

Project Title: Zoning Ordinance Amendment for Homeless Shelters (SB2)

Lead Agency Name and Address: City of Ukiah Department of Planning and
Community Development
300 Seminary Avenue
Ukiah, CA 95482

Project Location: Homeless Shelter Overlay Zone- Northeast quadrant of Ukiah

Project Sponsor's Name and Address: City of Ukiah

General Plan Designation(s): Industrial, and Commercial

Zoning: Industrial (I) and Heavy Commercial (C2)

Contact Person: Kevin Thompson, Principal Planner

Phone Number: 707-463-6207

Date Prepared: July 7, 2015

Public Review Period: July 7, 2015, -July 27, 2015.

PROJECT DESCRIPTION

This project proposes the establishment of a zoning overlay district that will provide a location where a homeless shelter can be established by right, with no discretionary approvals, per the requirements of Senate Bill 2 (Cedillo, 2008). SB2 was effective January 1, 2008 and requires jurisdictions allow emergency shelters (see definition below) without conditional use or other discretionary permits in at least one zoning district, or within an overlay district. This proposal would establish an overlay district in the northeast section of Ukiah that includes both commercially and industrially zoned properties (see map below). At the May 14, 2015 Planning Commission meeting, staff presented options for SB2 compliance, this proposed overlay implements the direction provided to staff. Further, this zoning ordinance amendment represents the last remaining item required by the Department of Housing and Community Development (HCD) for Housing Element certification.

The following definition is excerpted from the Department of Housing and Community Development memo dated May 7, 2008.

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Emergency Shelters (Health and Safety Code Section 50801 (e))

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

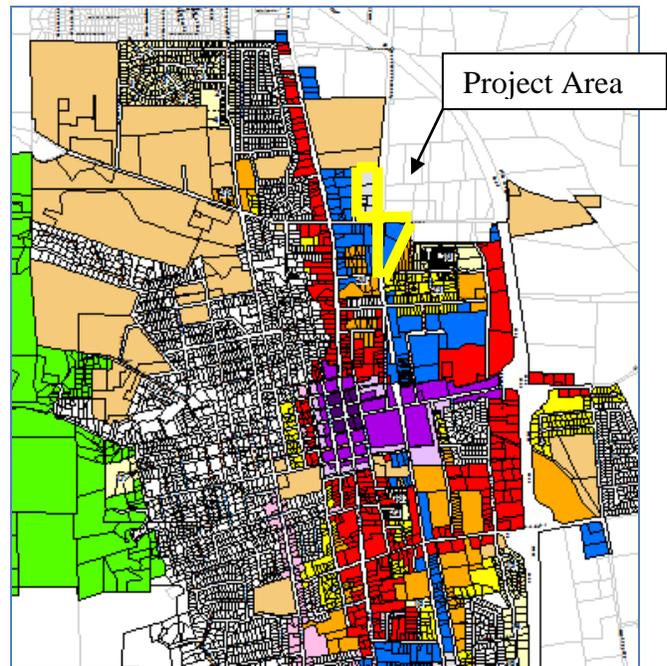
UKIAH HOUSING ELEMENT:

The Housing Element contains “Implementing Tasks” that support this proposal as follows:

H-2.f: The zoning code shall be amended to allow homeless facilities without the requirement for a Use Permit in the M Manufacturing zoning designation. The zoning code shall require a Site Development Permit and facility management plan, and reasonable site development standards for homeless facilities, pursuant to California Government Code Section 65583.

H-2.n: Amend the zoning ordinance to be consistent with Senate Bill 2. All transitional and supportive housing shall be considered a residential use and only those restrictions that apply to other residential uses of the same type (single family residential, duplex, multi-family, etc.) shall be imposed.

