

4.16 Effects Found Not to be Significant

During evaluation of the project, certain impact areas included in the California Environmental Quality Act (CEQA) Appendix G checklist were found to have a less than significant impact or no impact. As allowed under CEQA Guidelines Section 15128, this section discusses why impacts to these environmental topics were determined to have a less than significant impact or no impact and therefore are not discussed in detail in the Draft Environmental Impact Report (EIR) as individual sections.

4.16.1 Energy

Would the project:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Construction and demolition activities associated with the project would require energy resources in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Energy use during construction would be temporary in nature and construction equipment would be like equipment used for construction projects in the region. Development facilitated by Ukiah 2040 would utilize construction contractors that would be required to comply with applicable California Air Resource Board (CARB) regulations such as accelerated retrofitting, repowering, or replacement of heavy-duty diesel on-road and off-road equipment. Construction contractors are required to comply with the provisions of CCR Title 13, sections 2449 and 2485, and CARB regulations prohibiting diesel-fueled commercial and off-road vehicles from idling for more than five minutes, minimizing unnecessary fuel consumption. Construction equipment would be subject to the USEPA Construction Equipment Fuel Efficiency Standard, which would minimize inefficient fuel consumption. These construction equipment standards (i.e., Tier 4 efficiency requirements) are contained in 40 Code of Federal Regulations Parts 1039, 1065, and 1068. Electrical power would be consumed during construction activities, and the demand, to the extent required, would be supplied from existing electrical infrastructure in the region. Overall, construction activities would not have a substantial adverse impact on available electricity supplies or infrastructure. Operational energy demand from future development would include fuel consumed by passenger vehicles and electricity consumed by residential and non-residential buildings including, but not limited to lighting, water conveyance, and air conditioning. Ukiah 2040 includes the following proposed goals and policies that would ensure that wasteful, inefficient, or unnecessary consumption of energy resources would not occur from future development facilitated by Ukiah 2040:

Goal ENV-7: To improve air quality to the benefit of public health, welfare, and reduce air quality impacts with adverse effects on residents' health and wellbeing.

Policy ENV-7.7: City Vehicle and Equipment Fleet. The City shall continue to purchase low-emission vehicles and use clean alternative fuels as part of their fleet. When possible, the City will replace gas and hybrid vehicles with electric vehicles.

Policy ENV-7.8: Residential EV Charging Stations. The City shall encourage new development to install EV charging stations in homes to increase the potential for the public to use zero-emission vehicles, lessening the impacts to air quality through pollution.

Policy ENV-7.9: Public EV Charging Stations. The City shall install public charging stations in its commercial areas to provide additional charging options for city visitors.

Goal ENV-8: To achieve carbon neutrality by or before the year 2045.

Policy ENV-8.1: Carbon Neutrality Resolution. The City shall adopt a Carbon Neutrality Resolution that provides a foundation for all subsequent climate actions.

Policy ENV-8.2: Micro-grid and Small Battery Storage. The City shall encourage the development of small-scale battery storage and micro grid capacity for storing renewable power for nighttime energy use.

Policy ENV-8.3: Municipal Building Electrification Plan. The City shall adopt an electrification plan for all municipal buildings to convert them to all electric using energy from carbon-free and renewable sources by 2035.

Policy ENV-8.4: Municipal Preference of Emissions-Reduced Equipment. The City shall contract only with providers who use electric-powered equipment where available and feasible for City construction projects or contract services.

Policy ENV-8.5: Energy Conservation and Renewable Energy. The City shall promote energy conservation in municipal facilities by seeking opportunities to install energy efficient fixtures and appliances, solar panels, solar battery storage, and other retrofits to new and existing structures.

Goal MOB-2: To reduce vehicle miles traveled (VMT) to and from residences, jobs, and commercial uses in Ukiah.

Policy MOB-2.1: Vehicle Miles Traveled (VMT) Reduction. The City shall support development and transportation improvements that help reduce VMT below regional averages on a “residential per capita” and “per employee” basis.

Policy MOB-2.2: Transportation Demand Management. The City shall support programs to reduce vehicle trips, including measures such as reduced parking requirements that aim to increase transit use, car-pooling, bicycling and walking.

Implementation of proposed Goals ENV-7, ENV-8, MOB-2, and their associated policies would lower reliance on petroleum for transportation, reduce vehicle transportation overall, and reduce energy impacts related to the operation of residences, businesses, and municipal buildings. Goal ENV-8, which would aim to achieve carbon neutrality by 2045 would reduce consumption of non-renewable energy sources and would ensure that development facilitated by Ukiah 2040 would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant.

