

**Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Cedar Lane Permanent Supportive Housing

Responsible Entity: County of Yuba, California
Community Development & Services Agency
915 8th Street, Suite 123
Marysville, CA 95901

Grant Recipient (if different than Responsible Entity): Regional Housing Authority
1455 Butte House Road
Yuba City, CA 95993

State/Local Identifier: n/a

Preparer: Neil O'Hara

Certifying Officer Name and Title: Kevin Mallen, Director
County of Yuba Community Development & Services Agency

Consultant (if applicable): Neil O'Hara
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Project Location:

Cedar Lane Permanent Supportive Housing will be located on a 2.06± acre portion of a vacant 13-acre parcel (APN 020-133-012) in the unincorporated community of Linda, Yuba County, California. The site is located on the north side of Feather River Boulevard, east of Alicia Avenue.

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

The Cedar Lane Permanent Supportive Housing Project project is a new-construction 41-unit rental development, providing 40 units of permanent supportive housing targeted to homeless and mentally disabled individuals, with one additional unit reserved for an on-site resident manager. The project will include a single three-story residential building, with a mix of 33 one-bedroom units and 8 two-bedroom units. A community center on the first floor will include a community room with kitchen, property manager's office and on-site case management offices in which individualized supportive services will be provided.

A dog park, barbecue area with tables and pergola, a community garden and bicycle lockers will be located near the building. The balance of the site will provide a paved driveway and off-street parking, and landscaping.

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

The project is intended to provide housing and assistance for homeless and mentally ill individuals in Yuba County.

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

Linda is an unincorporated community located just south of the Yuba River, across from the city of Marysville. The project vicinity was developed as a single-family residential neighborhood in the 1960s and 1970s. Neighborhood commercial properties along Feather River Boulevard include small markets, personal services, gas stations and auto repair, and similar businesses. A commercial district is located 1,500 feet to the northeast, beyond the State Route 70 freeway.

The project site is part of a 13-acre property which is the last large vacant parcel in the vicinity. The proposed project is the first phase of planned development on the entire 13 acres for affordable housing, over several phases.

Funding Information

Grant Number	HUD Program	Funding Amount
TBD	Project Based Vouchers, Section 8 40 Vouchers	\$3,605,520

Estimated Total HUD Funded Amount:

\$3,605,520

The actual subsidy amount will depend on the incomes of actual households assisted and the approved Yuba County Fair Market Rents. Regional Housing Authority estimates the first year Section 8 subsidy to be approximately \$180,276, and the total 20-year commitment to be approximately \$5,740,800, with an annual maximum of \$394,860 .

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$15,000,000

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No — <u>X</u>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), Runway Protection Zone, or within a military airfield Clear Zone (CZ) or Approach Protection Zone (APZ), based on information from the civilian airport or military airfield administrator identifying the boundaries of such zones.</i></p> <p>The project is located 1.2 miles NNW of the Yuba County Airport, and 1.25 miles east of the Sutter County Airport. Both are general aviation airport, with no commercial jet traffic. Beale Air Force Base, is 7.5 miles to the east of the project site.</p> <p>The project site is not located within a safety zone of any of these facilities.</p> <ul style="list-style-type: none"> • Yuba County Airport Land Use Compatibility Plan; March 2011; Exhibit 2. (Appendix C) • Sutter County Airport Land Use Compatibility Plan; April 1994; Figure 10. (Appendix C) • Beale Air Force Base Land Use Compatibility Plan; September 2010; Map 1, <i>Compatibility Policy Map: Airport Influence Area</i> (Appendix C)
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No — <u>X</u>	<p><i>Coastal Barrier Resources do not apply to California.</i></p>

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p>— <u>X</u></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100 year floodplain (Zones A or V) identified by FEMA maps, and does not involve a "critical action" (e.g., emergency facilities, facility for mobility impaired persons, etc. within a 500-year floodplain (Zone B).</i></p> <p>The site is in Zone "X", area of minimal flood hazard. Flood insurance is not required.</p> <p>• Flood Insurance Rate Map #06115C-0405D, February 18, 2011 (Appendix C)</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p>— <u>X</u></p>	<p><i>Yuba County is designated by the U.S. EPA as in Attainment for all criteria air pollutants.</i></p> <p>• US EPA Green Book (Appendix D)</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p>— <u>X</u></p>	<p><i>The project does not involve the placement, erection, or removal of materials, nor an increase in the intensity of use in the Coastal Zone (CZ) per certified coastal plan, California Coastal Commission, SF BCDC, etc.</i></p> <p>The subject property is located in the Sacramento Valley of northern California, approximately 100 miles from the Pacific Ocean. It is not in a Coastal Zone, and is not located within a local coastal plan or within the jurisdiction of the San Francisco Bay Conservation and Development Commission.</p> <p>• State Location Map, Appendix A</p>