Proposed Homeless Shelter Overlay



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Parcels within the overlay include:

Parcel APN	Size	Zoning	Current Use
<u>002-010-11</u>	2.64	Industrial	Trucking / Vacant
<u>002-040-36</u>	0.36	Industrial	Single Family Home
<u>002-040-37</u>	0.96	Industrial	Irrigation Supply
<u>002-040-32</u>	0.86	Industrial	Steel Manufacturing
<u>002-040-38</u>	1.07	Industrial	Steel Manufacturing
<u>002-093-25</u>	3.09	Heavy Commercial	Religious
<u>002-093-19</u>	2.65	Heavy Commercial	Ford Street Project
TOTAL	11.63		

Zoning Text Amendments:

To implement this proposal, the following text amendments (shown in underline) to the zoning ordinance are required:

Section Number Section Title	Modification Staff Analysis
9171 USE PERMIT REQUIRED	<p>Current:</p> <p>A. All homeless facilities in the city of Ukiah require planning commission review and approval of a use permit, consistent with section 9262 of the zoning code.</p> <p>B. Actions by the planning commission relative to a homeless facility use permit may be appealed to the city council consistent with subsection 9262D4 of the zoning code.</p> <p>C. Homeless facilities may be proposed and approved in the following zoning districts: CN (Neighborhood Commercial); C-1 (General Commercial); C-2 (Heavy Commercial/Light Industrial); PF (Public Facilities); M (Manufacturing); R-1 (Single-Family Residential); R-2 (Medium Density Residential) and R-3 (High Density Residential). (Ord. 1031, §1, adopted 2000)</p> <p>Proposed Addition:</p> <p><u>D. Homeless facilities are allowed with the homeless shelter overlay district.</u></p>

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Section Number Section Title	Modification Staff Analysis
<p align="center">9172 USE PERMIT APPROVAL GUIDELINES</p>	<p>Current:</p> <p>A. The city council shall adopt and may, from time to time, amend use and development guidelines for homeless facilities.</p> <p>B. Such guidelines shall be adopted by resolution, which shall be made available to any applicant seeking to construct or install a homeless facility in the city.</p> <p>C. Such guidelines shall be utilized by applicants to design and organize any proposed homeless facility in the city.</p> <p>D. Such guidelines shall be utilized by the planning commission, or city council in its decision to approve, deny, or modify a homeless facility use permit.</p> <p>E. Conditions of approval established by the planning commission, or city council in its review and approval of any homeless facility shall be based on the adopted homeless facility guidelines.</p> <p>F. An approved homeless facility use permit may be revoked if the shelter is not being conducted in compliance with the conditions of approval, or in violation of any other ordinance pertaining to its operation. Revocation proceedings shall be conducted in accordance with subsection 9262H of the zoning code. (Ord. 1031, §1, adopted 2000)</p> <p>Proposed Addition:</p> <p><u>G. A homeless facility operating within the homeless shelter overlay zone comply with Resolution 2001-15 “Homeless Shelter Facility Use Development Guidelines”</u></p>

Other Public Agencies With Approval Authority (e.g., permits, financing approval, or participation agreement):

- City of Ukiah Building Department
- City of Ukiah Department of Water and Sewer
- City of Ukiah City Engineer/Department of Public Works
- City of Ukiah Electrical Department

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussions.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

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

Planner’s Signature:

Date:

INITIAL STUDY/ NEGATIVE DECLARATION

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of Negative Declaration.

I. AESTHETICS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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 view or vista from the public right-of-way, damage to significant scenic resources within a designated State scenic highway, creation of an aesthetically offensive site from the public right-of-way, substantial degradation to the existing visual character or quality of the site and its surroundings, or 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.

Discussion:

a-d The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The General Plan does not identify the proposed overlay area as containing scenic vistas, or scenic resources. The proposed overlay area is not located near any heritage trees, rock outcroppings, and historic buildings or within state scenic highways area. Any proposed project with the overlay would be subject to the City’s lighting standards as follows:

All outdoor light fixtures shall be located, aimed, and shielded so as to minimize light spilling over property lines and avoid directing light towards motorists and pedestrians. Fixtures shall be full cutoff and nighttime friendly and shall be International Dark Sky Association (IDA) approved or equivalent. Prior to installation of the exterior lighting, the applicant shall prepare a photometric plan for review and approval by the Planning Department that demonstrates that the lighting will not spillover onto adjacent properties and that all lighting is shielded.

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Mitigation Measures:

None required.

No Impact.

2. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Significant impacts would occur to agricultural resources if the proposed project would hamper existing agricultural operations or convert agricultural land to urban uses. Significant impacts would occur to agricultural resources and non-farmland to non-agricultural.

