



ENVIRONMENTAL ASSESSMENT/  
FINDING OF NO SIGNIFICANT IMPACT

# Groveland Community Resilience Center Project



PREPARED FOR:  
Tuolumne County  
2 South Green Street  
Sonora, CA 95370  
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MARCH 20, 2019

**Environmental Assessment  
for the  
Groveland Community Resilience Center Project**

**Prepared for:**

**Tuolumne County, County Administrator's Office  
2 South Green Street  
Sonora, CA 95370**

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**March 20, 2019**

# ENVIRONMENTAL ASSESSMENT

<b>Responsible Entity:</b> [24 CFR 58.2(a)(7)]	Tuolumne County
<b>Certifying Officer:</b> [24 CFR 58.2(a)(2)]	David B. Gonzalves, Community Resources Agency Director Community Resources Agency, Tuolumne County
<b>Project Name:</b>	Groveland Community Resilience Center
<b>Project Location:</b>	Tuolumne County, California. Assessor Parcel Numbers (APN) 066-030-630 and 066-090-320
<b>Estimated Total Project Cost:</b>	Tuolumne Community Resilience Center: \$19,000,000
<b>Grant Recipient:</b> [24 CFR 58.2(a)(5)]	Tuolumne County, County Administrator's Office 2 South Green Street Sonora, CA 95370 Phone: (209) 533-5633
<b>Project Representative:</b>	Maureen Frank, Deputy County Administrator Tuolumne County, County Administrator's Office 2 South Green Street Sonora, CA 95370 Phone: (209) 533-5511 mfrank@co.tuolumne.ca.us
<b>Environmental Consultant:</b>	Ascent Environmental, Inc. 455 Capitol Mall, Suite 300, Sacramento, CA 95814 Phone: (916) 444-7301
<b>Date Completed</b>	March 22, 2019

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 Code of Federal Regulations (CFR) 58.40(d), 40 CFR 1505.2(c)]

## Mitigation Measure 1: Minimize Impacts to Western Pond Turtle

To avoid injury or mortality of western pond turtle, the County shall implement the following measures:

- ▶ A pre-construction survey for western pond turtle shall be conducted by a qualified biologist within 24 hours prior to commencement of ground-disturbing activities. Surveys shall be conducted within the project disturbance areas and all access routes to avoid and minimize injury or mortality of western pond turtle. If a western pond turtle is found within the work areas, exclusion fencing shall be installed surrounding the construction areas and the western pond turtle shall be allowed to move outside of the construction area on its own volition. If this is not feasible, the turtle(s) shall be captured by a qualified biologist and relocated out of the construction area to suitable habitat at least 100 feet from the work area.

## Mitigation Measure 2: Minimize Impacts to Roosting Bats

To prevent disturbance or injury to roosting bats, the County shall implement the following measures:

- ▶ Within 14 days prior to any construction activity, surveys for roosting bats on the project site shall be conducted by a qualified biologist. Surveys shall consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. The type of survey would depend on the condition of the trees to be removed. If no bat roosts are found, then no further action would be

required. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. If no impacts to bats roosts would occur, no further mitigation is required.

- ▶ If roosts of pallid and/or western mastiff bats are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in consultation with the California Department of Fish and Wildlife (CDFW) before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) shall be replaced in consultation with CDFW and may include salvaging of the roost tree and securing it to a tree outside of the disturbance area, or construction and installation of bat boxes suitable to the bat species and colony size that were excluded from the original roosting site. Roost replacement shall be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the trees may be removed or sealed.

### **Mitigation Measure 3: Minimize Impacts to Nesting Birds**

To minimize potential disturbance to nesting birds, project activities, including site preparation and grading, shall occur during the non-breeding season (September 15 – February 13). If construction occurs outside the nesting season, no further mitigation is required. However, if construction activities extend beyond the nesting season, the following measures shall apply.

- ▶ If construction activity is scheduled to occur during the nesting season (February 14 to September 14), a qualified biologist shall conduct preconstruction surveys to identify active nests within 500 feet of the project site that could be affected by project construction. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction in the area. If no nests are found, no further mitigation is required.
- ▶ If active nests are found, impacts on nesting native birds shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged, or the nest is no longer active. A 500-foot buffer around raptor nests and a 35-foot buffer around other native bird nests are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by a qualified biologist depending on species and site-specific conditions. If construction cannot be delayed within the buffer area, monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has potential to adversely affect the nest; if nesting pairs show signs of disturbance, construction will cease within the non-disturbance zones until hatchlings successfully fledge.

### **Mitigation Measure 4: Minimize Indirect Impacts to Offsite Riparian Habitat**

All proposed construction activities and development footprints shall be constructed and located at least 100 feet from the centerline of the unnamed intermittent creek, to ensure the associated riparian habitat would be avoided. However, the 100-foot buffer requirement may be adjusted if at the time of the final site plan design, an encroachment into the buffer is required. The 100-foot buffer may be reduced if a qualified biologist can provide substantial evidence to the County that the final site plan design and project elements would not disturb any riparian habitat along the intermittent creek.

### **Mitigation Measure 5: Inadvertent Discovery of Historical and Archaeological Resources**

In the unlikely event that buried cultural deposits (e.g., prehistoric stone tools, milling stones, historic glass bottles, foundations, cellars, privy pits) are encountered during project implementation, all ground-disturbing activity within 100 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations [CFR] 61) shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas. If the find is determined to be significant by the qualified archaeologist (i.e., because it is determined to

constitute either a historical resource or a unique archaeological resource), the archaeologist shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.

#### **Mitigation Measure 6: Inadvertent Discovery of Human Remains**

In accordance with the California Health and Safety Code (CHSC), Section 7050.5, and the Public Resources Code (PRC) 5097.98, regarding the discovery of human remains, if any such finds are encountered during project construction, all work within the vicinity of the find shall cease immediately, a 100-foot-wide buffer surrounding the discovery shall be established, and the County shall be immediately notified. The County coroner shall be contacted immediately to examine and evaluate the find. If the coroner determines that the remains are not recent and are of Native American descent, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

#### **Mitigation Measure 7: Prepare Drainage Report and Implement Recommendations**

A drainage report shall be prepared and reviewed by Tuolumne County in concert with the drainage system design plans. The report shall be prepared by a Registered Civil Engineer, for County approval prior to issuance of any grading permits or construction activity, and shall, at a minimum, include: a written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures.

#### **Mitigation Measure 8: Design Water Detention and Retention to Accommodate Surface Runoff**

Detention and/or retention facilities at the project site shall be designed to the satisfaction of the Tuolumne County Engineering Development Department staff and shall be included in the drainage report and improvement/grading plans for the project, as described in Mitigation Measure 8. Implementation of such facilities shall capture surface runoff and retain flows such that the rate of surface runoff does not exceed existing flows. Maintenance of retention facilities shall be required by Tuolumne County.