While the City of Ukiah has not adopted a local plan for renewable energy or energy efficiency, there are several state plans that include energy conservation and energy efficiency strategies intended to enable the State and the City to achieve greenhouse gas (GHG) reduction and energy conservation goals. A full discussion of the project’s consistency with GHG reduction plans is included in Section 4.6, *Greenhouse Gas Emissions*. As shown in Table 4.16-1, the project would be consistent with State renewable energy regulations and energy efficiency plans.

Table 4.16-1 Consistency with State Renewable Energy and Energy Efficiency Plans

Renewable Energy or Energy Efficiency Plan	Project Consistency
<p>California Energy Plan. The plan identifies several strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero-emission vehicles and addressing their infrastructure needs, as well as encouragement of urban designs that reduce VMT and accommodate pedestrian and bicycle access.</p>	<p>Consistent. As described above, Ukiah 2040 includes proposed Goal ENV-7, ENV-8, MOB-2, and their associated policies. Policy ENV-7.7 states that the City shall continue to purchase low-emission vehicles and use clean alternative fuels in their municipal fleet, and Policies ENV-8.3 and ENV-8.4 state that the City shall adopt an electrification plan for all municipal buildings and contract with providers who use electric-powered equipment where available. Furthermore, Ukiah 2040 includes proposed Policies MOB-2.1 and MOB-2.2, which state that the City shall support development and programs that help reduce vehicle miles traveled (VMT) and vehicle trips. Therefore, the project would be consistent with the California Energy Plan.</p>
<p>Assembly Bill 2076: Reducing Dependence on Petroleum. Pursuant to AB 2076, the CEC and CARB prepared and adopted a joint-agency report, <i>Reducing California’s Petroleum Dependence</i>, in 2003. Included in this report are recommendations to increase the use of alternative fuels to 20 percent of on-road transportation fuel use by 2020 and 30 percent by 2030, significantly increase the efficiency of motor vehicles, and reduce per capita VMT. One of the performance-based goals of AB 2076 is to reduce petroleum demand to 15 percent below 2003 demand.</p>	<p>Consistent. Ukiah 2040 includes proposed Policy ENV-7.7, which states that the City shall continue to purchase low-emission vehicles and use clean alternative fuels in their municipal fleet. Ukiah 2040 also includes proposed Policies ENV-8.3 and ENV-8.4, which state that the City shall adopt an electrification plan for all municipal buildings and contract with providers who use electric-powered equipment where available. Furthermore, Ukiah 2040 includes proposed Policies MOB-2.1 and MOB-2.2, which state that the City shall support development and programs that help reduce VMT and vehicle trips. Therefore, the project would be consistent with Assembly Bill 2076.</p>
<p>2018 Integrated Energy Policy Report. Volume I highlights the implementation of California’s innovative policies and the role they have played in establishing a clean energy economy. Volume II provides more detail on several key energy policies, including decarbonizing buildings, increasing energy efficiency savings, and integrating more renewable energy into the electricity system.</p>	<p>Consistent. The project would include several components that promote the use of renewable energy and energy efficiency in new buildings. Proposed Goal ENV-8 of Ukiah 2040 establishes a goal of carbon neutrality by 2045, and proposed Policy ENV-8.1 states that the City shall adopt a resolution to support subsequent climate actions. Ukiah 2040 also includes proposed Policies ENV-8.3 and ENV-8.4, which state that the City shall adopt an electrification plan for all municipal buildings and contract with providers who use electric-powered equipment where available. Therefore, Ukiah 2040 would be consistent with the 2018 Integrated Energy Policy Report.</p>
<p>California Renewable Portfolio Standard. California’s Renewable Portfolio Standard obligates investor-owned utilities, energy service providers, and community choice aggregators to procure 33 percent total retail sales of electricity from renewable energy sources by 2020, 60 percent by 2030, and 100 percent by 2045.</p>	<p>Consistent. Electricity in the City of Ukiah is maintained and provided by the City’s Electric Department and procured through the Northern California Power Agency (NCPA). NCPA is required to generate electricity that would increase renewable energy resources to 60 percent by 2030 and 100 percent by 2045. NCPA’s energy generation portfolio is currently approximately 55 percent emission-free (NCPA 2022). NCPA reached California’s goal of 50 percent Renewables Portfolio Standard by 2020 and is on track to meet the new 60 percent Renewables Portfolio Standard by 2030. Because NCPA would provide electricity service to the City and its Annexation Areas, development facilitated by the project would not conflict with or</p>