Discussion:

a-c) The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The entire overlay area is within an urbanized area, there are no unique farmland or Williamson Act contracts located within the proposed overlay area.

Mitigation Measures: None required.

No Impact.

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3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management 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 Incorporated	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 checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Air Quality Impacts would be significant if the project results in any of the following:

- Conflicts with or obstructs implementation of any applicable Air Quality Plan;
- Violates any air quality standard or contributes substantially to an existing or project air quality violation, including a cumulatively considerable net increase of any criteria for which the region is in nonattainment as defined by Federal or State regulations. For the Mendocino County Air Quality Management District, the applicable daily thresholds for criteria pollutants would be significant if they exceed any of the following:
 - Reactive organic gases (ROG) 220 lbs.
 - Nitrogen oxides (Nox) 220 lbs.
 - Sulfur oxides (Sox) 220 lbs.
 - Particulates (PM10) 80 lbs.
- If carbon monoxide (CO) exceeds 550 lbs./day, dispersion modeling is recommended to determine the significance of the impact upon Federal or State standards.
- Exposes sensitive receptors to substantial pollutant concentrations; or
- Creates objectionable odors affecting a substantial number of people.

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Discussion:

a-c)The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits Any construction proposed as result of the overlay will be subject to the City’s building permit process which requires dust control measures during construction. Further all grading shall comply with Mendocino County Air Quality Management District Rule 1-430, Fugitive Dust Emissions.

d) Sensitive Receptors: “Sensitive Receptors” are defined as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, school, playgrounds, child care centers, retirement homes, convalescent homes, hospitals, and medical clinics. The creation of the homeless shelter overlay zone would have no effect on future development levels and therefore would not result in any impacts beyond those identified in the General Plan EIR. Future development will be required to comply with the Uniform Building Code during project construction.

e) Objectionable Odors: There would be no impact.

Mitigation Measures: None required.

No Impact.

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat 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 Game 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, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service or any species protected under provisions of the Migratory Bird treaty Act;
- Substantial effect upon 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 Federally protected wetlands under Section 404 of the Clean Water Act;
- Substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies/ordinances that protect biological resources (e.g., tree preservation policy or ordinance).

Discussion:

a-f) The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The General Plan has not identified the area as containing any biologically sensitive areas or habitat within the proposed overlay area. The overlay area is urbanized containing industrial and service related uses.

Mitigation Measures: None required.

No Impact

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5. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: A significant impact to historic and cultural resources would occur if implementation of the project would:

- Cause a substantial change in the significance of a historical or cultural resource;
- Result in the removal or substantial exterior alteration of a building or structure or district that may be eligible for listing in the National Register or California Register;
- Result in the removal or substantial exterior alteration of a building or structure so that it results in the loss of a designated county landmark in the City of Ukiah;
- Result in the destruction of a unique paleontological resource, site or unique geological feature, or disturbs any human remains.

Discussion:

a-d) The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. There are no known cultural resources within the proposed overlay area. The overlay area is built out containing industrial and service related uses. Any construction of a new homeless facility as a result of this overlay will require a building permit that will have the following building permit conditions:

Conditions:

1. If, during site preparation or construction activities, any historic or prehistoric cultural resources are unearthed and discovered, all work shall immediately be halted, and the City shall be notified of the discovery. The applicant shall be required to fund the hiring of a qualified professional archaeologist to perform a field reconnaissance and to develop a precise mitigation program if deemed necessary.
2. If human remains are encountered during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to PRC Section

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5097.98. If the remains are to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent, who will help determine what course of action should be taken in dealing with the remains.

Mitigation Measures: None required.

No Impact

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to 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, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: A significant geologic impact would occur if a project exposed people or structures to major geologic features that pose a substantial hazard to property and/or human life, or hazards such as earthquake damage (rupture, groundshaking, ground failure, or landslides), slope and/or foundation instability, erosion, soil instability, or other problems of a geologic nature that cannot be mitigated through the use of standard engineering design and seismic safety design techniques.

A significant geologic impact would occur if a project exposed people or structures to major geologic features that pose a substantial hazard to property/or human life, or hazards such as earthquake damage.