**FINDING:** [58.40(g)]

- Finding of No Significant Impact**  
(The project will not result in a significant impact on the quality of the human environment)
- Finding of Significant Impact**  
(The project may significantly affect the quality of the human environment)

Preparer Signature:  Date: 03/20/2019

Name/Title/Agency: Sydney Coatsworth, Principal  
Ascent Environmental, Incorporated

RE Approving Official Signature:  Date: 3/20/19

Name/Title/Agency: David B. Gonzalves, Community Resources Agency Director  
Community Resources Agency, Tuolumne County

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## LIST OF ABBREVIATIONS

APE	area of potential effects
APN	assessor parcel number
BMP	best management practice
CBRS	Coastal Barrier Resources System
CCIC	Central California Information Center
CDFW	California Department of Fish and Wildlife
CFR	Code of Federal Regulations
CNPS	California Native Plant Society
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GCSO	Groveland Community Services District
gpd	gallons per day
HCD	California Department of Housing and Community Development
HUD	U.S. Department of Housing and Urban Development
IPaC	Information for Planning and Consultation
LEED	Leadership in Energy and Environmental Design
LOS	level of service
NAHC	Native American Heritage Commission
NDRC	National Disaster Resilience Competition
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
PG&E	Pacific Gas & Electric
RWQCB	Regional Water Quality Control Board
RCRA	Resource Conservation and Recovery Act
SHPO	State Historic Preservation Officer
sq. ft.	square feet
SWPPP	stormwater pollution prevention plan
TCWH	Tuolumne County Wildlife Handbook
TIS	traffic impact study
TRI	Toxic Release Inventory
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WWTP	wastewater treatment plant

# 1 PROPOSED PROJECT AND PROJECT ALTERNATIVES

## 1.1 PROJECT LOCATION

The project site consists of three undeveloped parcels (Assessor Parcel Numbers [APN] 066-090-032, 066-030-054, and 066-030-063) located west of the intersection of Ferretti Road and Pine Mountain Drive in the community of Groveland, California (Figure 1-1 and Figure 1-2). Only a small portion of the east part of APN 066-030-630 and a small portion of west part of APN 066-090-320 would be developed. The project site is bounded to the north by undeveloped forested land, to the east by Ferretti Road and an existing residential neighborhood, to the south by Ferretti Road and the driveway to the Groveland Community Service District (GCSD), and to the west by the GCSD waste water treatment plant (WWTP) evaporation ponds. The project site is a total of approximately 5.5 acres and the proposed developable acreage is approximately 2 acres.

## 1.2 DESCRIPTION OF THE PROPOSAL

Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 50.12 & 58.32; 40 CFR 1508.25]

### 1.2.1 Project Elements

## PROPOSED USES AND OPERATIONAL CHARACTERISTICS

Tuolumne County proposes to construct and operate a community resilience center in the community of Groveland, consisting of one multi-use building of up to 12,000 square feet (sq. ft.), approximately 200 parking spaces, and associated outdoor multi-functional space (e.g., covered picnic space, staging area). The building pad would be approximately 60 feet by 150 feet and the total area to be paved would be approximately 65,000 sq. ft. The building would include a lobby area, large gathering room (i.e., up to 200-person capacity), one or two classroom spaces, office space, a commercial kitchen, and restrooms.

The center would be designed to function during nonemergency and emergency times. During typical nonemergency operation, the centers would be used by various community groups, non-profit organizations, governmental entities, and the general public. Typical uses would include temporary events such as meetings, parties/fundraisers, training, banquet/receptions, and limited governmental and non-profit activities (e.g., public voting, job search assistance). During times of emergencies, the center would function as a shelter for the public and first responders, gathering space for emergency responders to conduct briefings, public use of computers for communication purposes, staging areas for animal evaluations, and center for cooling/heating for the public during extreme weather days.

Use of the center would be variable throughout the year; however, larger events and peak use is anticipated to occur on the weekends. Daily use on weekdays is anticipated to range from 20 to 60 people per day and on weekends from 40 to 200 people per day. Operation of the center would require five full-time (equivalent) employees to provide housekeeping and maintenance services. Typical daily operating hours would be from 8:00 a.m. to 8:00 p.m. and outdoor activities would be required to end by 10:00 p.m., in accordance with County conditions included on the rental policy for the center.

### Site and Building Design Features

The building would be constructed of steel and concrete blocks and would be painted with earth tones. Site landscaping would be designed to blend naturally into the surrounding landscape, using native vegetation and features, and would comply with County design guidelines. The building would be equipped with an electric central heating ventilation and air conditioning unit (HVAC) and back-up diesel generators for use during emergencies. The building would be designed to meet Leadership in Energy and Environmental Design (LEED) standards and California



Source: Adapted by Ascent in 2018

Figure 1-1 Project Location

Green Building Standards Code (CALGreen Code) (mandatory) standards, including water efficient fixtures and Energy Star appliances. In addition, up to 10 electric vehicle (EV) charging stations would be installed. Downward-facing lighting would be used for all exterior lighting on the building and in associated parking facilities. It is estimated that there would be 15 to 20 outside lights installed.

The project would retain as many trees as possible within the line of sight off of Ferretti Road. The project would also maintain 100 feet of defensible space, as required by the California Department of Forestry and Fire Protection.

### **Vehicular Access and Parking**

The site would be designed to accommodate approximately 200 parking spaces. Access to the Project site would be off Ferretti Road which lies on the east side of the site. Proposed building and parking footprints are shown in Figure 1-2.

### **Emergency Traffic Control Plan**

The use of the project site as an emergency shelter could result in a sudden influx of large volumes of traffic to the project area during times of emergency. Tuolumne County would coordinate with all appropriate emergency service providers and develop a localized traffic management plan to be implemented during times of emergency. The plan would be designed to provide safe access to the project site and effectively manage the increases in vehicular traffic and the associated impact on roadway operations. This plan would comply with any existing local emergency or hazard operations plans and conform to standards and requirements deemed relevant by affected agencies, such that impacts associated with increases traffic during emergencies would be minimized. At a minimum, the plan would include the following:

- ▶ description of parking capacity at the project site, and the number and size of vehicles that could be accommodated;
- ▶ description of emergency shelter operations access: evacuee capacity, parking locations open to evacuees, alternative off-site parking areas, types of vehicles allowed to access the project site, use of traffic control personnel, and specific signage; and
- ▶ description of any street and/or project driveway closures including: duration, posted signage, safe and efficient access routes for existing businesses and emergency vehicles, and use of manual traffic control.

### **Infrastructure and Utilities**

Water and wastewater services would be provided by GCSD and electricity would be provided by the Pacific Gas & Electric Company (PG&E). Electricity would be provided through existing overhead transmission lines. No additional offsite improvements or utility extensions would be required. Diesel back-up generators would be used during emergencies.

Existing water supply infrastructure in the project area includes a 6-inch water main, located on Ferretti Road, south of the site (GCSD 2001a). There is currently no water use at the project site. Existing wastewater infrastructure in the project area includes a 12-inch force main, located south of the site. The force main connects with a 12-inch gravity line that extends to the wastewater treatment plant (WWTP). The current and projected average flow for connections within the system is 127 gallons per day (gpd) per connection (GCSD 2001b).

## **1.2.2 Project Construction**

Construction would be required to comply with standard County-issued conditions of approval required for all discretionary permits, which limit construction hours to between 7:00 a.m. and 7:00 p.m. on Monday through Saturday and prohibit all construction on Sundays and County holidays. Construction is anticipated to take 14 months, beginning in March 2021 and anticipated to be complete by May 2022. Operation of the facility is expected in August 2022.