Contamination and Toxic Substances	Yes	No	<p><i>The project does involve new development for habitation. It is not located within one mile of an NPL ("Superfund") site, or within 2,000 feet of a CERCLIS site.</i></p>
24 CFR Part 50.3(i) & 58.5(i)(2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Phase I environmental site assessment was prepared by RNC Environmental. The assessment found that the subject property appears to have been vacant for about 20 years; previously, it was agricultural.</p> <p>Four leaking UST sites were identified within one-half mile of the property; all have been closed. Residual contamination is reported at one of the sites, Darrels Payless, located about 250 feet southwest of the subject property. RWQCB records indicate that no off-site contamination is present at this location. Based on the distance of the known contamination plume at Darrels Payless from the subject property, a Vapor Encroachment Condition can be ruled out. No other regulated hazardous materials sites or facilities were identified in the surrounding area.</p> <p>Soil testing determined that organochlorine pesticides (DDT and its breakdown products) are present throughout the property, but at levels below Environmental Screening Levels. Arsenic was identified at concentrations of 10-14 mg/kg, exceeding both the Environmental Screening Levels and potentially naturally occurring background levels..</p> <p>The assessment recommended that any residential development on this site include measures to prevent exposure of future residents to pesticide-contaminated soils. A combination of measures, including sequestration of pesticide-contaminated soil beneath building slabs and paved areas, excavation and removal of contaminated soils, and/or placement of clean fill soil over areas where the ground surface will be exposed (i.e., landscaped areas) will be sufficient to protect residents from exposure.</p> <p><i>Mitigation Measure: A Grading and Drainage Plan for the property shall be prepared by a licensed Civil Engineer in the State of California. It shall depict elevations and slopes for a work at the site and shall be submitted for review and approval prior to issuing a Building Permit. The Grading and Drainage Plan will demonstrate the specific methods to be employed to assure that future residents will not be exposed to soils with elevated pesticides concentrations.</i></p> <ul style="list-style-type: none"> • RNC Environmental, Phase I Environmental Site Assessment, Cedar Lane Permanent Supportive Housing, January 6, 2020; (Appendix H)

<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The County of Yuba has determined that the project will have "No Effect" on any federally protected (listed or proposed) Threatened or Endangered Species, nor adversely modify critical habitats.</i></p> <p>A Biological Resources Assessment was conducted for the project site by RNC Environmental. Twelve special-status species were identified as potentially occurring in the project area. Based on a review of the species' habitat requirements and a field visit to the site, it was determined that no habitat suitable for any Federally-listed threatened or endangered species, or candidate species, exists on this property.</p> <ul style="list-style-type: none"> • RNC Environmental, LLC; Biological Assessment, Cedar Lane Permanent Supportive Housing Apartments; January 22, 2020. (Appendix E)
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The project is located an Acceptable Separation Distance from (ASD) from any above-ground explosive or flammable fuels or chemical containers according to "Siting of HUD-Assisted Projects Near Hazardous Facilities".</i></p> <p>No above-ground tanks are present in the project vicinity.</p> <ul style="list-style-type: none"> • Field Observations by Neil O'Hara, RNC Environmental; November 12, 2019
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The project site includes prime or unique farmland, but is dedicated to urban uses and is not subject to the Farmland Protection Policy Act.</i></p> <p>The soil type present on the project site, Columbia-Urban land complex, 0 to 1 percent slopes, is classified as "Prime farmland if irrigated." is considered "Farmland of statewide importance;" the other soils are "Not prime farmland."</p> <p>The Yuba County Important Farmland map for 2016 shows that the project site is located in an area designated as "Urban and Built-Up Land."</p> <ul style="list-style-type: none"> • USDA Natural Resources Conservation Service; Custom Soil Resource Report for Yuba County, California (Appendix J) • Yuba County Important Farmland map 2016; California Department of Conservation (Appendix C)

