluation plan. As described in Section V.9, *Hazards and Hazardous Materials*, the Project site is not located within a High or Very High fire severity zone and is being maintained by the property owner to reduce fire risk.

Because the Project site is developed with asphalt and gravel, and the Project does not propose new development, it would not expose people or structures to a new significant risk of loss, injury or death involving wildland fires. Future development would be reviewed by the Ukiah Valley Fire Authority for life safety concerns regarding wildfire. Impacts would be less than significant.

Discussion: (c-d) No impact. The Project would not require the installation or maintenance of infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk. In addition, the Project would not include earthwork in a sloped, undeveloped area or other components that could result in downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. No impact would occur.

Mitigation Measures: None.

21. Mandatory Findings of Significance

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

Discussion: (a) No impact. As described throughout this Initial Study, the Project would have no impact on Biological Resources and Cultural/Tribal Cultural Resources because the site is previously disturbed, does not contain sensitive resources, and does not propose any development. As such, no impact would occur to the sensitive biological and cultural resources noted in this criterion.

Discussion: (b) Less than significant impact. Cumulative impacts are generally considered in analyses of air quality, biological resources, cultural resources, noise, and traffic. As discussed throughout the Initial Study, the Project would have less than significant impacts or no impact on these resources. A rezone is required because the site is no longer under City ownership and used for public

purposes. While the Project would rezone the property from PF to C1, creating the potential for future commercial and residential development opportunities, no development is proposed at this time. Future development could result in impacts to the physical environment depending on location, intensity, and other siting factors. However, the exact intensity, location, size and timing of future development is unknown. However, all future development would be analyzed on a project level basis for consistency with land use policies and development standards, and would be subject to Building Permits for consistency with building and safety codes; additional environmental and discretionary review may also be required.

Based on the findings and conclusions contained in the Initial Study, the Project does not have the potential to impact any environmental resources. All impacts were found to have no impact or result in a less than significant impact as a result of the Project. Additionally, there are no known past projects nor current projects within the vicinity of the site that are similar in nature, with the potential to result in a cumulative impact. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Project would be less than significant.

Discussion: (c) Less than significant impact. Based on the findings and conclusions contained in the Initial Study, the Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

VI. REFERENCES

1. CalFire State Responsibility Area Viewer
http://www.fire.ca.gov/firepreventionfee/srviewer_launch
2. CalFire, California Fire Hazard Severity Zone Map Web Viewer.
<http://egis.fire.ca.gov/FHSZ/>
3. California Air Resources Board (CARB). *California Releases Report Charting Path to 100 Percent Clean Electricity*. <https://ww2.arb.ca.gov/news/california-releases-report-charting-path-100-percent-clean-electricity>
4. California Department of Conservation. California Geological Survey. Earthquake Fault Map, Ukiah. Zones of Required Investigation.
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>
5. California Department of Conservation. California Geological Survey. U.S. Landslide Inventory Web Application.
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ae120962f459434b8c904b456c82669d>
6. California Department of Conservation. Farmland Mapping & Monitoring Program, California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>
7. California Department of Conservation. California Geological Survey. Landslide Inventory (Beta). <https://maps.conservation.ca.gov/cgs/lsi/>
8. California Department of Finance. American Community Survey.
http://www.dof.ca.gov/Reports/Demographic_Reports/American_Community_Survey
9. California Department of Fish and Wildlife. Bios Vegetation Mapping.
<https://apps.wildlife.ca.gov/bios/>
10. California Department of Toxic Substance Control. EnviroStor database
<https://www.envirostor.dtsc.ca.gov/>
11. California Department of Transportation California State Scenic Highway System map.
<https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>
12. California Governor's Office of Planning and Research. Tribal Consultation Guidelines. Supplement to General Plan Guidelines. November 14, 2005. <http://nahc.ca.gov/wp-content/uploads/2019/04/SB-18-Tribal-Consultation-Guidelines.pdf>
13. City of Ukiah, 2021. Final Initial Study and Mitigated Negative Declaration for the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project. Approved by Ukiah City Council September 15, 2021. <https://cityofukiah.com/ukiah-western-hills-open-land-acquisition-limited-development-agreement-project/>