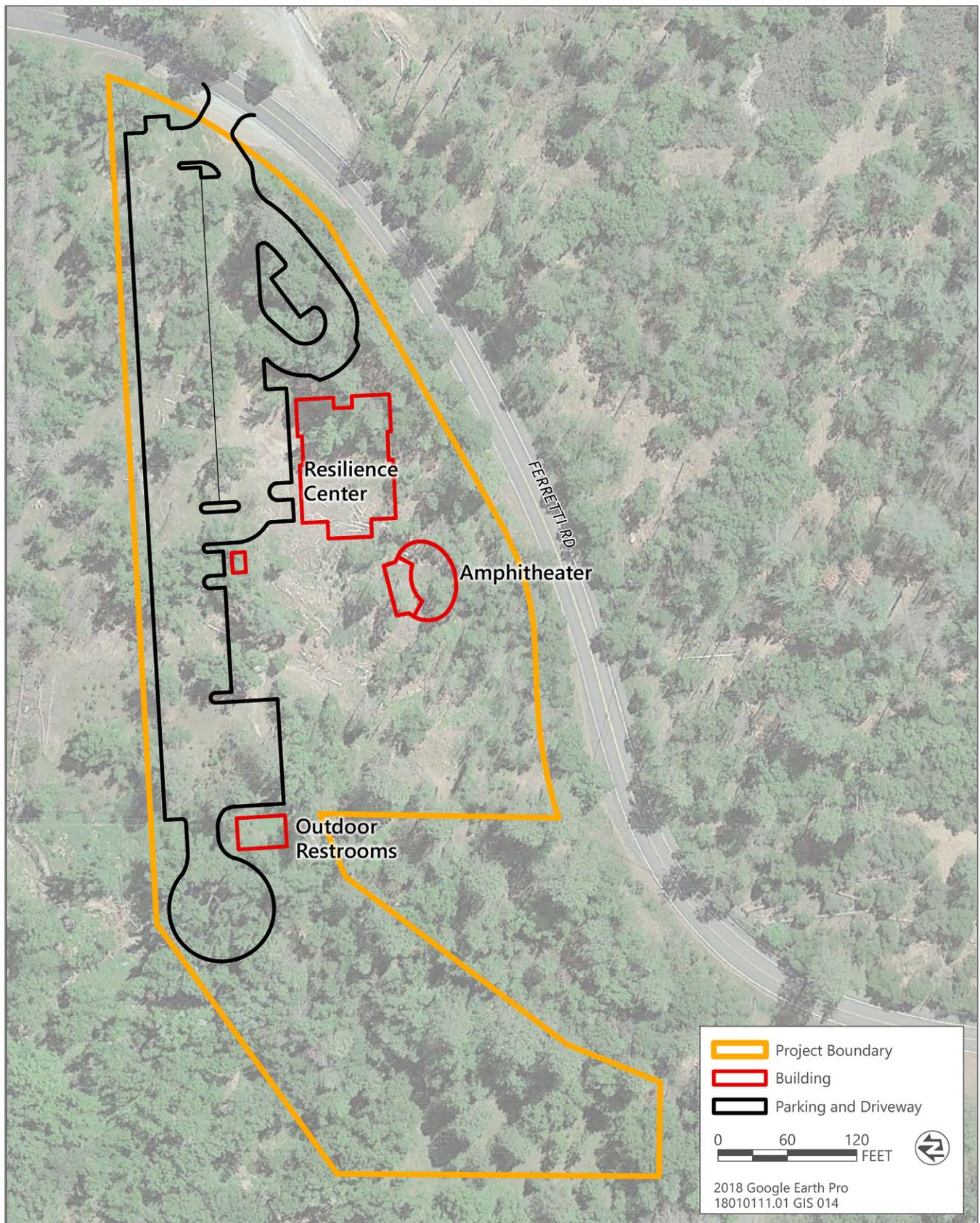


Figure 1-2 Site Plan

Construction activities would include land clearing, grading/excavation, foundation pouring, and building construction, and would occur sequentially (i.e., phases would not overlap). Typical construction equipment would include dozers, excavators, loaders/backhoes, paving equipment, forklifts, and haul trucks. A total of up to 28,000 cubic yards of fill material would be required, resulting in 20 haul trucks per day during the grading/site preparation phase of construction, estimated to take approximately 90 days. No blasting is proposed.

### 1.3 STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL

[40 CFR 1508.9(b)]

In 2013, the Rim Fire ignited in Tuolumne County within the Stanislaus National Forest. The Rim Fire burned 257,314 acres and at the time was the largest recorded wildfire in the Sierra Nevada and the fourth largest in California history. Increasingly hot temperatures and severe drought, because of climate change, fueled the fire. As the climate continues to change, the conditions that led to this disaster are predicted to become prolonged and more widespread, resulting in longer fire seasons and more severe fire events. Following a disaster, the recovery phase presents a valuable opportunity for communities to consider how to rebuild more resiliently.

Tuolumne County was awarded funding through the National Disaster Resilience Competition (NDRC), administered through the U.S. Department of Housing and Urban Development (HUD) at the federal level and the California Department of Housing and Community Development (HCD) at the state level. The program is structured to accommodate unmet recovery needs within the Rim Fire footprint, support community protection and resilience, develop the local economy, and provide long-term environmental and economic benefits.

As a grant recipient for the NDRC, Tuolumne County is proposing to construct a community resilience center in Groveland, a location that served as a key staging area for law enforcement during the Rim Fire disaster. With the grant award, Tuolumne County seeks to develop a center that serves the needs of the surrounding community during emergencies, while also providing education and job-training opportunities during nonemergency times.

### 1.4 EXISTING CONDITIONS AND TRENDS

Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project [24 CFR 58.40(a)]

The proposed community resilience center would serve as a focal point for the Groveland community and provide various amenities to support local nonprofit organizations, government services, and provide space for events such as weddings, public meetings, or small outdoor concerts. Through coordination with local stakeholders and interested parties, the vision and needs of the community will be considered in the design and operation of the new community resilience center. Specifically, the design and operation would provide multi-functional indoor and outdoor space and incorporate environmentally sustainable design principles.

As climate change and the risk of wildfire continues to be prevalent in Tuolumne County and in the community of Groveland, the proposed community resilience center would provide the necessary tools and space that would allow residents to recover from past disasters and respond to future ones more readily.

#### 1.4.1 Funding Information

Grant Number	HUD Program	Funding Amount
#16-NDR-11291	Community Block Development Grant-Disaster Relief (CDBG-DR)	\$19 million

**Estimated Total HUD Funded Amount:** 19 million dollars

**Estimated Total Project Cost (HUD and non-HUD Funds) [24 CFR 58.32(d)]:** 19 million dollars

## 2 COMPLIANCE WITH LAWS AND AUTHORITIES

[24 CFR 50.4, 58.5, and 58.6]

In accordance with HUD and HCD guidance and recommendations, the following section describes how the proposed action complies or conforms to adopted statutes, executive orders, or regulations. Credible, traceable, and supportive source documentation is provided where necessary. Relevant documentation and sources used to determine compliance are included in Appendices A, B, C, and D.

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
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project includes construction and operation of a single-story community resilience center and associated amenities in the community of Groveland (see Attachment A2 of Appendix A). The nearest airport, the Pine Mountain Lake Airport, is located approximately 2.75 miles west of the project site. The project would be located at a distance far enough from the airstrip and would not create a unique safety hazard for people working within the project area. See Attachment A2 of Appendix A.
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Coastal Barrier Resources System (CBRS) designates coastal land as ineligible for direct and indirect federal expenditures that may result in development of fragile coastal barrier ecosystems. This project is located in a state that does not contain CBRS units. The project would not conflict with the Coastal Barrier Resources Act. See Attachment A3 of Appendix A.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRM) delineating flood hazard zones for communities. The project site is located in an area identified on the FEMA FIRM Panel Number 06109C1225C (dated October 2017) as "Zone X," an area of very low flood hazard (see Attachment A6 of Appendix A). The project would not affect habitable structures, nor locate any people or habitable structures within any areas prone to flood. The project would not result in increased flood risk to people or property.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project would result in minor and temporary construction-related air quality emissions (fugitive dust and vehicle exhaust). To ensure the project would not exceed the thresholds required for a conformity finding under the Clean Air Act, emissions modeling was conducted for construction and operational activities associated with the community resilience center.  Based on modeling conducted, emissions would not exceed <i>de minimis</i> levels for any criteria air pollutant in nonattainment or maintenance in Tuolumne County. See Attachment A1 of Appendix A for the complete discussion and details of the emissions modeling
<b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not subject to the Coastal Zone Management Act. The project location is 125 miles from the coast. No mitigation is required. See Attachment A3 of Appendix A.
<b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A search was conducted for the project site using the U.S. Environmental Protection Agency's NEPAAssist online mapping tool. The tool searches inventories that contain sites regulated by Resource