Renewable Energy or Energy Efficiency Plan	Project Consistency
<p>AB 1493: Reduction of Greenhouse Gas Emissions. AB 1493 requires CARB to develop and adopt regulations that achieve maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles, light-duty trucks, and other vehicles used for noncommercial personal transportation in California.</p>	<p>obstruct implementation of the California Renewable Portfolio Standard.</p> <p>Consistent. Vehicles used by future residents, employees, visitors, and patrons facilitated by the project would be subject to the regulations adopted by CARB pursuant to AB 1493. Therefore, the project would not conflict with or obstruct implementation of AB 1493.</p>
<p>Energy Action Plan (EAP). In October 2005, the CEC and CPUC updated their energy policy vision by adding some important dimensions to the policy areas included in the original EAP, such as the emerging importance of climate change, transportation-related energy issues, and research and development activities. The CEC adopted an update to the EAP in February 2008 that supplements the earlier EAPs and examines the state’s ongoing actions in the context of global climate change. The nine major action areas in the EAP include energy efficiency, demand response, renewable energy, electricity adequacy/reliability/infrastructure, electricity market structure, natural gas supply/demand/infrastructure, transportation fuels supply/demand/infrastructure, research/development/demonstration, and climate change.</p>	<p>Consistent. Ukiah 2040 includes several proposed policies and goals that promote the use of renewable energy and energy efficiency in new buildings. Ukiah 2040 includes proposed Policies ENV-8.3 and ENV-8.4, which state that the City shall adopt an electrification plan for all municipal buildings and contract with providers who use electric-powered equipment where available. Furthermore, proposed Goal ENV-8 establishes a goal of carbon neutrality by 2045 and proposed Policy ENV-8.1 states that the City shall adopt a resolution to support subsequent climate actions. In addition, development facilitated by the project would be required to comply with Ukiah City Code Section 3000, which mandates the implementation of Title 24 of the California Building Code. Compliance would include rooftop solar on all residential building types that are three stories or less in height. Electricity would be provided by NCPA, which sources approximately 55 percent of their power from renewable sources (NCPA 2022). With adherence to these regulations and construction of these features, the project would facilitate implementation of the nine major action areas in the Energy Action Plan. Therefore, the project would not conflict with or obstruct implementation of the Energy Action Plan.</p>
<p>AB 1007: State Alternative Fuels Plans. The State Alternative Fuels Plan assessed various alternative fuels and developed fuel portfolios to meet California’s goals to reduce petroleum consumption, increase alternative fuels use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.</p>	<p>Consistent. Ukiah 2040 includes proposed Goal ENV-8, which establishes a goal of carbon neutrality by 2045 and proposed Policy ENV-8.1, which states that the City shall adopt a resolution to support subsequent climate actions. The project also includes proposed Policies ENV-7.8 and ENV-7.9, which state that the City shall install public EV charging stations and encourage new development to install EV charging stations. Therefore, the vehicle charging stations would facilitate the use of alternative fuels and the project would not conflict with or obstruct implementation of AB 1007.</p>

Renewable Energy or Energy Efficiency Plan

Title 24, California Code of Regulations – Part 6 (Building Energy Efficiency Standards) and Part 11 (CALGreen).

The 2019 Building Energy Efficiency Standards move toward cutting energy use in new homes by more than 50 percent and will require installation of solar photovoltaic systems for single-family homes and multi-family buildings of three stories and less.

The CALGreen Standards establish green building criteria for residential and nonresidential projects. Updates to the 2016 Standards include the following: increasing the number of parking spaces that must be prewired for electric vehicle chargers in residential development; requiring all residential development to adhere to the Model Water Efficient Landscape Ordinance; and requiring more appropriate sizing of heating, ventilation, and air conditioning (HVAC) ducts.

Project Consistency

Consistent. Development facilitated by the project would be required to comply with Ukiah City Code Section 3000, which mandates the implementation of Title 24 of the California Building Code. Therefore, the project would not conflict with or obstruct implementation of the Title 24 standards.

As demonstrated above in Table 4.16-1, Ukiah 2040 would be consistent with state energy conservation and efficiency plans and strategies. Furthermore, construction and operation of future projects would be required to comply with relevant provisions of CALGreen and Title 24 of the California Energy Code. Therefore, impacts would be less than significant.