Discussion:

The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The overlay area is urbanized containing industrial and service related uses. The proposed overlay results in the construction of a new homeless facility, the following condition will be required by the Uniform Building Code:

The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the valley to the east and north of the City and according to resource materials maintained by the Ukiah Planning Department, the projected maximum credible earthquake along this fault would have an approximate magnitude of 7.4 on the Richter scale. However, the subject property is not situated directly on or near an Alquist-Priolo fault zone and the relatively flat site has no known slope and/or foundation instability, soil instability, or other geologic hazards 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.

- a. **Fault Rupture.** No known active fault zones cross the Project parcels based on official fault maps. The Macaama fault zone is located to the east of the project site and therefore fault rupture hazard is considered low since research has shown that the Maacama Fault is confined to a limited zone with little or no splaying. Impacts related to fault rupture are less than significant.
- Seismic.** The Project is required to comply with the seismic design standards included in the California Building Code. Compliance with these requirements would reduce impacts resulting from strong seismic ground shaking to less than significant.
- Liquefaction.** According to the Soil Survey of Mendocino County, Eastern Part, and Trinity County Southwestern Part published by the U.S. Soil Conservation Service, the subject property is underlain by an “urban mix” that includes native soils mixed with non-native fill materials that are only partially covered by patches of asphalt and hard-packed gravel. However, the project site is not in an area with any known deposits of soils that are unstable, or that would become unstable as a result of the project, or potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse

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Landslide. The Project parcels and surrounding area are relatively flat and no new slopes would be created as a result of the Project; therefore, there are no impacts related to landslides related to seismic activity.

- b. It is possible that soil erosion and/or loss of topsoil could increase on the site if soils are left exposed to winds or storm waters for any substantial period of time during the construction. Such impacts would generally be short-term in nature, but could cause significant erosion if normal grading and site preparation techniques are not utilized during the development phase of the project. In this case, however, the soil protection measures included as Mitigation Measures 1-5 in the Air Quality discussion, above. Will sufficiently reduce soil impacts to less than significant levels.

The Project is required to comply with Division 9, Chapter 7, Sediment and Erosion Control of the Ukiah City Code which includes requirements intended to reduce erosion and sedimentation. Implementation of these requirements through the building permit process would reduce impacts to less than significant.

- c. The Project would not result in on- or off-site landslide since the Project area as well as the surrounding area is relatively flat and the Project would not create any new slopes.
- d. There are no known deposits of expansive soils, as defined in Table 18-1-B of the Uniform Building Code. Additionally, the project site is relatively flat, so it is not anticipated that its development would require extensive grading, cutting or filling, or other site preparation activities that would cause substantial soil erosion or the loss of topsoil.
- e. The Project does not include any septic tanks or alternative wastewater disposal systems; therefore, there is no impact.

Mitigation Measures: None required

No Impact

7. HAZARDS & HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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7. HAZARDS & HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 type="checkbox"/>	<input checked="" 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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: A significant impact to the environment and the public associated with hazards and hazardous materials would result from a project if any of the following occurred:

- Creation of a significant hazard to the public or environment by routine transport, use or disposal of hazardous materials or from foreseeable upset and accident conditions;
- Emission and/or handling of hazardous, acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school;
- Location of a project on a listed hazardous materials site compiled pursuant to Government Code Section 65962.5;
- Be located within an adopted Airport Land Use Plan and expose people to a safety hazard;
- Be located within the vicinity of a private airstrip and expose people to a safety hazard;
- Impairment/interference with adopted emergency response plan or emergency evacuation plan; or

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- Be located in or near a wildland area and expose people to risk due to wildland fire.

Discussion:

Any proposed project within the Overlay Zone would be subject to the Uniform Building Code seismic requirements. The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the valley to the east and north of the City and according to resource materials maintained by the Ukiah Planning Department, the projected maximum credible earthquake along this fault would have an approximate magnitude of 7.4 on the Richter scale. However, the subject property is not situated directly on or near an Alquist-Priolo fault zone and the relatively flat site has no known slope and/or foundation instability, soil instability, or other geologic hazards 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.