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
		<p>Conservation and Recovery Act (RCRA), air pollution data (ICIS-AIR), water dischargers covered by the National Pollutant Discharge Elimination System (NPDES), the Toxic Release Inventory (TRI) which contains information on toxic chemical releases and waste management reported by industries, and Superfund sites covered by the Comprehensive Environmental Response, Compensation, and Liability Act.</p> <p>No known sites covered by any of the aforementioned regulations or databases are located on the project site. One site with no recorded violations was found near the project site. A detailed facility report and a map indicating the facilities in proximity to the project site are included in Appendix B.</p> <p>The project involves grading and excavation work, is not in an area known to contain soil contamination, and is not located near any known source of contamination that could expose construction workers or users during project operation. No hazardous substances would be used during construction, with the exception of diesel fuel.</p> <p>However, in the event that hazardous or contaminated minerals are encountered at the project site, all removal and disposal would occur in accordance with California Health and Safety Code Chapter 6.5, Division 20, California Administration Code, Title 22, 29 Code of Federal Regulation 1910.120, Tuolumne County Community Resources Agency Division of Building and Safety, and current Uniform Building Code. No mitigation is required.</p>
<p><b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A Biological Constraints Analysis was conducted for this project and the complete report is included in Attachment A4 of Appendix A. To conduct the constraints analysis, a reconnaissance-level survey was conducted on August 27, 2018 by Associate Wildlife Biologist Carlos Alvarado of Ascent Environmental, Inc. In addition, information on sensitive biological resources previously recorded at the project site was collected through review/search of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC); the California Natural Diversity Database (CNDDDB), USFWS National Wetlands Inventory, California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants; and review of the <i>Tuolumne County Wildlife Handbook</i> (Tuolumne County 1987).</p> <p>Based on the site visit and literature review, the project site does not provide suitable habitat for California red-legged frog (<i>Rana draytonii</i>) or foothill yellow-legged frog (<i>Rana boylei</i>), is outside of the currently known delta smelt (<i>Hypomesus traspacificus</i>) range, and is not within designated critical habitat for any federally listed species; therefore, these species and critical habitat would not be affected. No impacts would occur.</p>
<p><b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is an undeveloped site with no history of past use, and therefore, there are no bulk handling facilities, fuels, or chemicals that exist on or near the site. If any hazardous material were discovered, they would be removed and disposed of in accordance with California Health and Safety Code, Chapter 6.5, Division 20; California Administration Code, Title 22, relating to Handling, Storage, and Treatment of Hazardous Materials; and 29 Code of Federal Regulation</p>

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
		1910.120 relating to Hazardous Waste Operation Safety Training. No mitigation is required. See Attachment A11 in Appendix A.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Available data for designated Important Farmland is provided by the California Department of Conservation. There are no data available at this time for land within Tuolumne County (see Attachment A5 of Appendix A). There are no areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the project site or project vicinity. Further, the project site is not currently designated or zoned for farmland uses. The project would not convert farmland to a nonagricultural use. No mitigation is required.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Executive Order 11988 requires federal agencies and projects funded by federal agencies to avoid to the extent possible the long and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative. The project site is outside the 100-year floodplain, and is near existing development (e.g., WWTP, residences). (See Attachment A6 of Appendix A for FEMA Floodplain Map). No mitigation is required.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>Based on the site survey, database searches, and consultation efforts, there are no documented archaeological or built environmental resources known to be present within the area of potential effects (APE) for the project. The methodology employed for identification of historic properties included records searches conducted with the Central California Information Center (CCIC) on August 24, 2018 by Elizabeth Greathouse, Coordinator with Natural Investigations Co., Inc. (NIC) and the Native American Heritage Commission (NAHC) on August 30, 2018 by Sharaya Souza, Staff Services Analyst, with NIC, a systematic pedestrian survey within the APE conducted by Douglas Boucher, Archaeologist with NIC on September 5<sup>th</sup> and 6<sup>th</sup>, 2018, historical background research, geomorphic research on the sensitivity of the APE for discovery of buried archaeological resources, and a cultural resources inventory report and related project effects assessment. Details pertaining to the site survey and records searches are contained in the complete report (Natural Investigations Company 2018).</p> <p>Regarding cultural resources, the CCIC search indicated that one cultural resource, a historic-era railroad segment (P-55-00016, West Side Narrow Gauge Railroad) had been previously recorded within the APE. The CCIC search included a review of resources listed on the National Register of Historic Places (NRHP) and indicated that no NRHP-listed resources are located in the project vicinity. As a result of the NAHC search, all appropriate Native American representatives were contacted regarding the proposed action, with no response received to letters and phone calls to the two listed tribes, Chicken Ranch Rancheria of Me-Wuk Indians, and Tuolumne Band of Me-Wuk Indians. Refer to Attachment A7 of Appendix A for all consultation records and a list of Native American Representatives that were contacted.</p> <p>No cultural resources were identified during the pedestrian survey within the APE. The previously recorded railroad segment (P-55-00016) is no longer present within the APE. Further, the APE has been</p>

<p><b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p><b>Are formal compliance steps or mitigation required?</b></p>	<p><b>Compliance Determinations</b></p>
		<p>disturbed by former buildings and the adjacent railroad line present in the 1940s but since removed. In addition there are two rows of partially underground metal pipes remaining from the former warehouse, a modern drainage system, large machinery discard, and a gravel track. Additionally, geospatial research indicates the probability of discovery of buried archaeological deposits is low as the project is underlain by sediments deposited at least a million years prior to the presence of humans in this region.</p> <p>A letter was sent to the State Historic Preservation Officer (SHPO) on November 14, 2018, seeking concurrence that the proposed action would have no potential to cause effects on any historic or tribal resources. No formal response was received from SHPO within the 30-day timeframe. Thus, in accordance with 36 CFR 800.3(c)(4), SHPO consultation is complete. The consultation letter and documentation of coordination is included in Attachment A7 of Appendix A.</p> <p>Nonetheless, implementation of Mitigation Measures 5 and 6 would ensure that if cultural artifacts, including stones, bones, shells, or human remains were discovered during construction activities, construction would stop immediately, and County personnel would be notified. The County would ensure proper procedures are followed to handle the identified cultural material or remains prior to continuation of project construction. Implementation of Mitigation Measure 5 and 6 would ensure that no significant impacts to cultural artifacts or human remains occur during construction activities.</p>
<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>HUD does not address construction noise but does encourage the use of quieter construction equipment and methods in population centers. In addition, HUD noise regulations are intended to protect new residential properties from being placed in areas that could result in excessive noise exposure. As discussed above, project construction would occur during the less sensitive daytime hours. Further, the project does not propose residential land uses or the rehabilitation of an existing residential property. The project would construct and operate a community resilience center in a commercial zone. In times of emergency, people could potentially use the building and associated space for temporary shelter. However, the primary use would not be residential, and emergencies would be temporary. Therefore, the project would not result in the placement of new residences in areas with substantial existing noise. No mitigation is necessary. The completed Noise Abatement and Control Worksheet is included in Attachment A12 of Appendix A.</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers located in Tuolumne County (see Attachment A8 of Appendix A).</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No  <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the aquatic resource delineation conducted by Shannon Hickey, Wetland Ecologist, and Pam Brillante, Biologist, both with Ascent Environmental, Inc. on December 13, 2018, and online database searches (e.g., USFWS, IPaC, CNPS, CNDDDB) conducted for the Biological Constraints Analysis, there is an ephemeral drainage that conveys water from the existing onsite road and the south side of Ferretti Road onto the parcel and eventually drains into an adjacent unnamed intermittent creek.</p>

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
		The ephemeral drainage on the study area was delineated as an ephemeral feature potentially subject to USACE jurisdiction under Section 404 of the CWA because it has a bed and bank and Ordinary High Water Mark (OHWM) and contributes flow to the unnamed intermittent stream floodplain, which has a direct hydrological surface connection to a traditional navigable water (TNW), the Tuolumne River. Nonetheless, project components (e.g., parking, buildings) would not fill or otherwise disturb this onsite drainage (Figure 1-2). No impact would occur.
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located approximately 3.5 miles south of the Tuolumne River. The Tuolumne River is designated as a Wild and Scenic River per the Wild and Scenic River Act of 1968 (see Attachment A9 of Appendix A for river designations). The project involves construction and operation of a community resilience center located approximately 3.5 miles from the nearest Wild and Scenic River and would not disturb existing river resources or obscure sights of the rivers in any way. No mitigation is required.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project would provide a community resilience center with various amenities including education facilities, meeting and storage space, shelter space, and outdoor activity area. The community resilience center would be available to the public and would serve the surrounding community. No adverse environmental impacts were identified in the project's environmental review that could expose existing communities to adverse environmental conditions (e.g., pollution, hazards). The project would comply with Executive Order 12898. See additional documentation in Attachment A10 of Appendix A.

