



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

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

Project Information

Project Name: 39th & Broadway Senior Housing

Responsible Entity: Sacramento Housing and Redevelopment Agency

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: The project site is located at 3900, 3906-3908, 3916 Broadway and 3021, 3023, 3025 39th Street, in the City of Sacramento (APNs: 014-0172-001, 014-0172-024, 014-0172-025, 014-0172-030 and 014-0172-031).

Preparer: Sacramento Housing and Redevelopment Agency

Certifying Officer Name and Title: LaShelle Dozier, Executive Director

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Gail M. Ervin, Ph.D., NCE

Direct Comments to:

Stephanie Green, Environmental Coordinator
Sacramento Housing and Redevelopment Agency
801 12th St., Sacramento, CA 95814
Email: sgreen@shra.org or Telephone: 916-440-1302

Project Location:

The proposed project will be constructed on vacant lots comprising approximately 0.77-acres at 3900, 3906-3908, 3916 Broadway and 3021, 3023, 3025 39th Street, in the City of Sacramento, CA (APNs: 014-0172-001, 014-0172-024, 014-0172-025, 014-0172-030 and 014-0172-031). See Figure 1 and Figure 2.

The USGS Quadrangle is Sacramento East, California. The project is within Township 8N and Range 5E.

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

The proposed project will provide a total of 43 new affordable housing units for seniors aged 55 and older. The project is being developed by the developer and architect responsible for the Arbors, a 56 unit affordable senior rental community completed in 2013. The Arbors is located immediately west of the project site across 39th Street. The new project's building design is intended to integrate the two developments, which will be jointly operated when the new units are constructed.

The project site is comprised of two properties separated by an alleyway. The site west of the alley is owned by the Sacramento Housing and Redevelopment Agency (SHRA) and will provide for construction of a 3-story building providing a total of 43 new affordable units and a small maintenance building. The 43 units will be comprised of seven (7) studios and thirty-seven (37) one bedroom units. 10 % of the constructed units will be accessible with mobility features, and 4% of the units will include communications features for persons with hearing or vision impairment to comply with TCAC requirements. The building exterior design elements will be consistent with the existing Arbors development facade.

A laundry room will be provided on each floor. Community indoor services will include a community room located on the 1st floor, a management office, lobby, and community restrooms. The project plans have a primary trash collection area with trash chutes provided for the upper floors. Community outdoor services will include a courtyard with BBQ, seating areas, and small community garden. Landscaping will be designed with drought tolerant plants and trees. Landscaping will also include stormwater detention areas, and street trees and other planting adjacent to the public right of way along 39th and Broadway.

The site east of the alley is owned by All Nations Church in Christ and will be constructed as a parking lot for the residential development. A tiered planting plan including a colorful pallet of flowering shrubs, grasses and trees will be used to screen the parking at the east parcel adjacent to Broadway. Trees will be planted throughout the parking lot to meet the City's shading requirements. An existing large mature oak tree will be retained and protected consistent with the recommendations received from the City's Urban Forrester.

A wood fence will be installed that abuts the adjacent existing single family residence and a metal picket fence to enclose the parking lot. The project will include approximately 22 uncovered parking spaces. A portion of the spaces will be ADA compliant. Four tucked-under parking spaces and two additional parking spaces will be provided in the alley.

The site plan, landscape plan, and building elevations are provided at the end of this document.

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

The proposed project's purpose is to implement the 2013-2021 City of Sacramento's Housing Element. The Housing Element directs growth to key "opportunity areas" in order to house people near jobs,

transit, and other urban amenities. The Housing Element serves as the City’s strategic housing plan and helps guide the City’s investments and land use decisions to address future growth and existing needs. One goal in the Housing Element encourages the development of senior housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. The project site qualifies as such urban infill. The proposed project is therefore consistent with the City’s goals and polices stated in the Housing Element.

In addition, infill development is recognized by the Sacramento Area Council of Government’s Regional Plan, as well as the State of California, as needed to reduce vehicle miles traveled and the regional impact of development on air quality and climate change.