- Fault Rupture.** No known active fault zones cross the Project parcels based on official fault maps. The Macaama fault zone is located to the east of the project site and therefore fault rupture hazard is considered low since research has shown that the Maacama Fault is confined to a limited zone with little or no splaying. Impacts related to fault rupture are less than significant.
Seismic. The Project is required to comply with the seismic design standards included in the California Building Code. Compliance with these requirements would reduce impacts resulting from strong seismic ground shaking to less than significant.
Liquefaction. According to the Soil Survey of Mendocino County, Eastern Part, and Trinity County Southwestern Part published by the U.S. Soil Conservation Service, the subject property is underlain by an “urban mix” that includes native soils mixed with non-native fill materials that are only partially covered by patches of asphalt and hard-packed gravel. However, the project site is not in an area with any known deposits of soils that are unstable, or that would become unstable as a result of the project, or potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse
Landslide. The Project parcels and surrounding area are relatively flat and no new slopes would be created as a result of the Project; therefore, there are no impacts related to landslides related to seismic activity.
- b. It is possible that soil erosion and/or loss of topsoil could increase on the site if soils are left exposed to winds or storm waters for any substantial period of time during the construction. Such impacts would generally be short-term in nature, but could cause significant erosion if normal grading and site preparation techniques are not utilized during the development phase of the project. In this case, however, the soil protection measures included as Mitigation Measures 1-5 in the Air Quality discussion, above. Will sufficiently reduce soil impacts to less than significant levels.

The Project is required to comply with Division 9, Chapter 7, Sediment and Erosion Control of the Ukiah City Code which includes requirements intended to reduce erosion and sedimentation. Implementation of these requirements through the building permit process would reduce impacts to less than significant.

- c. The Project would not result in on- or off-site landslide since the Project area as well as the surrounding area is relatively flat and the Project would not create any new slopes.
- d. There are no known deposits of expansive soils, as defined in Table 18-1-B of the Uniform Building Code. Additionally, the project site is relatively flat, so it is not anticipated that its development would

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require extensive grading, cutting or filling, or other site preparation activities that would cause substantial soil erosion or the loss of topsoil.

- e. The Project does not include any septic tanks or alternative wastewater disposal systems; therefore, there is no impact.
- f. The Project is not within the Airport Landuse Plan referral zone.
- g. The project is not within any emergency evacuation plan route.
- h. The project is within an urbanized area, not located near any wildlands.

Mitigation Measures: None required.

No Impact

8. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Significant impacts associated with hydrology and water quality would result from a project if water quality standards or waste discharge requirements were violated; groundwater and surface water quality and quantity were substantially altered; drainage patterns were substantially altered that would increase erosion/siltation and increase surface runoff; increase runoff that would exceed capacity of existing or planned drainage systems or add a substantial source of pollution; located on a 100-year floodplain; or expose people to hydrological hazards such as flooding or inundation by seiche, tsunami, or mudflow.

Discussion:

Any project constructed within the overlay zone will be required to comply with the requirements of the Ukiah City Code (UCC). Division 9, Chapter 7, Erosion and Sediment Control regulates grading on public and private property in order to control erosion and sedimentation, protect water quality, and safeguard health, safety and the public welfare. The requirements of this chapter require Projects subject to a grading permit to include specific design standards as part of the plans including requirements for: general site and good housekeeping; erosion control; sediment control; waterway and watercourse protection; and construction site access (section 9703). This Chapter also requires the holder of the grading permit to establish and implement construction site management practices that prevent toxic materials and other debris from entering the storm drain and waterway systems (section 9704).

- a. Building permits from the City of Ukiah are required. The permits require compliance with specific standards designed to comply with water quality standards and to avoid illicit discharge. Compliance with these requirements would result in no impact from the Project.
- b. Construction of the new residential units and associated site improvements would not impact groundwater because new landscaping would be included along with drainage swales that would provide opportunity for groundwater infiltration. The project drainage plan has been reviewed by the Public Works Department.