4.16.2 Geology and Soils

Would the project:

- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 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.
 - Strong seismic ground shaking?
 - Seismic-related ground failure, including liquefaction?
 - Landslides?
- Result in substantial soil erosion or the loss of topsoil?
- 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?
- 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?
- 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?
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The City of Ukiah is bordered by the Maacama Fault, which runs generally north to south alongside the Russian River in the foothills east of Watson Road, Vichy Springs Road, and Redemeyer Road (DOC 2018). The Maacama Fault does not lie within city limits; however, the Maacama Fault is located within a portion of the current and proposed SOI. Ukiah 2040 would not facilitate development on the Maacama Fault. Due to the proximity of the Maacama Fault to the City, future development could be subject to strong seismic ground shaking. The Planning Area is not highly susceptible to liquefaction (when soils collapse as seismic waves pass through them); however, there may be moderate risk of liquefaction along creeks and rivers (City of Ukiah 2020). Accordingly, future development near creeks and rivers could be subject to seismic related ground failure. Additionally, landslides have occurred in the Ukiah Valley over the years, and geologic studies have revealed evidence of large, ancient landslides in the valley (City of Ukiah 2020). Furthermore, the DOC has identified landslide deposits in the western hills of Ukiah (DOC 2019).

Development within the City's Hillside District, which typically contains steep slopes, requires discretionary and environmental review for new construction and grading activities in order to analyze impacts related to geology and soils. Specifically, any parcel of land or subdivision having an average ground gradient across any portion of the property in excess of fifteen percent requires a Use Permit issuable by the Planning Commission with a right of appeal to the City Council. To ensure development is being properly designed, development in this district also requires submittal of Geotechnical Reports, Grading Plans, Hydrology Reports, etc. These reports and plans will include a set of site/project specific recommended Best Management Practices and mitigation measures (if needed) to avoid impacts to geology and soils.

Additionally, all future development would be subject to the California Building Code (CBC) engineering design and construction measures. Development designed in accordance with the CBC would be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Compliance with the CBC would minimize potential structural damage and the exposure of people to the risk of injury or death from structural failure. Foundations and other structures for features would be designed to resist and absorb damaging forces from strong ground shaking and liquefaction, in accordance with CBC requirements. Specifically, Section 1613 of the CBC requires every structure and portion thereof (including nonstructural components that are permanently attached to structures and their supports and attachments) to be designed and constructed to resist the effects of earthquake motions. Additionally, Ukiah 2040 would facilitate development on infill sites, which would in many cases replace older buildings with newer structures built to current seismic standards that could better withstand the adverse effects of strong ground shaking. Furthermore, Ukiah 2040 includes the following proposed goals and policies related to minimizing the risks associated with seismic and geologic hazards to protect public health and safety, property, and the environment:

Goal SAF-1: Minimize risk to people and property resulting from geologic and seismic hazards through effective development regulation.

Policy SAF-1.1: Building Code Requirements. The City shall mitigate the potential impact for harm associated with geologic hazards by adopting and implementing the requirements outlined within the California Building Code and State seismic design guidelines.

Policy SAF-1.2: Geotechnical Report. Where projects are proposed within designated risk zones, require professionally prepared geotechnical evaluations prior to site development. If a discretionary permit is required, the geotechnical report shall be submitted with the permit application.

Policy SAF-1.3: Resilient Infrastructure – Gathering Places. Encourage privately owned critical facilities (e.g., churches, hotels, other gathering facilities) to evaluate the ability of the buildings to withstand earthquakes and to address any deficiencies identified.

Policy SAF-1.4: Resilient Infrastructure – Unreinforced Masonry. Continue an outreach and education program for owners and tenants in downtown unreinforced masonry buildings to understand earthquake risks and precautions and, for owners, to understand retrofitting options and available funding mechanisms.

Adherence to the proposed policies above would reduce impacts related to seismic and geologic hazards. Policies SAF-1.1 and SAF-1.2 would ensure that future projects would be reviewed for seismic and geologic hazards prior to development. Geotechnical reports and subsequent recommendations would also identify and minimize site-specific seismic and geologic hazards to the extent feasible. Implementation of Ukiah 2040 proposed goals and policies, in addition to compliance with the CBC and relevant Ukiah City Code sections, would reduce impacts related to rupture of a known earthquake fault, seismic ground shaking, seismic ground failure or liquefaction, or landslides to less than significant levels.