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

The project site is approximately 0.77 acres three parcel site and is currently vacant at 3900, 3906-3908, 3916 Broadway and 3021, 3023, 3025 39th Street. The site consists of three parcels that are separated by an asphalt alleyway. The two parcels located to the west are approximately 0.55 acres in size and contain grass vegetation. The third parcel is located to the east is approximately 0.22 acres in size and contains grass vegetation and a large mature oak tree.

Access to the property is located through 39th Street/La Solidar Way Alley between Broadway and 7th Avenue. The parcel to the east is bordered by wrought iron fencing and chain-link fencing around the perimeter. The parcels located to the west has a chain fencing on the east and west perimeter of the property.

The site is bordered by Broadway to the north and 39th Street to the west. On the southern perimeter of the site the project shares a border with single-family residential homes. To the east of the site the project shares a border with a vacant building and lot. Across Broadway are apartments, a parking lot, and a church. Across 39th Street is the Arbors at Oak Park Senior Housing and single-family residential homes.

The area has good regional linkage via Highway 99 and public transportation is provided by Sacramento Regional Transit (RT). Adjacent to the site on Broadway are the east and west bound bus stops for RTs lines 51, 206, and 214, which provide access to major medical centers and other shopping in the vicinity at less than 30 minute intervals.

Funding Information

Grant Number	HUD Program	Funding Amount
M20MC060210	HOME	\$6,792,668

Estimated Total HUD Funded Amount:
\$6,792,668

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

Total: \$21,581,611

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 <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is located approximately 4.5 miles away from the closest civilian airport (Sacramento Executive Airport) and is not within a Runway Potential Zone/ Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). <div style="text-align: right;">Exhibit 2-A</div>
Coastal Barrier Resources 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 proposed project is located 90 miles inland and is not within a coastal zone. California does not contain protected coastal barrier resources. <div style="text-align: right;">Exhibit 2-B</div>
Flood Insurance 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 project is located within Zone X, an area with reduced flood risk due to a levee, per FEMA panel 06067C0190H, effective 8/16/2012. No flood insurance required. <div style="text-align: right;">Exhibit 2-C</div>
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 <input type="checkbox"/> <input checked="" type="checkbox"/>	The project would be in an identified non-attainment area for PM2.5 (moderate) and 8-hour ozone (severe). However, emissions resulting from project construction and operation fall below the Sacramento Air Quality Management District (SMAQMD) screening levels. SMAQMD operational screening levels for low rise apartment projects are less than 740 units for ozone precursors, and 1,485 units for PM, with construction BMPs incorporated; control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The project would

		<p>construct 43 units on a vacant site that falls well below the Sacramento Air Quality Management District (SMAQMD) screening levels for ROG and PM_{2.5} (<35 acres construction, 740 units operational). Therefore, emissions would be far below SMAQMD's thresholds of significance, which are also well below the de minimus levels for federal conformity (65 pounds per day ozone precursor = 12 tons per year (SMAQMD), vs. the 25 tons (severe), and 15 tons per year PM_{2.5} (SMAQMD) vs. 100 tons per year (moderate) federal de minimus threshold). The proposed project is thus exempt from federal general conformity requirements.</p> <p style="text-align: right;">Exhibit 2-D</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located 90 miles inland and is not within a coastal zone.</p> <p style="text-align: right;">Exhibit 2-E</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Sacramento County Environmental Management Department (SCEMD) is currently providing regulatory agency oversight for the site investigation and remedial planning activities underway to ensure residential screening levels are met. Links to the regulatory documents are provided in Exhibit 2-F.</p> <p style="text-align: right;">Exhibit 2-F</p>
<p>Endangered Species 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>The project site consists of grass vegetation and a large mature oak tree.</p> <p>No federally listed species were observed during the site visit on March 3, 2021.</p> <p>A review of special status species databases including the California Natural Diversity Database, United States Fish and Wildlife Service Information for Planning and Conservation Database, and the California Native Plant Society's Inventory of Rare and Endangered Plants of California was completed in order to identify special status species that may occur within the project area.</p> <p>Based on the results of this review, its location within an urbanized area and the site visit, no habitat for special status species is present within or adjacent to the project area.</p> <p>However, existing trees on and adjacent to the site could provide nesting habitat for birds</p>

