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

Project Information

Project Name: Victory Studios and Apartments

Responsible Entity: Sonoma County Community Development Commission

Grant Recipient (if different than Responsible Entity): City of Healdsburg

State/Local Identifier: California / County of Sonoma

Certifying Officer Name and Title: Barbie Robinson, Interim Executive Director

Preparer/ Consultant (if applicable):
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Direct Comments to: Kirsten Larsen, 707-565-7526

Project Location: 306 and 308 East Street, Healdsburg, CA 95448; APN 002-191-002

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

The proposed project would involve redevelopment and renovations at Victory Studios and Apartments in Healdsburg, California. The project includes construction of a single-story, 375 square foot conventional wood-frame building for counseling and office space to support the existing on-site affordable housing (also referred to as the Navigation Center), associated relocation of storm drain and water pipes, construction of a toilet room within an existing laundry room with energy efficiency upgrades, and renovation of a two-bedroom unit for disabled accessibility. Excavation for building foundation and utility relocation would range from approximately 2 to 4 feet in depth. Based on available funding, the project may include replacement of the furnace with electric heat pumps providing air conditioning and heat at 308 East Street, and/or replacement of appliances at all or some units at 306 and 308 East Street.

Source Document(s): 1a and 1b

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

The purpose of the proposed project is to provide interior rehabilitation, disability access, and energy efficiency upgrades to an existing low-income apartment complex. Additionally, the proposed Navigation Center will provide space for a counseling room and office space to support on-site residents.

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

The approximately 22,044 square foot, or 0.5 acres, rectangular-shaped project site is located at 306 and 308 East Street in Healdsburg, California (Figure 1). The project site is located on the block bounded by Plaza Street to the north, Fitch Street to the east, Matheson Street to the south, and East Street to the west. The project site currently includes the existing Victory Studio and Apartments complex, which is an 11-unit, two-story, residential development for affordable to low and extremely-low income households, and associated paved parking.

The project site is currently zoned as DR: *Downtown Residential,* by the City of Healdsburg. According to Section 20.08 of the Planning Code, DR Districts support a variety of land uses, including churches, daycares, multi-family dwellings, private schools, single-family dwellings, supportive housing, and vacation homes. In the DR District, housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, and setbacks, and standards for residential uses, including open space (Source Document: 29).

All streets adjacent to the subject are fully paved and contain sidewalks, curbs, gutters, and street lighting. The property is served with all typical urban utilities, including public water and sewer systems. Local companies supply electricity, gas, and telephone service.

The area associated with new construction has been previously disturbed, as shown in Figure 2, including paved and landscaped areas.



SOURCE: Google, 2019; ESA, 2020

Victory Studio Apartments

Figure 1
Project Site



Figure 2
Site Photograph of New Construction Area

Funding Information

Grant Number	HUD Program	Funding Amount
M-19-UC-06-0220	2019-20 HOME Investments Partnership Program	$250,000

Estimated Total HUD Funded Amount: $ 250,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**: $500,000**

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 ☒	The Healdsburg Municipal Airport is approximately 3.2 miles northwest of the project site. The project site is outside the boundaries of the Healdsburg Municipal Airport runway protection zones. The project site is outside all other defined safety zones, airspace protection zones, and Airport Influence Areas of the airport's Master Plan. The Sonoma County Airport is approximately 7 miles southeast of the project site. The project site is well outside the boundaries of Sonoma County Airport runway protection zones and all other defined safety zones. There are no currently operating military airfields in Sonoma County or the nearby vicinity; therefore, no military airfield Airport Protection Zone or Clear Zone would affect the proposed project. Source Document(s): 2a and 2b
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	There are no Coastal Barrier Resource System (CBRS) Units, or CBRS buffer zones, as defined under the Coastal Barrier Resources Act of 1982 (PL 97-348), as amended by the Coastal Barrier Improvement Act of 1990 (PL 101-591) located within Sonoma County. The project site is therefore not located within a CBRS Unit or a CBRS buffer zone. Source Document(s): 3
Flood Insurance Flood Disaster Protection Act of 1973 and National	Yes ☐ No ☒	FEMA prepares FIRMs, which identify areas subject to flood inundation, most often from a flood having a one percent chance of occurrence in a given year (also known as a base flood or 100-year flood). FEMA refers to the portion of the floodplain or

Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		coastal area that is at risk from floods of this magnitude as a Special Flood Hazard Area (SFHA). The project site is located in Zone X, as identified on Federal Emergency Management Agency (FEMA) map 06097C0551E. Zone X is designated for areas determined to be outside the 0.2% annual chance floodplain. As such, the project site is not considered to be within a floodplain or Special Flood Hazard Area and is, therefore, in compliance with the Flood Insurance Reform Act. Source Document(s): 4
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The project is located in the Northern Sonoma County Air Pollution Control District which is attainment or unclassified for all federal and state ambient air quality standards; as such, the project is in compliance with the Clean Air Act. Source Document(s): 56
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The project site is not located within Coastal Zone Management Area or California Coastal Commission's area of jurisdiction. Thus, the Coastal Zone Management Act is not applicable to this project. Source Document(s): 5 and 6
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	The project site is currently covered with an asphalt surface, landscaping, and two two-story residential buildings. Historical uses and potential hazards for the project site and immediate vicinity were provided by the California State Water Resources Control Board (SWRCB) online database system of waste and hazardous substances sites (GeoTracker) and the Department of Toxic Substances Control (DTSC) online tracking system for cleanup, permitting, enforcement, and investigation at hazardous waste and contamination sites (EnviroStor) for this project. <u>Environmental Site Assessment Findings</u> Per the SWRCB GeoTracker, there are no records of leaking underground storage tank (LUST) cleanup sites, cleanup program sites, military cleanup sites, or DTSC cleanup sites on the project site. Within a half-mile radius of the project site, there

		are 30 historic LUST cleanup sites, all of which are now closed, and 11 cleanup program sites, three of which are still open. The cleanup site nearest the project site is located at 340 Center Street, a retail facility that was formerly a dry cleaning business in operation until 2000. During the property transfer process, a groundwater sample detected tetrachloroethene (PCE) in the groundwater, resulting in the installation of three monitoring wells at the site. The site was subsequently under assessment for five years before becoming inactive and was re-designated for assessment in 2019. An additional cleanup site is located at 12 Matheson Street. The site was a coal gasification plant prior to 1900, and in 1941 was a hay and feed warehouse that included a terminating spur of the Northwest Pacific Railroad. From 1962 to 1986, the site was operated by E&M Electric to refurbish electric motors, and in 1976 a 1,500-gallon gasoline underground storage tank (UST) was installed. The petroleum UST was removed in 1989, and in July 2004, 3,000 tons of impacted soil were excavated from the site. Six monitoring wells were used to assess and monitor the site, and the cleanup was declared inactive in 2015. The third open cleanup site is located at 164 Healdsburg Avenue, and is the site of finished wood products manufacturing facility and distribution yard. The site previously operated as a redwood products manufacturing plant. A 1,000-gallon leaded gasoline UST and a 1,000-gallon diesel UST were removed from the site in 1988, and site assessment began in 2018. A DTSC EnviroStor search did not yield results for records of any superfund, state response, cleanup, evaluation, investigation, or corrective action sites on or within a half-mile of the proposed project site. <u>Conclusion</u> There are no records of historic or present LUST cleanup sites, UST cleanup sites, or other cleanup sites on the project site. Furthermore, the project site is previously disturbed and is unlikely to involve considerable or sustained ground disturbance. Ground disturbance will be constrained to localized excavation for foundation removal and utilities relocation, and due to depth (two to four feet) and distance from these sites, is unlikely to encounter contaminated groundwater or soil.

		Source Document(s): 7, 8, 9, 10, 11, and 12
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	An official species list and critical habitat map were obtained from the USFWS and California Natural Diversity Database and indicate that endangered species have the potential to be located within the project area. However, the project site is fully developed with buildings, pavement, and minimal landscaping. No impacts on federally listed species or critical habitat would occur as the project site is a disturbed and paved, and does not contain critical habitat or other suitable habitat for any federally listed species. Source Document(s): 13, 14, and 15
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The project will not include new permanent housing or increase the density of existing housing. There are no above ground storage tanks or other explosive hazards on the project site or within line of sight. The project is compliant with HUD standards for explosive and flammable hazards. Source Document(s): Figure 1, 24 CFR Part 51 Subpart C
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The project site and immediate vicinity consist of urban and built-upland; therefore, the project would not affect farmlands. There are no protected farmlands in the project vicinity. Source Document(s): 17 and 18
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	As addressed under Flood Insurance above, the project site is located in Zone X as identified on Federal Emergency Management Agency (FEMA) map 06097C0551E. Zone X is designated for areas determined to be outside the 0.2% annual chance floodplain. Based on this FIRM, the project site is located entirely outside of the 100-year and 500-year floodplain. The project site is not considered to be within a floodplain or Special Flood Hazard Area and is therefore in compliance with the Executive Order 11988. Source Document(s): 4
Historic Preservation National Historic Preservation Act of	Yes ☐ No ☒	The project does not have the potential to cause adverse effects to historic properties for the following reasons:

1966, particularly sections 106 and 110; 36 CFR Part 800		-limited excavation would occur in previously disturbed or paved areas -no exterior rehabilitation would occur to existing buildings. Source Document(s): 36 CFR 800.3(a)(1)
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The project includes improvements within existing residential structures. The interior auditory environment shall not exceed a day-night average sound level of 45 decibels as required by HUD and California law. Source Documents: 24 CFR Part 51 Subpart B
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The project is not served by a U.S. EPA designated sole-source aquifer, is not located within a sole source aquifer watershed, and would not affect a sole-source aquifer. Source Document(s): 19
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The project site is developed and does not contain wetland or riparian resources. The area of new construction is shown in Photograph 1, under the discussion of *Existing Conditions and Trends*. Therefore, the project would not affect wetland or riparian areas. Source Document(s): See Photograph 1 above.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	No federally designated Wild and Scenic Rivers are located within the City of Healdsburg and County of Sonoma; therefore, the project would not affect any wild and scenic rivers. Source Document(s): 21
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	For purposes of this analysis, the definitions of minority and low-income populations are based on the Council on Environmental Quality's (CEQ's) Guidance for Agencies on Key Terms in Executive Order 12898.

		A minority population is present within a study area under either of the following conditions: • The minority population percentage of the affected area is meaningfully greater than the affected area's general population. • The minority population percentage of the affected area exceeds 50 percent. Low-income populations are identified based upon poverty thresholds provided by the U.S. Census Bureau and are identified in one of the following ways (CEQ 1997:25): • The population percentage below the poverty level is meaningfully greater than that of the population percentage in the general population. • The population percentage below the poverty level in the affected area exceeds 50 percent. The project site currently consists of two existing two-story apartment buildings with 11 low-income units. The project site is located in Census Tract 1539.02 of the 2010 U.S. Census. Within this Tract, approximately 39 percent of the population is comprised of ethnic minorities, and approximately 7.5 percent of the population has an income below the poverty line. Within the City of Healdsburg, approximately 25.9 percent of the population is comprised of ethnic minorities, and approximately 5.7 percent of the population has an income below the poverty level. Because the Census Tract has a higher percentage of ethnic minorities and population below the poverty line in comparison to the City as a whole, the project area is considered to have an environmental justice population. The project would improve an existing affordable housing development in the City of Healdsburg. In such a way, it would benefit low-income individuals. No adverse, disproportionate impacts on low-income or minority populations are anticipated. Source Document(s): 22, 23, and 24

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	<u>Conformance with Plans / Compatible Land Use and Zoning</u> The project site is situated within the southwestern portion of the Healdsburg city limits. The project area contains downtown residential uses, with proximate downtown commercial and office/high-density residential uses, as well as nearby medium residential and public/quasi-public uses. The three adjacent parcels immediately north of the project site are single-family homes, including one home located at 316 East Street constructed in 1880 and two other homes constructed in 1950 and 1952, respectively. 1952 Saint Paul's Episcopal Church is located south of and immediately abutting the project site at 209 Matheson Street. The church building was constructed in 1888 at another site and was not moved to its present location until 1900. A single-story dermatological facility abutting two adjacent parking lots is located across East Street from the project site. The project site and parcels immediately north of the site are currently zoned as a Downtown Residential (DR) district. Parcels south of the site are zoned as Office & Multi-Family Residential (ORM) and Public (P) districts, with R-1-6,000 square foot (sq. ft.) minimum lot size residential