<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100 year floodplain (Zones A or V) identified by FEMA maps, and does not involve a "critical action" (e.g., emergency facilities, facility for mobility impaired persons, etc. within a 500-year floodplain (Zone B).</i></p> <p>The site is in Zone "X", area of minimal flood hazard. The site is not in a floodplain.</p> <ul style="list-style-type: none"> • Flood Insurance Rate Map #06115C-0405D, February 18, 2011 (Appendix C)
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The County of Yuba and SHPO agree that the undertaking will have No Effect on Historic Properties within the Area of Potential Effect, per 36 CFR 800.4.</i></p> <p>A Cultural Resources Assessment, dated February 4, 2020, was prepared by Peak & Associates, Inc. Based on a Record Search performed by the CHRIS regional information center, correspondence with the Native American Heritage Commission and Tribal Agencies, and a site survey, Peak and Associates determined that the project will have no effect on historical or cultural resources.</p> <p>A letter documenting this finding was submitted to the State Historic Preservation Office, on February 7, 2020. In a letter dated March 18, 2020, SHPO concurred with this finding.</p> <ul style="list-style-type: none"> • Peak & Associates, Inc., Determination of Eligibility and Effect for the Cedar Lane Permanent Supportive Housing Project; February 4, 2020. (Appendix F) • SHPO letter, March 18, 2020. (Appendix F)

<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>Ambient noise levels are documented to be 65 LDN (CNEL) or less, based on the HUD Noise Assessment Guidelines (NAG) for calculating noise levels and Airport Noise Contour Map.</i></p> <p>A noise assessment was completed using the HUD Noise Assessment Guidelines.</p> <p>The assessment found that the primary noise sources potentially impacting the site are the Union Pacific Railroad, 1,100 feet east of the site, and the State Route 70 freeway, 1,400 feet from the site. The estimated combined noise level at the project site is projected to be 60.9 dB LDN. The site is not impacted by noise from the Yuba or Sutter County airports, or from Beale AFB.</p> <ul style="list-style-type: none"> • Location maps. (Appendix A) • HUD Noise assessment. (Appendix I) • CalTrans traffic data • Yuba County Airport Land Use Compatibility Plan, Exhibit 5. • Sutter County Airport Land Use Compatibility Plan; Figure 7. • Beale Air Force Base Land Use Compatibility Plan; September 2010; Map 2
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>This project is not located within a U.S. EPA-designated sole source aquifer watershed area, per the EPA Ground Water Office, Region IX.</i></p> <p>http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg9.pdf</p> <ul style="list-style-type: none"> • USEPA Sole Source Aquifer maps. (Appendix C)

<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The project does not involve new construction within or adjacent to wetlands, marshes, wet meadows, mud flats, or natural ponds, per field observation and maps issued by the USDI Fish and Wildlife Service or U.S. Army Corps of Engineers.</i></p> <p>Digital Wetland Inventory Maps, published by the U.S. Fish and Wildlife Service, depict no wetlands on the subject property. Field observations show that no evidence of potential wetlands is present. The project site is a previously developed property with no natural habitat present.</p> <ul style="list-style-type: none"> • National Wetland Inventory Map, Appendix C. • RNC Environmental, LLC; Biological Assessment, Cedar Lane Permanent Supportive Housing Apartments; January 22, 2020. (Appendix E)
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The project is not located within one mile of a listed Wild and Scenic River.</i></p> <p>The project is located within one mile of the Feather River, which is not listed as Wild and Scenic.</p> <p>(http://www.rivers.gov/wildriverslist.html)</p> <ul style="list-style-type: none"> • Wild and Scenic River list and map. (Appendix C)
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes —</p> <p>No <u>X</u></p>	<p><i>The project site is suitable for its proposed use, and the project will not be adversely affected by existing environmental conditions.</i></p> <p>The project is consistent with the general plan designation and zoning for the area. There are no identified adverse environmental conditions that would affect the project.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan; Chapter 5. (Appendix G)

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The Land Use Designation of the project site, as well as the entire surrounding area west of State Route 70, is “Valley Neighborhood.” According to the Yuba County General Plan, this is a mixed-use land use designation that allows a wide variety of residential, commercial, public and quasi-public, open space uses. The intent is to provide for the full range of housing types, commercial and public services, retail, offices, civic uses, recreational amenities, and other components of a complete neighborhood in valley portions of the County. Allowable uses include detached and attached single-family residences, small-lot single-family homes, second units, apartments, condominiums, and other types of housing in single-use and mixed-use formats. The project is fully compatible with this designation.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan; Chapter 5. (Appendix G)