### 3 ENVIRONMENTAL ASSESSMENT FACTORS

[24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Recorded below are the qualitative and quantitative significance determinations of the effects of the proposal on the character, features, and resources of the project area. Each factor is evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation is provided and described in support of each determination. Credible, traceable, and supportive source documentation for each authority is also 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 noted. All conditions, attenuation, or mitigation measures are clearly identified, where applicable.

Impact codes from the following list are used to make a 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
<b>Land Development</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Implementation of the project would include construction and operation of a 12,000-sq-ft. community resilience center and associated amenities. The project would not conflict with the general commercial land use and zoning designations applicable to the project site because the proposed use (i.e., place of public assembly) is consistent with allowable uses for these zones, as described by Chapter 17.34 of the Tuolumne County Zoning Code. No impact would occur.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	The project would result in new impervious surfaces. Because construction activities would disturb more than one acre through site grading and excavation, a stormwater pollution prevention plan (SWPPP) would be prepared prior to construction and implemented through project completion. The project would comply with local construction requirements and best management practices (BMPs) identified in the SWPPP. Measures implemented during construction could include the use silt fencing, fiber rolls, and saw dust for soil stabilization. Further, the project site consists of deep, well drained soils with moderately slow permeability. The project would comply with the current California Building Code (CBC) to reduce any potential soil, slope, or erosion impacts. The project could result in changes to existing drainage patterns and/or increased stormwater runoff as a result of new impermeable surfaces. Mitigation Measures 7 and 8 have been included to ensure that water runoff systems are incorporated into the project design and that water runoff would be adequately collected onsite such that adverse impacts do not occur.
Hazards and Nuisances including Site Safety and Noise	2	Tuolumne County is not within an Alquist-Priolo Earthquake Fault Zone or within any earthquake fault zones, liquefaction zones, or landslide zones as shown in Appendix C. The project would comply with building codes identified by the County and with California Uniform Building Codes (Tuolumne County 2016). No hazards are identified for the project site. If any hazardous/contaminated material were discovered, it would be removed and disposed of in accordance with California Health and Safety Code, Chapter 6.5, Division 20; California Administration Code, Title 22, relating to Handling, Storage, and Treatment of Hazardous Materials; 29 Code of Federal Regulation 1910.120 relating to Hazardous Waste Operation Safety Training. Noise is discussed above within the "Statutes, Executive Orders, and Regulations Listed at 24 CFR 50.4 & 58.5." No impact is anticipated.
Energy Consumption	2	Electrical service would be provided by PG&E. The project would be designed to LEED standards, and would include installation of electric vehicle charging stations. These features would reduce building and mobile-related energy consumption. In addition, sustainable elements such as passive solar design would be incorporated. Energy consumption would be minimal and existing services would be adequate. No adverse impact would occur.
<b>Socioeconomic</b>		
Employment and Income Patterns	2	The project includes the construction and operation of a community resilience center. The project has the potential to create short-term employment opportunities associated with construction. Once operational, the project would employ five full-time (equivalent) staff person. The project would not result in the need for new or increased housing or changes in existing employment and income patterns. No impact would occur.
Demographic Character Changes, Displacement	2	The project would result in the employment of five full-time (equivalent) staff person and several temporary and short-term construction personnel. Construction and operation of the project would likely employ local residents and those within a drivable distance. Implementation of the project would not result in population increase or changes to existing demographics. No impact would occur.
<b>Community Facilities and Services</b>		
Educational and Cultural Facilities	1	The project would serve as a community gathering center in the event of local disasters, such as wildfire. It would not result in population growth such that existing educational or cultural facilities would be adversely affected or that new facilities would be required. The project

Environmental Assessment Factor	Impact Code	Impact Evaluation
		would include classroom spaces available for public use that could benefit the surrounding community. There would be a minor beneficial impact.
Commercial Facilities	2	The project includes the construction and operation of a community resilience center and would not alter existing commercial facilities. The project would not result in increases in population or housing such that new commercial facilities would be required. No impact would occur.
Health Care and Social Services	2	The project includes the construction and operation of a community resilience center. It would not result in population growth such that existing health or social services would be adversely affected or required to be expanded. No impact would occur.
Solid Waste Disposal / Recycling	2	<p>Construction of the project could result in minor waste generation through disposal of excess soils or materials used during construction activities. Construction waste would be disposed of in accordance with CBC standards for construction waste diversion rates. Operation of the project would generate minor amounts of waste during nonemergency events; the nature of the project is such that waste generation would be typical of its projected uses and not excessive. Waste generation could be greater during higher-intensity use periods during and immediately after emergency events, but these would be infrequent and temporary. Air quality and greenhouse gas emissions modeling was conducted for the project. The modeling assumes defaults for water demand, wastewater generation, and solid waste generation based on land use. The anticipated solid waste generation of the project is 68.4 tons/year (refer to Attachment A1 of Appendix A).</p> <p>The project would be served by the Highway 59 Disposal Site landfill, which is operated by the Merced County Regional Waste Management Authority. The maximum permitted throughput of the Highway 59 Disposal Site Landfill is 1,500 tons/day and the available remaining capacity is approximately 28 million cubic yards. Assuming the project is operational for 25 years, a conservative estimate for the life of a commercial building (Sacramento Metropolitan Air Quality Management District 2018), the project would generate 24,783 cubic yards of solid waste during its lifetime. Daily generation of solid waste at the proposed community resilience center would be approximately 0.01 percent of the permitted daily throughput and 0.09 percent of the remaining landfill capacity. Waste generated by the project would be negligible and would not adversely affect the Highway 59 Disposal Site landfill, which has adequate remaining capacity to serve the project. Existing solid waste facilities and services would be able to adequately accommodate waste generated during construction and operation of the project. No impact is anticipated.</p>
Waste Water / Sanitary Sewers	2	Construction activities associated with the project would result in minor and short-term generation of wastewater. The project would generate 1,029 gpd (refer to Attachment A1 of Appendix A). The project site is served by GCSD. The GCSD WWTP has a capacity of 250,000 gpd, with an average daily flow of 180,000 gpd. Therefore, the WWTP has a remaining available capacity of 70,000 gpd. Wastewater generated by the project would therefore contribute 0.57 percent of the overall daily wastewater flows to the WWTP and would represent 1.5 percent of the remaining capacity available at the facility. Further, wastewater generated by the project would represent 0.41 percent of the overall WWTP capacity. Because the project would contribute a negligible increase in wastewater to the WWTP and the existing facility has available capacity to serve the project, no impact is anticipated.
Water Supply	2	Use of the proposed community resilience center would be of lower intensity during non-emergency operation. Additionally, water-efficient fixtures would be incorporated into the site and building design features. Features of the project that would utilize potable water would include restroom and kitchen facilities as well as site landscaping. Total water use at the project site is estimated to be 962,736 gallons per year (2,638 gpd). Total water demand within GCSD's service area in 2015 was 253,425 gpd. GCSD has a projected water supply and demand of 369,863 gpd for 2040. Project implementation would represent 0.7 percent of GCSD's existing water supply and projected supply and demand for 2040. The GCSD has