		protected under the Migratory Bird Treaty Act. The developer must incorporate the required mitigation measures into the building plans. Exhibit 2-G
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No above ground storage tanks were observed in the 1-mile vicinity during a field visit conducted on March 3, 2021, nor identified when investigating aerial images. Exhibit 2-H
Farmlands Protection 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"/>	The proposed project site contains vacant lots in a fully developed area and is not currently used for farming. According to the California Department of Conservation Division of Land resource Protection Farmland Mapping and Monitoring Program, the site does not meet the definition of prime or unique farmlands and is not of statewide or local significance. Exhibit 2-I
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located within Zone X, an area with reduced flood risk due to a levee, per FEMA panel 06067C0190H, effective 8/16/2012. Exhibit 2-J
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The Sacred Lands File check was positive, and results from the Record Search showed that there were historical buildings within the vicinity of the project site. Native American tribes were initially consulted by letter, and with follow-up emails, requesting information and interest in consultation. The log of responses is provided as Exhibit 1-A; the UAIC recommended mitigation measures be added for any unanticipated discoveries during construction. SHRA has determined that the proposed undertaking would have no adverse effect on historic resources. SHPO concurrence was received on May 11, 2021. Exhibit 2-K
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 <input checked="" type="checkbox"/> <input type="checkbox"/>	Noise levels in the project area are defined by traffic on Broadway located north of the site. The average day/night sound levels are 72 dBA, which fall into the Normally Unacceptable range, according to HUD Noise Standards. A noise study concluded that an exterior-to-interior noise level reduction of 30 dBA would be

		<p>required to meet HUD Standards. The application of specific design elements to facades facing Broadway will be necessary to achieve this reduction, which are outlined in the noise study. The developer must incorporate the require mitigation measures into the building plan.</p> <p style="text-align: right;">Exhibit 2-L</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The sole source aquifer (SSA) authority would apply to the proposed project since there would be new construction; however, according to the Environmental Protection Agency (EPA) SSA interactive online map, the project location does not lie above a sole source aquifer.</p> <p style="text-align: right;">Exhibit 2-M</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Wetlands Inventory (NWI) interactive online map, the proposed project is not located on or in the vicinity of a wetland identified by the U.S. Fish and Wildlife Services.</p> <p style="text-align: right;">Exhibit 2-N</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The American River is approximately 3.5 miles northeast of the proposed project area and is considered a National Wild and Scenic River System (NWSRS) river. The area between the proposed project and the American River is fully developed. Therefore, the project would have no effect on the American River.</p> <p style="text-align: right;">Exhibit 2-O</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project will provide affordable senior housing. The site is currently vacant and is surrounded by residential and commercial properties. The project will provide new affordable and market rate housing in the City of Sacramento.</p> <p style="text-align: right;">Exhibit 2-P</p>

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	The proposed project is zoned as R-1 Single-Unit Residential and C-1 Limited Commercial zoning. The project proposes to construct housing units for seniors on undeveloped infill parcels. The use is consistent with the City’s requirements for the single unit residential and limited commercial zoning. Refs 2, 3
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The topography is relatively flat throughout the site. The project construction must comply with City’s erosion and sediment control ordinance and storm water management and discharge control ordinance per the City of Sacramento Zoning Ordinance.
Hazards and Nuisances including Site Safety and Noise		All soil contaminants will be remediated to appropriate standards, and any necessary vapor barriers will be included in the construction plans as directed by the SCEMD. There are no other site nuisances or safety issues related to the site. Noise can be mitigated per the Noise Study. Exhibits 2-F and 2L
Energy Consumption	2	Electric services will be provided by Sacramento Municipal Utility District (SMUD). The project will meet all minimum construction standards for California Tax Credit Allocation Committee (CTCAC) including sustainable building method and energy efficiency requirements. Ref 4

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Temporary construction jobs will be generated during construction of the project, and a permanent full-time manager position will be created on the site. Ref 1