		district zoning east of the site. West of the project site, parcels are zoned as Downtown Commercial (CD), Plaza Retail (PR), and Public (P) districts. The proposed 11-unit rehabilitation project would be consistent with allowable land uses in the DR residential district. Although the project proposes a new structure, it will provide counseling and administrative office space. It would not introduce new residential units beyond those currently existing on the site. The project would also be allowable under current zoning, as the facilities to be rehabilitated are already existing and would not represent significant height differences as a result of the project. Existing off-street parking would undergo modifications to parking accessible under the Americans with Disabilities Act (ACT), but would not otherwise be significantly altered. Overall, the project is consistent with proper land use and zoning plans, and would therefore not conflict with applicable local planning goals and policies. <u>Scale and Urban Design</u> The size of the existing on-site structures would not vary due to the project. The existing buildings' two-story heights would not be altered, and the proposed Navigation Center addition would be a single-story structure similar in size and scale to the ground floor of the two on-site buildings. The proposed project would, therefore, not result in substantial adverse aesthetic effects related to scale and urban design. Source Document(s): 16, 25, 26, 27, 28 29, and 30
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<u>Geology and Soils</u> The project site is located in the Russian River watershed within the central Coast Ranges Geomorphic Province. This province extends along the California coast south to the Transverse Ranges and north to the Oregon border. The province is characterized by northwest-trending valleys and ridges sub-parallel to the San Andreas Fault Zone. The vicinity of the City of Healdsburg broadly features a low-lying, gently-sloping topography, with hilly upland areas distinguishing the northern and eastern portions of the city. The city is broadly underlain by the Great Valley Sequence and the Franciscan Assemblage. The Great Valley Sequence consists primarily of Cretaceous-era marine sedimentary rocks that typically consist of claystone, siltstone, and sandstone. The Franciscan Assemblage is composed primarily of igneous, metamorphic, and sedimentary rocks of the Upper Jurassic to Cretaceous period, and within the vicinity of Healdsburg consists primarily of sheared sandstone and shale. Several active faults are located in the broader vicinity of Healdsburg, including the Healdsburg-Rodgers Creek fault, which passes through

		northern and eastern portions of the city. Other nearby faults include the Maacama, San Andrew, West Napa, and Hunting Creek faults, which lie approximately 4.5 miles north, 19 miles west, 28 miles southeast, and 29 miles northeast of the city, respectively. Healdsburg is not currently situated within an Alquist-Priolo Earthquake Fault Zone (APEFZ). Although certain portions of the city are situated within liquefaction areas of moderate susceptibility, these areas are situation primarily along the Russian River and its major tributaries. The project itself is not located within an area of moderate, high, or very high susceptibility, and the risk to public safety from liquefaction is considered relatively low. The project would comply with the standards established in Chapters 29, 16, and 18 of the 2019 California Building Code, as adopted and enforced by the City of Healdsburg. The project would be subject to review and inspection by City staff throughout the permitting, design, and construction phases of the project. <u>Stormwater</u> The project site is currently covered with impermeable surfaces, including two, two-story residential structures and parking lot. Although some minor excavation for pavement removal and utility relocation is anticipated, this area has been identified as the proposed location of the future Navigation Center, and a new foundation covering roughly the same area would be installed. The project would, therefore, not result in a significant increase in impervious area. Stormwater runoff from project construction would continue to drain into the combined sewer/ stormwater collection, storage, and treatment system facilities operated by the Healdsburg Wastewater Treatment, Recycling, and Disposal Facility (Healdsburg Wastewater Facility) before ultimately being discharged into Foss Creek. Per the Healdsburg Urban Stormwater Quality Management and Discharge Controls Ordinance, best management practices (BMPs) shall be implemented during all construction activities within the City to prevent the discharge of construction wastes, the erosion of soil, and the entry of debris or contaminants from construction materials, tools, and equipment to the stormwater system. Adherence to the requirements of the Healdsburg Urban Stormwater Quality Management and Discharge Controls Ordinance, as well as to the goals outlined in the City of Healdsburg 2005 Stormwater Management Program, would ensure that the proposed project would not substantially degrade water quality during either construction or operation. Source Document(s): 31, 32, 33, and 34

Hazards and Nuisances including Site Safety and Noise	2	Hazardous Materials As discussed in the "Contamination and Toxic Substances" discussion above, historical records and potential hazards for the project site and immediate vicinity were reviewed. Based on the findings of the records search through GeoTracker and EnviroStor, the project site is previously disturbed and is unlikely to involve considerable or sustained ground disturbance, and is not anticipated to encounter known hazardous materials sites or contaminated groundwater. Noise Construction noise would be temporary and limited to reasonable hours, in compliance with the City's Noise Ordinance. Source Document(s): 7, 8, 9, 10, 11, and 12
Energy Consumption	2	The project would meet current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulation. Title 24 regulations, including the CALGreen code, are enforced by City of Healdsburg staff through plan checks and project inspections. The City has adopted a 2019 Energy Reach Code pertaining to the energy efficiency of electric space and water heating appliances and systems, which places more stringent standards on applicable future development that the State energy standards under Title 24. Electricity for the project would be partially generated through solar power generated by solar panels installed on the roof of each building, including the proposed Navigation Center, and all three structures would meet or exceed the requirements of the California Building Energy Efficiency Standards. The project would, therefore, not have a substantial effect on the use, extraction, or depletion of a natural resource. Source Document(s): 35, 36