14. City of Ukiah General Plan. Last amended 2019. <http://www.cityofukiah.com/documents-and-maps/>
15. City of Ukiah Bicycle and Pedestrian Master Plan. Prepared by Alta Planning + Design, W-Trans and Walk Bike Mendocino. August 2015.
16. City of Ukiah Code. Last amended 2021. <https://www.codepublishing.com/CA/Ukiah>
17. City of Ukiah, 1999. City of Ukiah Architectural Survey Update, prepared by P.S. Preservation Services.
18. City of Ukiah. Housing Element Update 2019-2027. Adopted October 23, 2019 and Certified by HCD December 5, 2019. <http://www.cityofukiah.com/projects/housing-element-update/>
19. Federal Highway Administration. 2006. Roadway Construction Noise Model (FHWA-HEP-05-054). https://www.gsweventcenter.com/Draft_SEIR_References/2006_01_Roadway_Construction_Noise_Model_User_Guide_FHWA.pdf
20. Federal Transit Administration (FTA), 2018. Transit Noise and Vibration Impact Assessment Manual, September 2018. Available: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf
21. Fehr & Peers, on behalf of the Mendocino Council of Governments (MCOG), Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study. May 20, 2020. <https://www.mendocinocog.org/vehicle-miles-traveled-vmt-regional-baseline-study-completed>
22. Mendocino Council of Governments (MCOG). 2017 Mendocino County Regional Transportation Plan. Prepared by Davey Bates Consulting. Adopted February 5, 2018. <https://www.mendocinocog.org/files/742330750/2017+RTP+As+Adopted%28web+format%29.pdf>
23. Mendocino County Air Quality Management District of the California North Coast Air Basin. Particulate Matter Attainment Plan. January 2005. <https://www.co.mendocino.ca.us/aqmd/pm-attainment.html>
24. Mendocino County Air Quality Management District website. <http://www.co.mendocino.ca.us/aqmd/diesel-engine-information.html>.
25. Mendocino County Airport Land Use Commission. Ukiah Municipal Land Use Compatibility Plan. Adopted by the Mendocino County Airport Land Use Commission on May 20, 2021 and adopted by the Ukiah City Council on June 16, 2021. <http://www.cityofukiah.com/NewWeb/wp-content/uploads/2021/06/Ukiah-Municipal-Airport-Land-Use-Compatibility-Plan-2021.pdf>
26. Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). Adopted December, 2020. Vol 2, Chapter 1, City of Ukiah Jurisdictional Annex, adopted by the City of Ukiah November 18, 2020.
27. Mendocino County Office of Education. Schools & Districts. <https://www.mcoe.us/schools-districts/>
28. Mendocino County Public GIS Portal <https://gis.mendocinocounty.org/portal/home/>

29. State Water Resources Control Board. Geotracker. <https://geotracker.waterboards.ca.gov>.
30. Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts In CEQA. December 2018. https://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf
31. U.S. Department of Agriculture - Soil Conservation Service. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>
32. U.S. Department of Fish and Wildlife. Environmental Conservation Online System. <https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=CA&status=listed>
33. U.S. Geological Survey (USGS). Interactive Fault Map. https://www.usgs.gov/natural-hazards/earthquake-hazards/faults?qt-science_support_page_related_con=4#qt-science_support_page_related_con
34. U.S. Fish and Wildlife Service. Wetland Habitat Mapper. <https://www.fws.gov/wetlands/data/mapper.html>
35. Ukiah Valley Area Plan, adopted August 2, 2011. <https://www.mendocinocounty.org/government/planning-building-services/plans/ukiah-valley-area-plan>

RESOLUTION NO. 2022-53

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH ADOPTING A NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT AND REZONE OF 701 SOUTH ORCHARD AVENUE (APN 003-181-01). FILE NO.: 22-6938

WHEREAS:

1. In accordance with the California Environmental Quality Act (CEQA), the City of Ukiah Planning Division prepared a draft Initial Study and Negative Declaration (ISND) for the proposed Project. The Lead Agency (City) consulted with all responsible agencies and trustee agencies.
2. The Draft ISND (State Clearinghouse No. 2022060474) was circulated for public review from June 21, 2022, through July 25, 2022. No comments were received.
3. Based upon the analysis contained within the Initial Study, the Project would have a less than significant impact, or no impact on all resources discussed herein. As such, a Negative Declaration was prepared for the Project and no mitigation measures are proposed or required.
4. The Notice of Availability for the public review period, and the Notice of Intent to adopt the ISND and conduct a public hearing was provided in the following manner, in accordance with the Ukiah City Code and California Environmental Quality Act (CEQA) Guidelines §15073: Provided to property owners within 300 feet of the project parcels, as well as agencies and departments with jurisdiction or interest over the project on June 21, 2022; posted on the City's webpage on June 22, 2022; published in the Ukiah Daily Journal on June 24, 2022; posted on the Project site on June 28, 2022; and posted at the Civic Center (glass case) 72 hours prior to the public hearing.
5. Based on the findings and conclusions contained in the ISND, the proposed Project would not have environmental effects which would cause substantial adverse effects on humans, either directly or indirectly; and there is no substantial evidence in light of the whole record before the City of Ukiah (including the ISND and any comments received) that the Project would have a significant effect on the environment; and
6. The ISND reflects the City's independent judgment and analysis of the potential environmental effects of the Project.

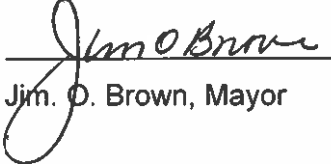
NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council hereby adopts the Negative Declaration, which consists of the Initial Study/Negative Declaration, and the findings in support hereof, which have been completed in compliance with CEQA.

2. The Initial Study/ Negative Declaration is set forth in Exhibit 1, and the findings in support hereof are set forth in Exhibit 2, attached hereto and by reference incorporated herein.

PASSED AND ADOPTED this 17th day of August, 2022, by the following roll call vote:

AYES: Councilmembers Crane, Orozco, Rodin, Duenas, and Brown
NOES: None
ABSENT: None
ABSTAIN: None


Jim. O. Brown, Mayor

ATTEST:



Kristine Lawler, City Clerk