Demographic Character Changes, Displacement	2	The project will provide 43 apartment units for independent senior living for seniors 55 and older, next to an existing similar development. The project will be consistent in character with surrounding development and no displacement will occur; the site is currently vacant. Ref 1
---	---	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project will provide housing for seniors 55 and older and will not impact the schools within this area. The site is near transit access to educational and cultural facilities throughout the county. Refs 1,7
Commercial Facilities	2	The project area is surrounded by commercial businesses. A Circle M Convenience store is located near the project site, and commercial facilities are located throughout the area, with accessible public transit to further services. Ref 1
Health Care and Social Services	1	Sacramento County Health Center/UC Davis Medical Center is located 0.5 miles east and provides primary care and behavioral health services to low-income residents. Mercy General Hospital is located 2.5 miles north and is a full-service medical center. Ref 1
Solid Waste Disposal / Recycling	2	The project would generate construction waste and removal of debris, and the residential uses would generate mixed waste. Construction waste would be disposed of at the Sacramento County Landfill facility on Kiefer Road, which is the primary municipal solid waste disposal facility in Sacramento County. Residential waste will be transferred by franchised haulers authorized by the Sacramento Solid Waste Authority to collect commercial garbage and commingled recycling within the City. Ref 3
Waste Water / Sanitary Sewers	2	Wastewater is conveyed through the Sacramento Area Sewer District sewer pipelines to the Sacramento Regional Wastewater Treatment Plant (SRWTP). As of 2010, the SRWTP system received 151 million gallons per day (mgd) with a maximum capacity of 181 mgd. The SWRWTP has determined it has enough long-term capacity for general plan buildout within the region due to increased water conservation efficiencies and requirements, and a continuing reduction in per capita wastewater demand. Refs 3, 5
Water Supply	2	Water will be provided to the project site by the City of Sacramento Department of Utilities. The City has sufficient water rights and supply to meet project demands. Ref 3

Public Safety - Police, Fire and Emergency Medical	2	<p><u>Police:</u> The Sacramento Police Department provides police protection services to the City. The police department is located approximately 2.1 miles south of the site. Construction of the residential units is not anticipated to change current demand levels.</p> <p><u>Fire:</u> Sacramento Metropolitan Fire Department. The closest station to the project site is Fire Station 6, located approximately 0.3 miles south from the project site. The proposed project will be built to current fire standards and would not add significantly to service already established. http://www.cityofsacramento.org/Fire/About/Station-Information</p> <p><u>Emergency Medical Services:</u> Sacramento Metropolitan Fire District. All SFD Engine and Truck Companies are utilized as EMS first responders and staffed with Firefighter-EMTs and/or Firefighter-Paramedics. Conversion to permanent housing is not anticipated to change current demand levels. http://www.cityofsacramento.org/Fire/Operations/Emergency-Medical-Services</p> <p style="text-align: right;">Refs 1, 3</p>
Parks, Open Space and Recreation	2	<p>Fourth Avenue Park is located approximately 0.3 miles northeast of the site. McClatchy Park is located approximately 0.4 miles west of the site. Both parks are within walking distance from the proposed project site. Although the project could increase demand for services, the increase is minor and can be accommodated at the existing parks. A 1,200-sf community room will be provided on site. Landscaped grounds include a courtyard with BBQ and seating areas with the possibility of a small garden.</p> <p style="text-align: right;">Ref 1</p>
Transportation and Accessibility	2	<p>Sacramento Regional Transit System (RT) provides services to the project area via Bus Routes 50, 206, and 216. All routes provide access to major medical centers and other commercial facilities in the area.</p> <p style="text-align: right;">Refs 1,6</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The site is comprised of vacant lots filled with weedy vegetation. No unique natural or water resources features are on the project site.</p> <p style="text-align: right;">Exhibit 2-G, 2-N, 2-O</p>
Vegetation, Wildlife	2	<p>The site is comprised of vacant lots filled with weedy vegetation. An existing large mature oak tree remains onsite and</p>

		will be retained and protected consistent with recommendations received by the City's Urban Forrester. Exhibit 2-G
Other Factors	1	The proposed project has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, this Project will advance the following goal, policy, and target of goal number one – Energy Independence, specifically by reducing the use of fossil fuels and providing long-term affordable housing and a reduction in vehicle miles travelled through infill housing development. Refs 1, 3, 4