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p><u>Soil Suitability</u></p> <p>According to the Natural Resources Conservation Service, Web Soil Survey, the property is underlain by Columbia-Urban land complex. This soil is “not rated” for building site limitations. There is a potential that local soil conditions will have an effect on site preparation and foundation specifications.</p> <p>As a mitigation measure:</p> <ul style="list-style-type: none"> • <i>Prior to issuance of building permits, a geotechnical report be prepared, and reviewed and approved by the Yuba County Building Department. Its recommendations will be incorporated into the design and construction of the project.</i> • Natural Resources Conservation Service, Web Soil Survey (Appendix J) <p><u>Slope</u></p> <p>The project is level.</p> <ul style="list-style-type: none"> • RNC Environmental, Phase I Environmental Site Assessment, Cedar Lane Permanent Supportive Housing, January 6, 2020; (Appendix H) <p><u>Erosion</u></p> <p>Based on the level site, erosion hazard is limited. The project will prepare a Storm Water Pollution Prevention Plan (SWPPP); all erosion control measures and construction activities shall be completed in accordance with the plan.</p> <ul style="list-style-type: none"> • Natural Resources Conservation Service, Web Soil Survey (Appendix J) • Yuba County 2030 General Plan Environmental Impact Report, Section 4.6
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<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff (continued)</p>	<p>2</p>	<p><u>Drainage and Stormwater</u></p> <p>The project will convert mostly open land into multi-family residential development, increasing the impervious land area and the rate and amount of surface runoff.</p> <p>Reclamation District 784 provides drainage in the Olivehurst - Plumas Lake and Linda. RD 784 maintains major drainage channels, most detention basins, and pumping stations. Water drains from the county-owned infrastructure in subdivisions into district-owned channels and detention basins, and is finally pumped over the levees into the Feather and Bear Rivers and the WPIC. Drainage infrastructure maintained by RD 784 includes 43 miles of internal drainage ditches, nine pumping stations, and five detention basins. Drainage for the project site will be designed in accordance with RD 784 requirements.</p> <ul style="list-style-type: none"> • Site plan, Appendix A. • Yuba County 2030 General Plan Environmental Impact Report
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<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p><u>Fault Rupture</u></p> <p>Fault rupture hazards are important near active faults and tend to reoccur along the surface traces of previous fault movements. The site is not located within an Alquist-Priolo Special Studies Zone and the potential for fault rupture, damage from fault displacement, or fault movement directly below the site is considered to be very low.</p> <p><u>Seismic Shaking</u></p> <p>The site is located within an area where potential shaking from earthquake generated ground motion waves can be considered moderate. Seismic design criteria for the project site are provided in the Geotechnical report.</p> <p><u>Liquefaction and Seismic Settlement</u></p> <p>Liquefaction occurs when saturated fine-grained sands and/or silts lose their physical strength temporarily during earthquake induced shaking and behave as a liquid. The soil type on the site is generally not within the range of grain size typically considered susceptible to liquefaction. The project site is not currently mapped for potential liquefaction hazard by the California Geological Survey.</p> <p><u>Earthquake Induced Land-sliding</u></p> <p>The project site is level; seismically induced and/or other landslides are not considered a significant hazard at the site.</p> <p><u>Tsunamis and Seiche</u></p> <p>The site is not located near any large bodies of water. There is no tsunami or Seiche hazard at the site.</p> <p><u>Wildland Fire</u></p> <p>The proposed project is not located in an area designated as a high fire hazard zone.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan Environmental Impact Report • California Department of Forestry and Fire Protection, Fire Hazard Severity Zones, Yuba County; 2007. Appendix C <p><u>Noise</u></p> <p>Temporary construction activities associated with the development of the proposed project have the potential to create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The project will comply with County noise standards.</p> <ul style="list-style-type: none"> • Yuba County Code Chapter 8.20, Noise Regulations
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Energy Consumption	2	<p>The proposed buildings will be new construction and will therefore be required to meet all current building standards including but not limited to the California Building Code, California Electrical Code, California Energy Code (Title 24) as well as the County of Yuba Building Code. The buildings are designed to be as energy efficient as possible and will include LED lighting, double pane aluminum windows with Low “E” glazing which are designed to maintain energy efficiency as well as other requirements required by the California Energy Code.</p> <ul style="list-style-type: none"> • Project description • Yuba County 2030 General Plan Environmental Impact Report, Section 4.15
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>As the project is a residential development, it will provide temporary employment for construction workers, but once complete will have no significant impact on employment and income patterns.</p> <ul style="list-style-type: none"> • Project description
Demographic Character Changes, Displacement	1	<p>The project is intended to provide housing and services for persons already living in the Yuba County area, but who are lacking permanent housing. The project will have a potential beneficial impact by providing a permanent or transitional housing solution to those without housing.</p> <p>The project site is presently vacant. No residents will be displaced.</p> <ul style="list-style-type: none"> • Location maps and site photos, Appendix A