Environmental Assessment Factor	Impact Code	Impact Evaluation
		adequate water supply to meet projected demand in a multiple dry-year scenario through the year 2040 (GCSD 2016). Use of water at the project site would be minimal, and in often cases, temporary. Due to the minimal water usage at the project site and the projected water supply and demand within GCSD's service area, GCSD would be able to adequately serve the project. No impact is anticipated.
Public Safety - Police, Fire and Emergency Medical	1	The project is intended to serve the community by providing amenities and facilities for general and emergency use. For example, the outdoor parking area would be multi-functional, providing temporary shelter space for people and animals during evacuations. Additionally, the center would be equipped with necessities (e.g., water, blankets) so people could sleep there if needed, for short periods of time. Implementation of the project would not indirectly lead to population growth through new infrastructure associated with the project. Further, five full-time (equivalent) staff would be employed for operation/maintenance of the building. Because of the nature and scale of the project, operation would not increase demand for police protection, fire protection, or emergency medical services. Due to the nature of the project and intended use during emergency events, the project would result in a minor beneficial use to residents and as public safety personnel and responders.
Parks, Open Space and Recreation	2	Implementation of the project would not result in population growth such that new or additional parks, open, space or recreation areas would be required or existing parks or facilities adversely affected. No impact would occur.
Transportation and Accessibility	2	<p>A traffic impact study (TIS) was completed for the project (see Appendix D); however, per County guidance (Guide of the Preparation of County of Tuolumne Traffic Impact Studies), a full TIS including intersection analysis is not required because the project would not generate more than 50 peak hour trips.</p> <p>The project site is located within 0.65 mile of a transit stop and the project would not modify or interfere with existing transit services. However, Tuolumne County Transit provides dial-a-ride service for the area, which provides curb to curb service available from Groveland to the Sonora area for shopping, medical appointments, and other needs. This service is available to the general public, with priority service to those who are disabled or 55 years of age or over. Thus, adequate access to public transportation would be provided. Additionally, the project is expected to generate negligible increases in transit demand, which would not require increased service, facilities, or support.</p> <p>The project site is located in a rural area of Tuolumne County with limited access to bicycle and pedestrian facilities; and thus, the project would not modify or interfere with any such facilities. Additionally, due to the location of the project and the absence of existing bicycle and pedestrian infrastructure in the area, the project is anticipated to generate negligible demand for bicycle and/or pedestrian access and facilities.</p> <p>All study roadway segments are projected to operate at acceptable level of service (LOS) (LOS D or better) with implementation of the project. Therefore, operation of the project would not conflict with County LOS standards, or result in a substantial increase in traffic congestion. Thus, existing transportation facilities and services would be meet the needs of the project and the project would not result in a significant adverse impact on the transportation network.</p> <p>Emergency access would be subject to review by Tuolumne County and the responsible emergency service agencies during the design review process, thus ensuring internal and external project access would be designed to meet all Tuolumne County emergency access and design standards. Therefore, adequate emergency access would be provided.</p> <p>Project driveway location and design would be subject to review by Tuolumne County and would be required to conform to the applicable Tuolumne County roadway design standards (i.e., Tuolumne County Community Resources Agency Roads Division Encroachment Permit Information Packet). To meet the Ferretti Road Driveway minimum stopping sight distance a</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>patch of existing vegetation/trees north of the project site would need to be removed. However, the trees are within the County's right-of-way for Ferretti Road, and therefore, tree removal does not pose any issues (pers. comm. Frank January 31, 2019).</p> <p>Regarding distance between approaches, per County requirements, the proposed Ferretti Road Drive would need to be located at least 175 south of the Ferretti Road / Pine Mountain Drive T- Intersection, located adjacent to the east of the project site. Based on the proposed site plan and a preliminary review by Tuolumne County, the proposed driveway meets all County stopping site distance and approach distance requirements (pers. comm. Frank January 31, 2019). No hazards are anticipated, and this impact would be less than significant. The current preliminary design provides adequate vehicle parking based on the anticipated usage rates and patterns of the project provided by the County. No impact is anticipated.</p>
<b>Natural Features</b>		
Unique Natural Features, Water Resources	2	<p>Conformance with local construction requirements and BMPs identified in the SWPPP would ensure that water resources in the area would not be adversely affected during project construction. Refer to the discussion above under Wetland Protection for details regarding the onsite ephemeral drainage. Implementation of Mitigation Measure 8 would ensure that project operation would not adversely affect existing water features because excess water runoff would be adequately stored onsite prior to discharge. In addition, onsite water features would be avoided as depicted in the site plan in Attachment A4 of Appendix A. No impacts would occur.</p>
Vegetation, Wildlife	2	<p>Database query results for the project site returned 15 occurrences of rare plants and 14 occurrences of wildlife within five miles of the project site. However, the project site does not provide suitable habitat (i.e., perennial streams, vernal pools, volcanic soils, serpentinite or gabbroic soils, or serpentinite seeps, etc.) for the plant species and 11 of the wildlife species, and these species are not expected to occur on the project site. Vegetation and wildlife are discussed separately below.</p> <p><b>Vegetation</b></p> <p>The project site supports montane hardwood-conifer habitat and includes foothill pine (<i>Pinus sabiniana</i>), ponderosa pine (<i>Pinus ponderosa</i>), incense cedar (<i>Calocedrus decurrens</i>), black oak, interior live oak, California black walnut (<i>Juglans californica</i>), willow (<i>Salix</i> sp.), and manzanita (<i>Arctostaphylos</i> sp). Understory vegetation varies in density and consists of native and weedy species such as rippgut brome, dogtail grass, starthistle, deergrass (<i>Muhlenbergia rigens</i>), little rattlesnake grass (<i>Briza minor</i>), hairgrass (<i>Aira caryophyllea</i>), wild pea, long trefoil (<i>Acmispon</i> spp.), woolly mullein (<i>Verbascum thapsus</i>), dove weed (<i>Croton setiger</i>), poison oak (<i>Toxicodendron diversilobum</i>), Himalayan blackberry, vinegar weed (<i>Trichostema lanceolatum</i>), tarplant (<i>Holocarpha virgata</i>), and navarretia (<i>Navarretia</i> sp.).</p> <p>There is an existing unnamed intermittent creek that drains into Pine Mountain Lake and supports riparian vegetation along its banks just outside the western boundary of the project site. During the site visit conducted on August 27, 2018 by Carlos Alvarado, Associate Wildlife Biologist with Ascent Environmental, Inc., the approximate edge of the riparian habitat was observed and recorded on a field map. The data was then digitized on aerial imagery and the distance from the outermost edge of the riparian habitat to the creek centerline was measured. Based on site-specific observations of the riparian vegetation, a conservative development buffer of 100 ft from the centerline of the intermittent creek would ensure that the associated riparian habitat would be avoided.</p> <p>Some project components (e.g., parking, staging areas) could be developed within the 100-ft buffer. Because the riparian habitat was not delineated during the constraints-level evaluation, the 100-ft buffer is conservative and the extent of the riparian habitat in proximity to the intermittent creek and the proposed project elements has not been determined. Thus, because proposed construction and development would occur within the 100-ft development buffer determined for the intermittent creek, there is a potential that the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>project could result in a substantial adverse effect on riparian habitat associated with the adjacent intermittent creek and this impact would be significant.</p> <p>An ephemeral drainage is present on the east portion of the project site. This feature drains roadway stormwater onto the site. High water flows have created a gully, but no wetland vegetation was observed within the drainage, the bed and bank dissipate and water overflows as evident by bent grasses and debris flow. To ensure that adjacent riparian vegetation is protected, Mitigation Measure 4 requires adequate development setbacks to avoid adjacent riparian habitat. No impacts to vegetation would occur.</p> <p><b>Wildlife</b></p> <p>The adjacent intermittent creek supports riparian vegetation along its banks, and thus, provides value to fish and wildlife species. However, as discussed above Mitigation Measure 4 would ensure that development does not disturb sensitive riparian habitat.</p> <p>Some of the trees on the site could provide suitable day roosts for pallid bat and western mastiff bat. Due to the proximity of the wastewater treatment ponds and the presence of the intermittent creek, there is a moderate to low potential for western pond turtle to occur on the project site. Implementation of Mitigation Measures 1, 2, and 3 would ensure that these species are avoided or removed, and no impacts would occur.</p> <p>The nearest known nesting occurrence for great gray owl (CNDDDB Occurrence Number 42) is approximately four miles east of the project site within Stanislaus National Forest lands. This territory was first recorded in the early 1990s and it is presumed extant. The second nearest occurrence (CNDDDB Occurrence Number 27) is closer to five miles southeast of the project site, also within Stanislaus National Forest lands. This occurrence was reported in the 2000s and it is also presumed extant. Habitat at both of the recorded occurrences corresponds with typical habitat associated with these species. The likelihood of great gray owl foraging within the irrigated fields north of the project site is low due to the distance between the known territories and the project site, and availability of more suitable foraging habitat adjacent to these territories. For the reasons discussed above, great gray owl is not anticipated to be present on the project site or be adversely affected by the project. No impacts are anticipated. Additional details and analysis are available in Attachment A4 of Appendix A.</p>
Other Factors: Greenhouse Gasses and Climate Change	2	<p>Construction activities would result in minor emissions of greenhouse gases associated with the use of construction vehicles and off-road equipment. However, construction activities would be minor and temporary and operational activities would not result in substantial emissions associated with building energy consumption and mobile-sources from trip generation. As discussed above for the Energy Consumption Environmental Assessment Factor, several design components of the project would reduce energy consumption and associated emissions. No impacts to climate change would occur from this proposal.</p>