Future development would involve construction activities such as stockpiling, grading, excavation, paving, and other earth-disturbing activities. Loose and disturbed soils are more prone to erosion and loss of topsoil by wind and water. Construction activities that disturb one or more acres of land surface are subject to the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) issued by the State Water Resources Control Board (SWRCB). Compliance with the permit requires each qualifying development project to file a Notice of Intent with the SWRCB. Permit conditions require development of a storm water pollution prevention plan (SWPPP), which must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of construction sediment and erosion control measures, maintenance responsibilities, and non-storm water management controls. Inspection of construction sites before and after storms is also required to identify storm water discharge from the construction activity and to identify and implement erosion controls where necessary. Ukiah City Code (Division 9, Chapter 7) details the City's Erosion and Sediment Control Ordinance which regulates grading on public and private property to control erosion and sedimentation. Section 9703 details required design standards, including soil stabilization measures and materials management. Section 9704 states that all construction projects must comply with erosion and sediment control measures within an issued grading permit. Compliance with the requirements of the Ukiah City Code and NPDES requirements would reduce the potential for construction and soil disturbance to cause erosion or the loss of topsoil, by ensuring proper management of loose and disturbed soil. Impacts related to erosion and loss of topsoil would be less than significant.

Future development may result in the construction of structures on expansive or unstable soils.¹ Structures located on expansive or unstable soils could experience structural damage due to fluctuations or settlement of the soil. Implementation of proposed Policy SAF-1.1, in addition to Ukiah City Code Section 3000, would ensure that development facilitated by the project would comply with the CBC and other applicable building regulations. Implementation of proposed Policy SAF-1.2 and preparation of geotechnical reports would identify site-specific expansive or unstable soils and provide recommendations to minimize associated risks. Furthermore, Ukiah City Code

¹ Expansive soils are soils that experience a shrink-swell effect depending on its moisture content

Section 8141 requires that if a preliminary soil report indicates the presence of critically expansive soils that would lead the structural defects, the City Building Inspector shall require a soil investigation that shall recommend corrective action to prevent structural damage. Implementation of Ukiah 2040 proposed policies and compliance with the CBC and Ukiah City Code would ensure that impacts related to expansive or unstable soils would be less than significant.

Development facilitated by the project would occur within developed areas containing existing sanitary sewer systems, and it is not anticipated that development would require the installation of septic tanks or alternative sewer systems. Impacts would be less than significant.

CEQA Guidelines Appendix G includes the following question under Geology and Soils: directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? This question is discussed in Section 4.5, *Cultural Resources*.

4.16.3 Hazards and Hazardous Materials

Would the project:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 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?
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- 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?
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Construction of future development would require the temporary transport, storage, use, or disposal of potentially hazardous materials including but not limited to fuels, lubricating fluids, cleaners, and/or solvents. If spilled, these substances could pose a risk to the environment and to human health. However, the transport, storage, use, or disposal of hazardous materials is subject to various federal, state, and local regulations designed to reduce risks associated with hazardous materials, including potential risks associated with upset or accident conditions. Hazardous materials would be required to be transported under U.S. Department of Transportation (DOT) regulations (U.S. DOT Hazardous Materials Transport Act, 49 Code of Federal Regulations), which stipulate the types of containers, labeling, and other restrictions to be used in the movement of such material on interstate highways. In addition, the use, storage, and disposal of hazardous materials are regulated through the Resources Conservation and Recovery Act (RCRA). The California Department of Toxic Substances Control (DTSC) is responsible for implementing the RCRA program, as well as California's hazardous waste laws. DTSC regulates hazardous waste, cleans up existing contamination, and looks for ways to control and reduce the hazardous waste produced in California. DTSC does this primarily under the authority of RCRA and in accordance with the

California Hazardous Waste Control Law (California H&SC Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (Title 22, California Code of Regulations, Divisions 4 and 4.5). DTSC also oversees permitting, inspection, compliance, and corrective action programs to ensure that hazardous waste managers follow federal and state requirements and other laws that affect hazardous waste specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Compliance with existing regulations would reduce the risk of potential release of hazardous materials from spills and transport during construction. Implementation of Ukiah 2040 would encourage additional residential and non-residential (i.e., commercial and mixed-use) uses. Residences do not typically store or use large quantities of hazardous materials. Non-residential uses may involve the transport, use, storage, or disposal of hazardous materials and would be subject to applicable hazardous materials regulations and manufacturer guidelines. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or release of hazardous materials, and impacts would be less than significant.