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The project is targeted to homeless and mentally disabled individuals; a significant number of families are not anticipated, so impact to student populations is anticipated to be minimal. The site is located with the Marysville Joint Unified School District; Cedar Lane Elementary School is located immediately north of the larger parcel which includes the project site. The site is also in the attendance area of Yuba Gardens Intermediate and Lindhurst High Schools.</p> <p>Community cultural resources are available nearby in Marysville and Yuba City. The city of Sacramento, with multiple educational and cultural opportunities, is a 45-minute drive to the south.</p> <p>The project will have no significant impact on the usage of these facilities.</p> <ul style="list-style-type: none"> • Marysville Joint Unified School District • Google maps
Commercial Facilities	2	<p>The proposed site is directly adjacent to a neighborhood market, with several other small commercial facilities in easy walking distance. A commercial district is located a quarter mile away, on the east side of Highway 70. A full range of services is available nearby in Marysville and Yuba City; the site is a half-hour drive from the Sacramento urban area.</p> <p>No new commercial facilities will be required.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan • Google maps

Health Care and Social Services	2	<p>A regional hospital with full medical services located nearby in Marysville.</p> <p>The project will not create a significant need for new medical services.</p> <ul style="list-style-type: none"> • Rideout Regional Medical Center, Appendix L <p>The Yuba County Health and Human Services Department provides a full range of services for Yuba County residents. The Department has a public office in Linda, just east of Highway 70.</p> <p>The project will not create a significant need for new services.</p> <ul style="list-style-type: none"> • Yuba County Health and Human Services Department; www.yuba.org/departments/health_and_human_services/index.php
Solid Waste Disposal / Recycling	2	<p>The project will result in a small, incremental, and less than significant addition in solid waste generation. Solid wastes generated by the project will consist of typical household refuse. Trash collection facilities will be located on the property.</p> <p>Solid waste collection services, including garbage pickup, recycling, and yard waste hauling, in Yuba County are provided by Recology Yuba-Sutter. Recology Yuba-Sutter operates two transfer stations – one in Marysville and the other in Brownsville. Recology also operates a household hazardous waste collection facility, a recycling buy-back center, and a composting facility. The transfer station located in Marysville has a maximum permitted throughput of 1,080 tons per day (CalRecycle 2010a). Once solid waste is collected and sorted at the transfer stations, it is disposed of at the Ostrom Road Landfill, which is located approximately four miles north of Wheatland. According to the California Department of Resources, Recycling, and Recovery, the Ostrom Road Landfill has a remaining capacity to serve until 2066.</p> <p>Yuba County 2030 General Plan Environmental Impact Report, Section 4.14</p>

Waste Water / Sanitary Sewers	2	<p>The project will result in an incremental addition in wastewater generation. Effluent from the project will consist of typical domestic sewage.</p> <p>There are 11 state-regulated wastewater treatment facilities in Yuba County. The Linda County Water District provides wastewater collection, treatment, and disposal services for 3,360 connections, primarily for residences, but with some commercial uses. The wastewater treatment plant (WWTP) is located in the unincorporated community of Linda and has a capacity of 5 million gallons per day (mgd) for secondary treatment standards. As of March 2010, average daily flows to the WWTP were approximately 1.1 mgd. The District also maintains a permitted outfall pipeline that allows discharge of treated effluent to the Feather River.”</p> <ul style="list-style-type: none"> • Project Description, Appendix B. • Yuba County 2030 General Plan Environmental Impact Report, Section 4.14
Water Supply	2	<p>Water supplies in Yuba County are provided by several different providers that, in turn, rely on both surface and groundwater sources. The Linda County Water District (LCWD) uses groundwater exclusively.</p> <p>The water supply for Linda originates from ground water pumped from 6 wells. These wells are strategically located throughout the District to ensure a constant pressure level. The treatment process consists of aeration, filtration and chlorination.</p> <p>The water supply meets all state and federal drinking water standards.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan Environmental Impact Report, Section 4.14 • Linda County Water District 2018 Consumer Confidence Report (Appendix L)