### 3.1 ADDITIONAL STUDIES PERFORMED

**Air Quality Conformity Determination:** An air quality General Conformity Determination was conducted by Ascent Environmental. The analysis included emissions modeling for both construction and operation of the project and compared the emissions to the *de minimis* levels, in accordance with Title I, Section 176(c) of the federal CAA (42 United States Code Section 7506(c)). The complete analysis and documentation is included in Attachment A1 of Appendix A.

**Aquatic Resources Delineation:** The field delineation was conducted in the study area on December 13, 2018 by Ascent biologist Pamela Brillante and wetland ecologist Shannon Hickey. Documentation and associated data sheets are provided in Appendix A.

**Biological Constraints Analysis:** A Biological Constraints Analysis was conducted for this project by Ascent Environmental in September 2018. Potential biological constraints were evaluated by a qualified wildlife biologist

(Carlos Alvarado) during a reconnaissance-level survey of the project sites on August 27, 2018. Information on sensitive biological resources previously recorded in the project sites was collected through review of USFWS species lists, a search of the CNDDDB, and other existing documentation pertaining to biological resources in the region. Resources and data reviewed included the following:

- ▶ CNDDDB record 5-mile search for the project sites (CNDDDB 2018);
- ▶ USFWS IPaC automatically generated list of Federal Endangered and Threatened Species that occur in or may occur within the project site;
- ▶ USFWS National Wetlands Inventory (USFWS 2018);
- ▶ CNPS Inventory of Rare and Endangered Plants (online edition, v8-03) (CNPS 2018); and
- ▶ *Tuolumne County Wildlife Handbook* (Tuolumne County 1987).

The findings in this study were used to prepare the Environmental Assessment Worksheets and this analysis. The complete report is included as in Attachment A4 of Appendix A.

**Cultural Resources Inventory:** Under contract to Ascent Environmental, NIC prepared a Sacred Lands File search, pedestrian survey of the APE, and a projects effects assessment. NIC conducted tribal and SHPO consultation in accordance with Section 106 requirements. The methodology employed for identification of historic properties included records searches conducted with the CCIC on August 24, 2018 by Elizabeth Greathouse, Coordinator with NIC and the NAHC on August 30, 2018 by Sharaya Souza, Staff Services Analyst, with NIC, a systematic pedestrian survey within the APE conducted by Douglas Boucher, Archaeologist with NIC, on September 5<sup>th</sup> and 6<sup>th</sup>, 2018, historical background research, geomorphic research on the sensitivity of the APE for discovery of buried archaeological resources, and a cultural resources inventory report and related project effects assessment. All findings and documentation are provided in Attachment A7 of Appendix A.

**Traffic Impact Study:** Wood Rodgers, under contract to Ascent Environmental, prepared a TIS for the project. In accordance with Tuolumne County guidance (Guide of the Preparation of County of Tuolumne Traffic Impact Studies), a full TIS including intersection analysis was not required because the number of peak hour trips generated by the project would not exceed 50 trips. The TIS is included in Appendix D.

## 3.2 FIELD INSPECTION

As discussed above in Section 3.1, "Additional Studies Performed," a field inspection was conducted as part of the Biological Constraints Analysis and the Cultural Inventory Report.

## 3.3 LIST OF SOURCES, AGENCIES, AND PERSONS CONSULTED

[40 CFR 1508.9(b)]:

National Park Service U.S. Department of the Interior  
 U.S. Department of Homeland Security, Federal Emergency Management Agency  
 U.S. Environmental Protection Agency  
 U.S. Department of Housing and Urban Development  
 California Department of Conservation  
 California Department of Housing and Community Development  
 Tuolumne County  
 U.S. Fish and Wildlife Service  
 Tuolumne Utilities District  
 Tuolumne City Sanitary District  
 State Historic Preservation Officer  
 Native American Heritage Commission  
 North Central Information Center

Chicken Ranch Rancheria of Me-Wuk  
Tuolumne Band of Me-Wuk  
Groveland Community Services District

### 3.4 LIST OF PERMITS OBTAINED

No permits were obtained at the time of this analysis.

### 3.5 PUBLIC OUTREACH

[24 CFR 50.23 & 58.43]

The primary goal of the Community Resilience Center component of the NRDC program is to design and construct at least one community resilience center that is founded on community outreach and Board of Supervisors' direction to recognize services included in the final design and operation of the center.

To conduct public outreach, Tuolumne County formulated an Advisory Team, a Community Stakeholder Advisory Committee, and an Operational Stakeholder Advisory Committee. The Advisory Team was structured to provide high-level oversight and guidance during the public outreach process and was led by Tuolumne County. The Community Stakeholder Advisory Committee represented the geographic area the community center would be located and/or agencies that provide or assist in the provision of services throughout the County. The purpose of this committee was to confirm that the proposed services desired by the community were communicated to the designers and the Advisory Team. In addition, the Operational Stakeholders Advisory Committee consisted of representatives from various agencies that may partner in providing services and programs at the community resilience center.

Tuolumne County held three public meetings at which the public was invited to participate in the collaborative process to determine the type and number of spaces needed both inside and outside of the proposed facility.

On September 20, 2017, the Community Stakeholders met in Sonora to kickoff the process and dialogue on this unique project type. The meeting provided general background information on the grant, process, and desired elements of the center. The community members were asked to provide their opinions regarding the goals, intended uses, and long-term outcomes of the new center. Individual comments were recorded, and discussions proceeded.

On October 5, 2017, the Operational and Community Stakeholders collectively met to continue dialogue on the vision and potential for the center. The purpose of this meeting was to update potential service providers on what this project could be, types of functional spaces that may be provided, and relevant items to support offered programs. Stakeholders were asked to provide input on the types of features and amenities they would need to support the programs they offered.

#### 3.5.1 Groveland Community Meeting

On October 17, 2017, a meeting was held in Groveland to solicit input on what a community resilience center could mean in this community. The purpose was to encourage the community to identify programmatic needs and required functional operations that would support the individuals and organizations that serve Groveland. The task was to narrow down and prioritize the desired uses of the indoor and outdoor spaces.

#### 3.5.2 Tuolumne Community Meeting

On October 2, 2017, a meeting was held in Tuolumne to solicit input on what a community resilience center could mean in this community. The purpose was to encourage the community to identify programmatic needs and required functional operations that would support the individuals and organizations that serve Groveland. The task was to narrow down and prioritize the desired uses of the indoor and outdoor spaces.

### 3.5.3 Final Meeting

On November 14, 2017, a larger meeting was held in Sonora to review outcomes of previous meetings. The goal was to determine the full buildout plans for the community center. Open dialogue between the design team and the community participants discussed the scope of the project and the various potential uses that could occur. Community feedback was documents in the *Tuolumne County Community Resilience Center Program Report* (Lionakis 2017).