Residential and office uses typically do not emit hazardous materials or substances. Since the project does not include specific development projects, the quantity of hazardous materials proposed for use by future commercial and industrial developments within the City is currently unknown. However, the commercial or industrial development facilitated by the project could include uses that generate and emit hazardous materials or substances, such as gas stations, dry cleaners, and auto-body shops. Accidental release or combustion of hazardous materials at new commercial and industrial developments within 0.25 mile of a school could endanger residents or students in the surrounding community. As discussed above, construction could involve the handling, use, transport, and storage of hazardous materials, which would be governed by federal, state, and local regulations described above, and would follow applicable project-specific requirements. Furthermore, development facilitated by the project would be reviewed by the City to ensure land use compatibility, which would reduce the risk of hazardous materials emissions near schools. Impacts would be less than significant.

Existing sites in the Planning Area that use or have historically used hazardous materials, or that may contain contaminants in soils or groundwater include uses such as gas stations and industrial uses. The Planning Area contains nine historically hazardous materials sites included on a list of sites prepared by Government Code Section 65962.5, only one of which is active (California Department of Toxic Substances Control 2022). Furthermore, there are no Superfund or other State Responsibility sites in the Planning Area. Nonetheless, development facilitated by Ukiah 2040 could expose construction workers and future occupants to hazardous materials. These properties can be released for reuse, with restrictions to prevent inappropriate land uses. Development of identified hazard sites would be preceded by investigation, remediation, and cleanup under the supervision of the Regional Water Quality Control Board (RWQCB), Mendocino County Environmental Health, or DTSC before construction activities could begin as currently required by federal, State, and local regulations. The agency responsible for oversight would determine the types of remediation and cleanup required and could include excavation and off-haul of contaminated soils, installation of vapor barriers beneath habitable structures, continuous monitoring wells onsite with annual reporting requirements, or other mechanisms to ensure the site does not pose a health risk to workers or future occupants. Compliance with federal, State, and local regulations would apply to development. Because the project would not increase the likelihood for development of identified hazard sites, impacts would be less than significant.

Ukiah 2040 would introduce new residents or employees that would require emergency response evacuation. The Safety Element of Ukiah 2040 includes proposed goals and policies to ensure safe and efficient evacuation and emergency response. Applicable goals and policies are as follows:

Goal SAF-6: To ensure that the City is adequately prepared for emergencies of any variety through effective planning measures.

Policy SAF-6.1: Evacuation Routes. The City shall coordinate with the Ukiah Valley Fire Authority to review, update, and periodically exercise emergency access, protocols, and evacuation routes to assess their effectiveness.

Policy SAF-6.2: Hazard Mitigation Plan. The City shall continue to participate in and implement the Mendocino County Hazard Mitigation Plan to ensure maximum preparedness for hazard events.

Policy SAF-6.3: Locally Focused Plans. The City shall maintain and implement locally focused plans, including an Emergency Operations Plan, to maintain consistency with State and Federal requirements.

Policies listed above direct the City to ensure effective and coordinated response to disasters, which would include events warranting evacuation. These proposed goals and related policies in the Safety Element of Ukiah 2040 would ensure adequate emergency response and evacuation. Furthermore, future development would not block or reconfigure major roadways that are critical to emergency response or evacuation routes. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

CEQA Guidelines Appendix G includes the following question under Hazards and Hazardous Materials: would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? This question is discussed in Section 4.14, *Wildfire*.

4.16.4 Hydrology and Water Quality

Would the project:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 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:
 - Result in substantial erosion or siltation on- or off-site;
 - Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 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
 - Impede or redirect flood flows?

- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Construction activities associated with future development could result in soil erosion during earth-moving activities, including excavation, grading, soil compaction and moving, and soil stockpiling. Future development project would be required to comply with State and local water quality regulations designed to control erosion and protect water quality during construction. This includes compliance with the requirements of the SWRCB's NPDES Construction General Permit, which requires preparation and implementation of a SWPPP for projects that disturb one acre or more of land. The SWPPP must include erosion and sediment control BMPs that would meet or exceed measures required by the NPDES Construction General Permit. BMPs may include measures such as the installation of silt fences to trap sediments, slope stabilization, and regular sweeping of construction sites to control dust. This would also ensure that future projects comply with stormwater control measures outlined in Ukiah City Code (Division 9, Chapter 7), which requires BMPs that reduce the discharge of sediment and other particulate matter into the City's groundwater system. Post-construction stormwater performance standards established by the North Coast RWQCB are also required to specifically address water quality and channel protection events. Implementation of the required SWPPP during construction activities would reduce the potential for eroded soil and any contaminants attached to that soil to contaminate a waterbody following a storm event. Therefore, construction of specific developments facilitated by the project would not violate any water quality standards or otherwise substantially degrade water quality, and water quality impacts from construction would be less than significant.