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- c. Orr Creek is ½ block away to the north.
- d. The Project was reviewed by Public Works and the existing stormwater system has adequate capacity to serve the Project.
- e. The Project would not degrade water quality. The Project is subject to compliance with requirements Ukiah City Code and are included as part of the Project design. These requirements are intended to protect water quality. Compliance with these requirements would result in no degradation of water quality.
- f. The project is not located within a 100 year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- g. The Project is not located within a 100 year flood zone. The Project is located within Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on FEMA Flood Insurance Rate Map #06045C1512F, Panel #1512 of 2100, dated June 2, 2011.
- h. The Project is not located within a flood zone. Portions of the Ukiah Valley would be subject to inundation due to the failure of Coyote Dam at Lake Mendocino. In the highly unlikely event of a dam failure, inundation is predicted to occur within most creek channels from the river nearly to the base of the foothills on the west side of the valley. The main channel of flooding is expected to follow State Street or US 101, whichever is furthest west.
- i. The Project is located inland and therefore would not be subject to inundation by seiche, tsunami, or mudflow.

Mitigation Measures: None Required

No Impact

9. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Significant land use impacts would occur if the project substantially conflicted with established uses, disrupted or divided an established community, or resulted in a substantial alteration to present or planned land uses. Proposed project consistency with the Ukiah General Plan and zoning and any other applicable environmental plans and policies is also evaluated in making a determination about potential land use impacts.

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Discussion:

a-c) The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit. The proposed location for the overlay is concentrated in the northeast section of the City, and will not divide an established community. The overlay area is built out containing industrial and service related uses and is not subject to either habitat conservation or natural community conversation plans.

Goal/Policy # Goal/Policy Text	Consistency Determination
Housing	
Goal CF-9 Help reduce public health costs through education and support programs knowledge of prevention and self-treatment of medical problems.	The project would promote good personal health and would help to reduce public health costs by curing substance abuse and providing preventative education
Goal H-2.e. Housing Element As Staff and resources allow, assist the Ukiah Homeless Services Planning Group in all ways possible.	Providing homeless services and other vital community services to the community

Mitigation Measures: None required.

No Impact

10. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 and Natural resources would be substantial if the proposed project resulted in the loss of significant or locally important materials such as minerals, gravel, sand, and heritage trees. Impacts to mineral and natural resources would be substantial if the proposed project resulted in the loss of significant or locally important materials such as minerals, gravel, sand, and heritage trees. Impacts to mineral natural resources would be.

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Discussion:

- a. The parcels included in the overlay are located in an industrial area and surrounded by existing industrial and residential development. There are not identified in the General Plan as a location for natural or mineral resources.
- b. The parcels included in the overlay area are not delineated as an important natural or mineral resource recovery site on the City’s General Plan Map or on any specific plan or other land use plan.

Based on the above, the Project would have no impact on natural or mineral resources.

Mitigation Measures: None required.

No Impact

11. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Significance Criteria: A project will typically have a significant noise impact if it meets any of the following criteria:

- Exposes people to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance.
- Causes a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Expose people to excessive ground borne vibration or noise levels.
- Causes a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project.
- If located within an airport land use plan or within 2 miles of a public airport, expose people to excessive noise levels.
- If located within the vicinity of a private strip, expose people to excessive noise levels.

Discussion

The Ukiah City Code includes the following noise regulations that apply to the projects proposed within the Overlay zone.

Section 6048: Ambient Noise Level: Where the ambient noise level is less than designated in this Section the respective noise level in this Section shall govern.

Sound Level A, decibels		
Zone	Time	Ambient Noise Level
R1 and R2	10 p.m. to 7 a.m.	40 decibels
R1 and R2	7 p.m. to 10 p.m.	45 decibels
R1 and R2	7 a.m. to 7 p.m.	50 decibels
R3	10 p.m. to 7 a.m.	45 decibels
R3	7 a.m. to 10 p.m.	50 decibels
Commercial	10 p.m. to 7 a.m.	60 decibels
Commercial	7 a.m. to 10 p.m.	65 decibels
Industrial	Anytime	70 decibels

Section 6053: Machinery, Equipment, Fans and Air Conditioning: It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus, or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any property to exceed the ambient base noise level by more than five (5) decibels between seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M. (Ord. 748, Article 1, adopted 1980)

Section 6054: Construction of Buildings and Projects: It shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500') therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 P.M. of one day and 7:00 A.M. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefore has been duly obtained from the Director of Public works. No permit shall be required to perform emergency work as defined in §6046 of this Article. (Ord. 748, Article 1, adopted 1980)