## 3.6 CUMULATIVE IMPACT ANALYSIS

[24 CFR 58.32]

As discussed throughout this Environmental Assessment, all potentially significant impacts would be reduced to less-than-significant levels with mitigation. In addition, potential impacts related to biological resources, historic/cultural resources, and hydrology and water quality discussed above would result from temporary construction activities and would be limited to the immediate project site, and, therefore, would not combine with impacts from other past, present, and probable future development. Operation of the project would be limited to serving the local community and would not induce growth or additional development in the area. The project's potential contribution to significant cumulative impacts would not be considerable and this impact would be less than significant.

## 3.7 ALTERNATIVES CONSIDERED

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it). [24 CFR 58.40(e); 40 CFR 1508.9]

Tuolumne County was awarded funding through the NDRC, designed to provide grants to communities to rebuild in a more resilient way following major disasters (e.g., wildfire, flood). The funding source is specific to the disaster for which the community is recovering from, in this particular case, the Rim Fire. As such, there is no alternative to the development of a community resilience center under this funding source. Nonetheless, in addition to the project site, two additional properties within Groveland were considered:

- ▶ Crook Property, Highway 120 Near Deer Flat Road (APN 066-070-014); and
- ▶ Hirsch Property, 18653 Highway 120 (APN 007-010-022).

Although both properties were adequate in size, the project site offered additional space and flexibility to better accommodate the design of the community resilience center.

## 3.8 NO ACTION ALTERNATIVE

[24 CFR 58.40(e)] (Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

There are no benefits to the physical or human environment by taking no federal action for this proposal. If no funding is provided, the new community resilience center would not be constructed. The project site would likely continue to remain undeveloped and the surrounding community would not benefit from the amenities that would be provided by the proposed community resilience center. The added benefit of educational facilities, shelter space, and community gathering center would not occur. The no action alternative would not include any development and no temporary construction activities would occur. Approval of the no action alternative would not result in any benefits to the community and would not meet the purpose and need of the proposal.

## 3.9 SUMMARY OF FINDINGS AND CONCLUSIONS

The following provides a summary of the 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 the project conditions of approvals and

the staff responsible for implementing and monitoring the mitigation measures should be clearly identified in the mitigation plan.

### 3.9.1 Mitigation Measures and Conditions

[40 CFR 1505.2©]

Law, Authority, or Factor	Mitigation Measure
<p><b>Environmental Assessment Factor</b> <b>Vegetation and Wildlife</b></p>	<p><b>Mitigation Measure 1: Minimize Impacts to Western Pond Turtle</b> To avoid injury or mortality of western pond turtle, the County shall implement the following measures:</p> <ul style="list-style-type: none"> <li>▶ A pre-construction survey for western pond turtle shall be conducted by a qualified biologist within 24 hours prior to commencement of ground-disturbing activities. Surveys shall be conducted within the project disturbance areas and all access routes to avoid and minimize injury or mortality of western pond turtle. If a western pond turtle is found within the work areas, exclusion fencing shall be installed surrounding the construction areas and the western pond turtle shall be allowed to move outside of the construction area on its own volition. If this is not feasible, the turtle(s) shall be captured by a qualified biologist and relocated out of the construction area to suitable habitat at least 100 feet from the work area.</li> </ul> <p><b>Mitigation Measure 2: Minimize Impacts to Roosting Bats</b> To prevent disturbance or injury to roosting bats, the County shall implement the following measures:</p> <ul style="list-style-type: none"> <li>▶ Within 14 days prior to any construction activity, surveys for roosting bats on the project site shall be conducted by a qualified biologist. Surveys shall consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. The type of survey would depend on the condition of the trees to be removed. If no bat roosts are found, then no further action would be required. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. If no impacts to bats roosts would occur, no further mitigation is required.</li> <li>▶ If roosts of pallid and/or western mastiff bats are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in consultation with the California Department of Fish and Wildlife (CDFW) before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) shall be replaced in consultation with CDFW and may include salvaging of the roost tree and securing it to a tree outside of the disturbance area, or construction and installation of bat boxes suitable to the bat species and colony size that were excluded from the original roosting site. Roost replacement shall be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the trees may be removed or sealed.</li> </ul>

Law, Authority, or Factor	Mitigation Measure
	<p><b>Mitigation Measure 3: Minimize Impacts to Nesting Birds</b></p> <p>To minimize potential disturbance to nesting birds, project activities, including site preparation and grading, shall occur during the non-breeding season (September 15 – February 13). If construction occurs outside the nesting season, no further mitigation is required. However, if construction activities extend beyond the nesting season, the following measures shall apply.</p> <ul style="list-style-type: none"> <li>▶ If construction activity is scheduled to occur during the nesting season (February 14 to September 14), a qualified biologist shall conduct preconstruction surveys to identify active nests within 500 feet of the project site that could be affected by project construction. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction in the area. If no nests are found, no further mitigation is required.</li> <li>▶ If active nests are found, impacts on nesting native birds shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged, or the nest is no longer active. A 500-foot buffer around raptor nests and a 35-foot buffer around other native bird nests are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by a qualified biologist depending on species and site-specific conditions. If construction cannot be delayed within the buffer area, monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has potential to adversely affect the nest; if nesting pairs show signs of disturbance, construction will cease within the non-disturbance zones until hatchlings successfully fledge.</li> </ul>
<p><b>Wetlands Protection</b>  <b>Executive Order 11990,</b>  <b>particularly sections 2</b>  <b>and 5</b></p>	<p><b>Mitigation Measure 4: Minimize Indirect Impacts to Offsite Riparian Habitat</b></p> <p>All proposed construction activities and development footprints shall be constructed and located at least 100 feet from the centerline of the unnamed intermittent creek, to ensure the associated riparian habitat would be avoided. However, the 100-foot buffer requirement may be adjusted if at the time of the final site plan design, an encroachment into the buffer is required. The 100-foot buffer may be reduced if a qualified biologist can provide substantial evidence to the County that the final site plan design and project elements would not disturb any riparian habitat along the intermittent creek</p>
<p><b>National Historic</b>  <b>Preservation Act of 1966,</b>  <b>particularly sections 106</b>  <b>and 110; 36 CFR Part 800</b></p>	<p><b>Mitigation Measure 5: Inadvertent Discovery of Historical and Archaeological Resources</b></p> <p>In the unlikely event that buried cultural deposits (e.g., prehistoric stone tools, milling stones, historic glass bottles, foundations, cellars, privy pits) are encountered during project implementation, all ground-disturbing activity within 100 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations [CFR] 61) shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas. If the find is determined to be significant by the qualified archaeologist (i.e., because it is determined to constitute either a historical resource or a unique archaeological resource), the archaeologist shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in</p>

Law, Authority, or Factor	Mitigation Measure
Environmental Assessment Factor Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	place, archival research, subsurface testing, or contiguous block unit excavation and data recovery.
	<p><b>Mitigation Measure 6: Inadvertent Discovery of Human Remains</b></p> <p>In accordance with the California Health and Safety Code (CHSC), Section 7050.5, and the Public Resources Code (PRC) 5097.98, regarding the discovery of human remains, if any such finds are encountered during project construction, all work within the vicinity of the find shall cease immediately, a 100-foot-wide buffer surrounding the discovery shall be established, and the County shall be immediately notified. The County coroner shall be contacted immediately to examine and evaluate the find. If the coroner determines that the remains are not recent and are of Native American descent, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.</p>
	<p><b>Mitigation Measure 7: Prepare Drainage Report and Implement Recommendations</b></p> <p>A drainage report shall be prepared and reviewed by Tuolumne County in concert with the drainage system design plans. The report shall be prepared by a Registered Civil Engineer, for county approval prior to issuance of any grading permits or construction activity, and shall, at a minimum, include: a written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures.</p>
<p><b>Mitigation Measure 8: Design Water Detention and Retention to Accommodate Surface Runoff</b></p> <p>Detention and/or retention facilities at the project site shall be designed to the satisfaction of the Tuolumne County Engineering Development Department staff and shall be included in the drainage report and improvement/grading plans for the project, as described in Mitigation Measure 8. Implementation of such facilities shall capture surface runoff and retain flows such that the rate of surface runoff does not exceed existing flows. Maintenance of retention facilities shall be required by Tuolumne County.</p>	

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