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The project is not anticipated to impact employment negatively or displace existing jobs. Construction and interior improvements at the project site would result in temporary construction jobs. It is expected that construction work and social support work at the Navigation Center would be accommodated by the existing employment

		pool. No adverse impact is anticipated from the project on employment and income within the project area. Source Document(s): N/A
Demographic Character Changes, Displacement	2	The primary use of the site for affordable housing will not be altered, and thus the project would not create demographic changes or displace existing residents. Source Document(s): N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The project would not displace educational or cultural facilities. The project area is currently served by the Healdsburg Unified School District (HUSD) and existing cultural facilities provided within one block of the project site at the Healdsburg Museum and the Healdsburg Center for the Arts. No impacts are anticipated as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): 37
Commercial Facilities	2	The project would not displace existing commercial facilities. No impacts are anticipated to existing commercial facilities in the area, as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): N/A
Health Care and Social Services	1	The nearest major hospital is the Healdsburg District Hospital, located approximately 1.1 miles north of the project site. No impacts are anticipated to existing health care or social service facilities in the area, as the project does not add to the number of residential units or increase the density of residential units. Social services, including poverty prevention, homelessness prevention, medical and laundry services, food distribution, special-needs youth support, and community education services, are located both within a convenient and reasonable distance to residents of the proposed project. Many social service facilities are located within a walkable distance of the project site, and health care and social services are accessible via public

		transportation provided by the Healdsburg Shuttle, which passes the project site on its regular route and is free for all riders through July 1, 2020. Additional transit and paratransit services are provided along Healdsburg Avenue by Sonoma County Transit. The project would, therefore, have no significant adverse impacts on health care and social services, and by providing on-site counseling services, would ultimately provide beneficial social services to residents on the project site. Source Document(s): 38, 39, 40, 41
Solid Waste Disposal / Recycling	2	Solid waste, recycling, and compost services are provided to residential and commercial properties within the City of Healdsburg by Recology Sonoma Marin. Active landfills in Sonoma County include the Central Disposal Site and the Santa Rosa Geothermal Company site. These landfills are permitted to receive 2,500 tons per day and 42,000 gallons per day, respectively. The Central Disposal Site has a remaining capacity of over 9,000,000 cubic yards. In compliance with Section 5.408.1.1 of the 2016 California Green Building Code, a construction waste management plan would be established and enacted for the proposed project. This plan would identify construction and demolition materials to be diverted from disposal, determine if waste materials would be sorted on-site or bulk mixed, identify diversion facilities where collected materials would be taken, and specify whether the amount of waste materials collected would be calculated by weight or by volume. During operation, the project would be subject to Chapter 8 of the City of Healdsburg Municipal Code, which regulates the storage, collection, and disposal of solid waste. No impacts are anticipated to existing solid waste facilities in the area, as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): 42, 43, and 44
Waste Water / Sanitary Sewers	2	The project site is within an urban area that is well served by the combined sewer/stormwater collection, storage, and treatment facilities operated by the Healdsburg Wastewater Treatment, Recycling, and Disposal Facility (Healdsburg Wastewater Facility). Wastewater generated at the project site would be treated by the Healdsburg Wastewater Facility, which provides wastewater collection and transfer service in the City. The WWTP is currently operating under the 2016 National Pollutant Discharge Elimination System (NPDES) Permit No. CA0025135 (Order No. R1-

		2016-0015) issued and enforced by the North Coast Region Regional Water Quality Control Board, which monitors discharge prohibitions, dry-weather effluent limitations, wet-weather effluent performance criteria, receiving water limitations, sludge management practices, and monitoring and reporting requirements. No impacts are anticipated to existing wastewater/sewer facilities in the area, as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): 45
Water Supply	2	Water would be provided to the project by the City of Healdsburg Utilities Department. According to the 2015 *Urban Water Management Plan for the City of Healdsburg* (UWMP), the City of Healdsburg would be able to meet the future demand in years of average precipitation as well as during a multiple-dry year period. No impacts are anticipated to existing water supply facilities in the area, as the project does not add to the number of residential units or increase the density of residential units. Source Information: 46 and 47
Public Safety - Police, Fire and Emergency Medical	2	Police service is provided to the project site primarily by the Healdsburg Police Department. A police station is located at 238 Center Street, approximately 0.1 mile southwest of the project site. Other services provided to the City by the Healdsburg Police Department include animal control, code enforcement, permits and licensing, and safe medicine disposal services. Fire protection to the project site is provided by the Healdsburg Fire Department, which operates out of one fire station located at 601 Healdsburg Avenue, approximately 0.4 miles northwest of the project site. The Healdsburg Fire Department provides fire prevention, disaster preparedness, hazardous materials management, public education, and weed abatement services to the City of Healdsburg. Compliance with provisions of the 2019 California Building Code and 2016 California Fire Code for new and existing development would ensure fire safety and accessibility for the proposed project. No impacts are anticipated to existing public safety services in the area, as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): 48, 49 and 50