Public Safety - Police, Fire and Emergency Medical	2	<p>In Yuba County, the Yuba County Sheriff’s Department (YCSD) and California Highway Patrol (CHP) provide law enforcement services in the unincorporated portions of the County. The YCSD provides police services, operates the Yuba County Jail, acts as the County Coroner, and administers various programs and operations aimed at providing public safety, including, but not limited to: patrol, search and rescue, field training, marine and aerial enforcement, narcotics unit, investigations units, an auto theft program, crisis negotiation, reserve officer and cadet programs, animal care services, and others.</p> <p>The Linda Fire Protection District responds to over 4,000 emergency calls per year. The Department has 14 full time staff and relies heavily on its Paid-Call Firefighters for all types emergencies. The District covers 52 Sq miles which includes the Communities of Linda, Plumas Lake, Arboga, and portions of Olivehurst. The District also participates in the California Mutual Aid System.</p> <p>The project will be required to pay developer fees, which will offset the cumulative impacts to physical facility needs for each of these services; and will be required to cover any costs directly required for development of the project site.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan Environmental Impact Report, Section 4.12 • Linda Fire Protection District; lindafire.org
Parks, Open Space and Recreation	2	<p>The project includes basic recreational facilities for residents, including a barbecue /picnic area, a children’s play structure, a community garden and a fences dog park.</p> <p>Local park facilities include the playground of Cedar Lane School just to the north, and Cottonwood Park, one-quarter mile south along Alicia Avenue. Regional park facilities are located alongtheu Feather and Yuba Rivers.</p> <p>People without permanent housing often rely on public parks and other public facilities to meed many of their basic needs - restroom facilities, picnic areas, and informal campsites. The project will provide permanent housing for a portion of this population, and should result in reduced use of parks for these purposes.</p> <ul style="list-style-type: none"> • Project description • Yuba County 2030 General Plan

Transportation and Accessibility	2	<p>The site is approximately a quarter mile west of the Highway 70 freeway, which provides access to Marysville and Sacramento, and points beyond. The primary access to the site is from Feather River Boulevard, which is designated as a Collector. Average daily traffic on this road is currently about 5,000 vehicles. Developer fee swill offset the cumulative impact of the project toward a long-term need for improvements.</p> <p>Public transportation in Yuba County includes public bus service, park-and-ride facilities, and vanpools. Public transportation in Yuba County is operated by Yuba-Sutter Transit, which provides fixed-routes and demand-responsive services to County residents through local, commuter, and rural bus routes. The Linda Shuttle route includes a stop on Feather River Boulevard adjacent to the project site.</p> <p>Yuba-Sutter Transit also offers two weekday commuter bus routes, the Sacramento Commuter Express and the Sacramento Middy Express, operating between Marysville and Sacramento.</p> <ul style="list-style-type: none"> • Yuba County 2030 General Plan • Yuba-Sutter Transit; yubasuttertransit.com
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The proposed project is a level, formerly agricultural site. No unique natural features are present.</p> <ul style="list-style-type: none"> • Location maps and site photos, Appendix A
Vegetation, Wildlife	2	<p>The proposed project is a level, formerly agricultural site. The vegetation on the site includes weeds & grasses and volunteer agricultural plants No significant wildlife habitat is present.</p> <ul style="list-style-type: none"> • Location maps and site photos, Appendix A
Other Factors	2	None identified.

Additional Studies Performed:

- RNC Environmental; Biological Assessment, Cedar Lane Permanent Supportive Housing Apartments; January 22, 2020. (Appendix E)
- Peak & Associates, Inc., Determination of Eligibility and Effect for the Cedar Lane Permanent Supportive Housing Project, February 4, 2020. (Appendix F)
- RNC Environmental, Phase I Environmental Site Assessment, Cedar Lane Permanent Supportive Housing, January 6, 2020; (Appendix H)

Field Inspection (Date and completed by):

Neil O'Hara, principal, RNC Environmental, LLC., November 12, 2019.