In addition, the City of Ukiah is a permittee for the Municipal Separate Storm Sewer System (MS4) issued by the North Coast RWQCB (Order No. R1-2015-0030), which also serves as a NPDES permit under the Federal Clean Water Act (NPDES No. CA0025054). Future projects would be required to adhere to all requirements under this permit, which include but are not limited to implementation of stormwater treatment measures that minimize the discharge of pollutants in stormwater runoff, non-stormwater discharge, and increases in runoff flows during the life of the project. Low impact design principles would also be required under this permit, which limit the amount of impermeable surface and include integrated management practices that help infiltrate, store, or evaporate stormwater during and immediately after storm events. Furthermore, the following Ukiah 2040 proposed goals and policies would apply to stormwater management:

Goal PFS-5: To maintain an adequate stormwater management system to accommodate runoff and improve environmental quality.

Policy PFS-5.1: Low Impact Development. The City shall require new developments to install green infrastructure consistent with the sustainable objectives of the State and the North Coast Regional Water Quality Control Board, including but not limited to pervious pavement, infiltration basins, raingardens, green roofs, rainwater harvesting systems, and other types of low impact development (LID).

Policy PFS-5.2: Pollutants Discharge Reduction. The City shall provide non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system and Russian River.

Compliance with federal, State, and local regulations; permit requirements and Ukiah 2040 proposed goals and policies would minimize impacts related to water quality and ensure that

operation of future development would not cause or contribute to the degradation of water quality in receiving waters. Therefore, operation of specific developments facilitated by the project would not violate any water quality standards or otherwise substantially degrade water quality, and water quality impacts would be less than significant.

Although Ukiah 2040 would facilitate infill development and reuse of underutilized sites, Ukiah 2040 has the potential to increase the total area of impervious surface, which could interfere with groundwater recharge. However, as individual future projects are proposed, those disturbing more than one acre would be required to comply with the NPDES program by obtaining project-specific coverage under the State's Construction General Permit. This would require development and implementation of a project-specific SWPPP, which would include BMPs for appropriate dewatering practices, as applicable. Operational uses of water, including those that would be accessed from groundwater sources, is addressed in Section 4.13, *Utilities and Service Systems*. In addition, Ukiah 2040 contains several proposed goals and policies that would encourage groundwater infiltration and water conservation, as follows:

Goal PFS-1: To maintain a safe and adequate water system to meet the needs of existing and future development.

Policy PFS-1.1: Water Service Annexation Impacts. The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers.

Policy PFS-1.2: Russian River Water Rights. The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled.

Policy PFS-1.3: Consolidation of Water Districts. The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery.

Policy PFS-1.4: Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.

Policy PFS-1.5: Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course.

Policy PFS-1.6: Reduce Reliance on the Russian River. The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community.

Policy PFS-1.7: Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces.

The implementation of these goals and policies would require implementation of low impact design and BMPs, which would increase groundwater infiltration through permeable surfaces and would contribute beneficially to groundwater recharge. With adherence to Ukiah 2040 proposed goals and policies and conformance with the requirements of the NPDES that address dewatering and groundwater discharge, future development would not substantially decrease groundwater supply or interfere with groundwater recharge and Ukiah 2040 would not impede sustainable groundwater management of the basin. Impacts would be less than significant.

Implementation of Ukiah 2040 could alter the existing drainage patterns on individual project sites due to grading and changes in topography. Project designs would be reviewed by the City to ensure that grading plans and development configurations would not impinge upon protected creeks, in accordance with Ukiah 2040 proposed Policy ENV-6.5 (shown below). Furthermore, future development would be subject to provisions that reduce flooding hazards, require effective stormwater management, and address streambed alterations as part of the permitting process for that specific project. Implementation of proposed Goal PFS-5 and Policy PFS-5.1 (shown above) and proposed Goal ENV-6 and Policy ENV-6.6 (shown below), during design of future project, would ensure proper stormwater system management, maintain appropriate development setbacks from creeks, and minimize the potential for erosion and siltation:

Goal ENV-6: To preserve and restore creeks, streams, riparian areas, and wetlands.