Parks, Open Space and Recreation	2	There are several park and recreation facilities and open space within 0.5 miles of the project site. These include the 11-acre Badger Park and 4-acre Healdsburg Recreation Park. As such, the project has ample walkable access to nearby recreational facilities. No impacts are anticipated to existing park and recreation facilities in the area, as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): 51 and 52
Transportation and Accessibility	2	The project site is adequately served by pedestrian, transit, and parking facilities. The site lies along the connection between the North Loop and South Loop of Route 67 of the Healdsburg Shuttle. The two stops along this route nearest the project site are Stop B, near St. John the Baptist Catholic Church on 208 Matheson Street, and Stop J, near the Healdsburg Senior Center located at 133 Matheson Street. These stops are located approximately 0.03 mile south and 0.05 mile west of the project site, respectively. Additional public transit opportunities are provided through Healdsburg by the Route 60 Sonoma County Transit bus, which runs from Cloverdale to Santa Rosa. The nearest stop along this route is located at the intersection of Healdsburg Avenue and Matheson Street, approximately 0.13 miles southwest of the project site. Sonoma County Transit also offers eligible residents fixed-route paratransit services and door-to-door paratransit services within 0.75 miles of the public-fixed route services. No impacts are anticipated to the transportation system, as the project does not add to the number of residential units or increase the density of residential units. Source Document(s): 53, 54 and 55

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project site is relatively flat and entirely paved, landscaped, and developed with two, two-story apartment buildings. No known unique natural or water features are present onsite. Implementation of the project would not affect water resources, nor would it increase demands on groundwater resources. As noted above, water service is provided by City of Healdsburg Utilities Department. No surface waters (e.g., lakes, rivers, ponds) are located on or adjacent to the project site.

		Source Document(s): 46
Vegetation, Wildlife	2	The project site is relatively flat and entirely paved with an existing single-story apartment building and does not support sensitive vegetation and/or wildlife species. Source Document(s): 17, 18, and 19
Other Factors		NA

Additional Studies Performed:

Field Inspection (Date and completed by)**:** Joe Irvin, City of Healdsburg on Thursday, March 12th, 2020.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:** See Attached Source Documents

List of Permits Obtained: None to date.

Public Outreach [24 CFR 50.23 & 58.43]: A notice of availability of the EA and FONSI will be published in a newspaper of general circulation in the area.

Cumulative Impact Analysis [24 CFR 58.32]**:** A cumulative impact is the impact on the environment, which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. As shown in Figure 1, the project area is developed. No major construction activities or redevelopment are anticipated on adjacent or nearby parcels. Construction of the Navigation Center and interior improvements would be temporary, and impacts would primarily be limited to the project site itself. Due to the nature of the development (supporting existing residential uses), no permanent, adverse impacts are anticipated.Thus, the project will not contribute to cumulative impacts.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]: The scale of the project is small, and thus there are not many alternatives to consider. A larger development (e.g. larger Navigation Center) could have greater impacts on the human environment, although they could potentially be mitigated depending on the size of the development. A smaller development (e.g. smaller Navigation Center or no Navigation Center) would not maximize the potential use of the property and would not necessarily avoid any impacts.

No Action Alternative [24 CFR 58.40(e)]: The no action alternative would mean that interior improvements would not occur, and no navigation center would be built. The project site would continue to be used for affordable housing.

Summary of Findings and Conclusions:

The project will result in less than significant impacts to the environment while providing beneficial socioeconomic impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]: N/A

Determination:

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

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

Preparer Signature: Jennifer Wade Date: 3/26/2020

Name/Title/Organization: Jennifer Wade, Program Manager, ESA

Certifying Officer Signature: [signature] Date: 4/2/2020

Name/Title: Barbie Robinson, Interim Executive Director

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