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- a. The proposed residential development will place an increased number of persons on the subject property and will expose them to various sources of noise commonly found in urbanized areas. In this case, the primary noise sources are expected to come from street traffic and residential sources within the units once they are constructed. However, there is no evidence that any of these noise sources will cause significant or long-term increase in noise levels or the exposure of persons to hazardous noise levels.
- b. During construction there may be exposure to groundborne vibration however this would be temporary and it is not anticipated that this would be long lasting and that the applicant does not intend to use unusual construction methods or tools, such as blasting or drilling. Furthermore construction activities are required to adhere to the City's noise standards.
- c. The proposed project would not have a permanent increase in ambient noise levels because the new residential development would be similar to the surrounding neighborhood and typically residential uses do not create noise that exceed the noise standards of the City.
- d. The Project would result in periodic and temporary increases in noise as a result of Project construction however this would only be short term. Project construction would be required to adhere to the City's noise standards and the allowed hours of construction. In order to reduce construction related noise impacts, especially impacts to sensitive receptors which in this case would be the adjacent residential uses, to a less than significant level, the City's standard mitigation measure limiting construction hours has been applied to the Project.
- e. The project is not located with the boundaries of the Airport Compatibility Zone.
- f. The project is not located within the vicinity of a private airstrip.

Building Permit Conditions:

1. Construction hours are limited to Monday through Friday from 8:00 a.m. to 6:00 p.m. and from 9:00 a.m. to 4 p.m. on Saturday Construction hours are prohibited on Sunday and all holidays recognized by the City of Ukiah. Interior work that generates negligible or no noise at the property line is allowed outside of the construction hours noted above.

Approval of additional construction hours may be requested in writing from the Planning and Community Development Director and Public Works Director for extenuating circumstances. The written request must be submitted a minimum of 14 days prior to the date for which the change in construction hours/days is being requested and shall explain the need for the extended construction hours, describe the extenuating circumstances, and identify the additional construction hours requested, including the duration.

2. Signs shall be posted at the Project site prior to commencement of construction of the proposed Project for the purpose of informing all contractors/subcontractors, their employees, agents, material haulers, and all other persons at the construction site(s) of the basic requirements of mitigation measures for Noise.
3. Signs shall be posted at the construction sites that include the permitted construction days and hours, day and evening contact number for the job site, and a contact number in the event of problems.
4. An onsite complaint and enforcement manager shall be designated for the Project and shall respond to and track complaints and questions related to noise.

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5. Equipment and trucks used for proposed Project construction shall use the best available noise control techniques (e.g. improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically-attenuated shields or shrouds, wherever feasible).
6. Impact tools (e.g. jack hammers, pavement breakers, and rock drills) used for Project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.
7. Stationary construction noise sources shall be located as far from sensitive receptors as possible and they shall be muffled.
8. No outside amplified sources (e.g. stereo “boom boxes”) shall be used on site during Project construction.

Mitigation Measures: None required.

No Impact

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

Significance Criteria: Population and housing impacts would be significant if the project induced substantial direct or indirect (e.g., road extensions) population growth in an area and/or displaced substantial numbers of existing houses and/or substantial numbers of people, thus requiring replacement housing elsewhere.

Discussion:

a-c The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The population growth of Ukiah has been flat for the past 15 years, the City has not met its population growth trajectory as outlined in the General Plan. The proposed overlay district contains two zoning designations, Industrial and Commercial, either of which allow residential development.

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Mitigation Measures: None required.

No Impact

13. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project 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:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Impacts to public services would be significant if the project resulted in adverse physical impacts upon capacity that would lead to construction of new public facilities or substantial alteration to existing governmental facilities to maintain acceptable service levels or performance levels.

Discussion:

a-e. The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The project, a zoning overlay for homeless shelters, will result in minimal impacts to municipal services, schools, and parks. The Project has been reviewed by Public Works, the Police Department, Fire Marshal, and Electric Utility. The Project would not require the need for new city facilities or services. Therefore, the Project would have no impact on public services.

Mitigation Measures: None required.

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14. RECREATION				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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 an impact upon the quality or quantity of existing recreational opportunities or required the creation of new recreational facilities.