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

AMG & Associates, LLC; (818) 380-2600; Cameron Johnson and Alexis Gevorgian
California Air Resources Board, ambient air quality attainment designations; <http://www.arb.ca.gov/design/adm/adm.htm>
California Department of Conservation, Important Farmland Maps; Yuba County 2016
California Department of Toxic Substances Control
California Division of Forestry, Fire Hazard Severity Zone Map, Yuba County, 2007
California State Office of Historic Preservation
CalRecycle
Flood Insurance Rate Map #06115C-0405D, February 18, 2011.
Yuba County Environmental Health Department
Yuba County General Plan
Yuba County Airport Land Use Compatibility Plan; March 2011; Exhibit 2.
Sutter County Airport Land Use Compatibility Plan; April 1994; Figure 10.
Beale Air Force Base Land Use Compatibility Plan; September 2010; Map 1, Compatibility Policy Map:
Airport Influence Area
Friends of the River – Wild & Scenic Rivers maps; <http://www.friendsoftheriver.org>
Google Earth; <http://earth.google.com/>
National Park Service – Wild & Scenic Rivers list; <http://www.rivers.gov/wildriverslist.html>
Natural Resources Conservation Service – Web Soil Survey; <http://websoilsurvey.nrcs.usda.gov/app/>
U.S. Environmental Protection Agency, Region IX
US Census Bureau, American FactFinder
US Environmental Protection Agency, Sole Source Aquifer program; http://www.epa.gov/safewater/sourcewater/pubs/qrg_ssamap_reg9.pdf
US Fish and Wildlife Service – National Wetland Inventory Maps; <http://wetlandsfws.er.usgs.gov/>
US Fish and Wildlife Service – Sacramento office

List of Permits Obtained:

- None required

Public Outreach [24 CFR 50.23 & 58.43]:

A FONSI notice will be published and circulated consistent with the requirements of 24 CFR 58.43.

Cumulative Impact Analysis [24 CFR 58.32]:

The project is consistent with the Yuba County General Plan. Through the applicable local districts and service areas, the County has the capacity to serve the project. Developer Fees will offset the cumulative impacts to air quality, transportation, schools and parks, and related city services.

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

The 13-acre property of which the project site is a portion is owned by Yuba County, which provides a unique opportunity for the county to subsidize development of affordable housing. Any alternative site would result in overall increased development costs due to the need from property acquisition.

Several vacant property are present on the east side of Linda which are zoned to allow multi-family development; it is not known whether any are available for purchase. These sites are located along North Beale Road and Hammonton-Smartville Road, where they would be subject to greater levels of road noise and traffic congestion. The alternative sites also have a similar agricultural history, and are therefore also potentially impacted by the presence of residual pesticides.

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

Without the proposed project, there will continue to be a significant unmet need for transitional and permanent housing for homeless individuals and families in the Linda area. The subject property would likely remain vacant for some time, but would most likely be developed at some point for residential use.

Summary of Findings and Conclusions:

The proposed project will help to fill a significant and urgent need for affordable rental housing in the Linda area. The County of Yuba has the capacity to serve the project.

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

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

Law, Authority, or Factor	Mitigation Measure
Hazardous Materials	<i>A Grading and Drainage Plan for the property shall be prepared by a licensed Civil Engineer in the State of California. It shall depict elevations and slopes for a work at the site and shall be submitted for review and approval prior to issuing a Building Permit. The Grading and Drainage Plan will demonstrate the specific methods to be employed to assure that future residents will not be exposed to soils with elevated pesticides concentrations.</i>
Soil Suitability	<i>Prior to issuance of building permits, a geotechnical report be prepared, and reviewed and approved by the Yuba County Building Department. Its recommendations will be incorporated into the design and construction of the project.</i>


Determination:

XX **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

_____ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  _____ Date: 4/9/20

Name/Title/Organization: Neil O'Hara, consultant

RNC Environmental, LLC

Certifying Officer Signature:

 _____ Date: 5-1-2020

Name/Title: Kevin Mallen, Director; County of Yuba Community Development & Services Agency

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