Policy ENV-6.5: Creek Protection. The City shall require new development located adjacent to stream corridors to include appropriate measures for creek bank stabilization, erosion and sedimentation prevention, and natural creek channel and riparian vegetation preservation.

Policy ENV-6.6: Erosion Control Plan. The City shall require new development that requires significant grading near creeks, streams, wetlands, and riparian areas to prepare erosion control plans that address grading practices that prevent soil erosion, loss of topsoil, and drainageway scour, consistent with biological and aesthetic values.

The Ukiah 2040 proposed goals and policies listed throughout this section would reduce potential impacts to drainage patterns by ensuring that protection from flood hazards and preservation of creeks and streams are a priority when approving future development projects. Furthermore, Ukiah City Code provides regulations that ensure specific projects conform to the requirements of the NPDES and SWPPP BMPs. Therefore, Ukiah 2040 would not substantially alter the existing drainage patterns or contribute runoff water in a manner which would result in substantial erosion, siltation, or flooding, nor would it exceed the capacity of existing or planned stormwater drainage systems. Impacts would be less than significant.

According to flood hazard maps prepared by the Federal Emergency Management Agency (FEMA), several areas throughout the Planning Area would be located within a regulatory floodway, a 1 percent Annual Chance Flood Hazard Zone, or a 0.2 percent Annual Chance Flood Hazard Zone (FEMA 2011). Areas within flood hazard zones are located along the Russian River and its tributaries throughout the city. Development facilitated by Ukiah 2040, located within a flood hazard zone, would be subject to requirements of the CBC, which establishes design requirements for development located in floodplains. Furthermore, future development would also be required to comply with all regulations and requirements set forth by FEMA that prohibit or restrict development in flood hazard zones as part of the flood zone management plan implemented by the City. The following Ukiah 2040 proposed goals and policies would apply to the reduction of the potential for projects to be inundated by flood hazards:

Goal SAF-3: Minimize adverse impacts related to flooding through flood mitigation components and ongoing flood management practices.

Policy SAF-3.1: Flood Control Regulation. The City shall coordinate with FEMA to ensure that the City's regulations related to flood control are in compliance with Federal, State, and local guidelines.

Policy SAF-3.2: Flood Plain Management Ordinance. The City shall maintain an updated Flood Plain Management Ordinance specifying proper construction methods in identified flood hazard areas.

Policy SAF-3.3: National Flood Insurance Program. The City shall maintain compliance with the provisions of FEMA's National Flood Insurance Program (NFIP).

Implementation of these policies would ensure that future development would comply with applicable City regulations and FEMA provisions, which would reduce the risk of release of hazardous materials due to inundation. Finally, the City of Ukiah is not located near an ocean that could experience a tsunami and is not located near a large body of water that could experience a seiche. Therefore, the risk of pollutant release due to project inundation is less than significant.

The City of Ukiah is underlain by the Ukiah Valley Groundwater Basin, which is managed by the Ukiah Valley Basin Groundwater Sustainability Agency (UVBGSA). The UVBGSA was created to serve as the state-mandated Groundwater Sustainability Agency as required by the Sustainable Groundwater Management Act of 2014. In December 2021, the UVBGSA adopted its Groundwater Sustainability Plan which establishes goals for maintaining groundwater elevations above their historically measured range, maintaining groundwater quality, and preventing adverse effects such as land subsidence or streamflow depletions due to groundwater pumping (UVBGSA 2021). As discussed above, Ukiah 2040 would include proposed Goal PFS-1 and Policies PFS-1.1 through PFS-1.7, which would increase groundwater infiltration through permeable surfaces and would contribute beneficially to groundwater recharge. These proposed goals and policies would be consistent with the goals of the UVBGSA Groundwater Sustainability Plan. Implementation of Ukiah 2040 goals and policies would assist the City in ensuring that development facilitated by Ukiah 2040 would be consistent with Ukiah Valley Basin Groundwater Sustainability Plan. Impacts would be less than significant.

4.16.5 Mineral Resources

Would the project:

- 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?
- 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?

There are no mineral resources, existing mines, major mineral deposits, or critical minerals within the Planning Area (USGS 2020). The City's existing 1995 General Plan identifies that the Russian River, which crosses the Planning Area north to south, can yield gravel and aggregate resources when its drainages become accessible due to historic course changes following major floods (City of Ukiah 1995). However, there are no active mineral extraction operations in the Planning Area, and according to the DOC, Mendocino County is not known to contain significant mineral resources (DOC 2020). Therefore, no impacts to mineral resources would occur.