Discussion:

a.-b. The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits. The project would not increase the use of existing neighborhood and regional parks to a level that would accelerate the deterioration of the facility or required the expansion of any existing recreational facilities.

Mitigation Measures: None required.

No Impact

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15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: According to the Ukiah General Plan Circulation Element, the minimum acceptable level of service (LOS) on City commercial streets/intersections is LOS "D." Other criteria include whether the project would have substantial effects upon air traffic patterns; whether the project would increase traffic hazards due to design features; whether the project has inadequate emergency access; and whether the project would create conflicts with adopted policies, programs and plans for alternative transportation.

Discussion: The homeless shelter zoning overlay will allow the establishment of a homeless shelter within the overlay area without a conditional use permit or other discretionary permits

- a. Given the size of the project area and the limited need for a potential homeless shelter, the project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.
- b. Given the projected need for a homeless shelter, a potential project would not exceed the level of service standards for traffic.

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- c. The existing flight pattern would not change as a result of this Project. The project is not located within the boundaries of the Ukiah Airport Master Plan.
- d. The project does not involve the creation or realignment of the existing roadways. A new driveway and curb cut would be created however the project has been reviewed by the Public Works Department and any comments that they had will be included as a project condition of approval.
- e. The Project was reviewed by Public Works, the Fire Marshal, and the Police Department and no concern related to emergency access was identified. Therefore, there is no impact to emergency access.
- f. As required by the Zoning Ordinance the project will provide the required amount of on-site parking.

Mitigation Measures: None required.

No Impact

16. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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16. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Impacts to utilities and service systems would be significant if the proposed project results in a physical need to develop new systems or causes a substantial physical alteration to existing facilities.

Discussion:

a.-g. The proposed project would create a zoning overlay district that will allow the establishment of a homeless shelter without a use permit. The project would not increase the use of existing neighborhood and regional parks to a level that would accelerate the deterioration of the facility or require the expansion of any existing recreational facilities.

Mitigation Measures: None required.

No Impact

17. GLOBAL CLIMATE CHANGE / GHG	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: GHG impacts would be significant if the Project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

INITIAL STUDY/ NEGATIVE DECLARATION

Discussion: The proposed project would create a zoning overlay district that will allow the establishment of a homeless shelter without a use permit.

- a. The proposed zoning overlay district would not result in a considerable contribution to cumulative GHG emission because no construction is proposed. The project would allow the establishment of a homeless shelter within the overlay boundary with requiring a use permit. If a homeless shelter is proposed, the construction will be subject to the California Building Code for energy and water efficiency.
- b. The City of Ukiah does not have an adopted climate action plan. The City of Ukiah does have General Plan goals and polices that address energy use which may reduce or minimize GHG emission. The Project would not conflict with any plan, policy or regulation adopted for the purpose of reducing the emissions of GHG.

Based on this, the Project would not substantially increase GHG emissions directly or indirectly.

MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

INITIAL STUDY/ NEGATIVE DECLARATION

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The Project would not have an impact on habitat, plant or animal communities. The Project does not include any habitat, fish or wildlife population, and is not known to include any cultural resources. The Project location is not identified as an area of High significance in the City’s General Plan. In the unlikely event, cultural resources are discovered as a result of construction of the Project, a mitigation measure has been included to reduce this impact to a less than significant level.
- b. The project would not have cumulative impacts because the project site is located within an established residential neighborhood and there are currently no other projects or projects in the foreseeable future planned within the immediate vicinity that would create combined cumulative impacts. In terms of the larger community future projects include the Ukiah Courthouse Relocation and Costco. While these two projects have identified impacts the proposed Project would continue to be less than significant when added to the cumulative impacts.
- C. The project would not have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly because of the small size of the project.

RESOURCES USED TO PREPARE THIS ANALYSIS

- 1. City of Ukiah General Plan
- 2. Ukiah City Code
- 3. City of Ukiah Zoning Ordinance
- 4. City of Ukiah Noise Ordinance
 - A. Kevin Jennings, Fire Marshal
 - B. David Willoughby, Building Official
 - C. Ben Kageyama, Senior Civil Engineer, Public Works
 - D. Trent Taylor, Administrative Captain, Police Department