Additional Studies Performed:

1. HUD Noise Assessment Broadway 39th Residential. Prepared March 24, 2021, by Saxelby Acoustics for NCE*

Field Inspection (Date and completed by):

1. Field Observation conducted by Gail M. Ervin, Ph.D., NCE. March 3, 2021.

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

1. Unless otherwise noted, assessments based upon expertise and experience of Gail M. Ervin, Ph.D., NCE.
2. City of Sacramento. 2020. "Current through Ordinances 2020-0032 and the August 2020 code supplement." Accessible from: <http://www.qcode.us/codes/sacramento/view.php?topic=17> Accessed on 3/2/2021.
3. City of Sacramento. 2015. "2035 General Plan" Accessible from: <http://www.cityofsacramento.org/Community-Development/Resources/Online-Library/2035--General-Plan> Accessed on 3/21/2021
4. City of Sacramento. 2012. "Sustainability Climate Action Plan" Accessed from: <https://www.cityofsacramento.org/Community-Development/Resources/Online-Library/Sustainability> Accessed on 3/2/2021
5. Sacramento Regional County Sanitation District. "Sacramento Regional Wastewater Treatment Plant." Accessible from: <https://www.regionalsan.com/profile/sacramento-regional-wastewatertreatment-plant> Accessed on 3/2/2021.
6. Sacramento Regional Transit. 2021 "Systems Map." Accessible from: <http://www.sacrt.com/systemmap/A1.stm> Accessed 3/3/2021.
7. Sacramento City Unified School District. 2021. "School Locator". Accessible from: <https://saccityusd.maps.arcgis.com/apps/webappviewer/index.html?id=65299203ccef4df4969dc9169f61a424> Accessed on 3/3/2021.

*Full reports are on file at the Sacramento Housing and Redevelopment Agency, 801 12th Street, Sacramento, CA 95814.

List of Tribes and People Consulted

1. Buena Vista Rancheria of Me-Wuk Indians: Rhonda Morningstar Pope, Chairperson
2. Colfax-Todds Valley Consolidated Tribe: Pamela Cubbler, Treasurer
3. Colfax-Todds Valley Consolidated Tribe: Clyde Prout, Chairman
4. Ione Band of Miwok Indians: Sara Dutschke Setchwaelo, Chairperson
5. Nashville Enterprise Miwok-Maidu-Nishinam Tribe: Cosme A. Valdez, Chairperson
6. Shingle Springs Band of Miwok Indians: Regina Cuellar, Chairperson
7. Tsi Akim Maidu: Grayson Coney, Cultural Director
8. Tsi Akim Maidu: Don Ryberg, Chairperson
9. United Auburn Indian Community of the Auburn Rancheria: Gene Whitehouse, Chairperson
10. Wilton Rancheria: Jesus Tarango, Chairperson
11. Wilton Rancheria: Jesus Tarango, THPO
12. Wilton Rancheria: Dahlton Brown, Director of Administration
13. State Office of Historic Preservation

List of Permits Obtained:

A building permit issued by the City of Sacramento would be required.

Public Outreach [24 CFR 50.23 & 58.43]:

A Finding of No Significant Impact and a Notice of Intent to Request Release of Funds will be published in a paper of general circulation 15 days before the RROF will be submitted to HUD and HCD to allow public comment on the project. The public will have 15 days to provide comment to HUD and HCD for anyone who wishes to challenge the bases for the FONSI determination.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is an affordable senior residential infill development on three parcels. Currently the parcels are vacant and filled with weedy vegetation and one heritage oak tree, which will be protected. The project would construct 43 apartment units for low-income seniors aged 55 and older. The project is consistent with local zoning and general plan policies. Minor construction air emissions will be temporary and below SMAQMD screening criteria, which SMAQMD has determined results in a less than cumulatively significant effect. The project will have 22 uncovered parking spaces at the site and is within walking distance to commercial services and parks as well as bus services. Operational impacts related to traffic and air quality are anticipated to be cumulatively less than significant. There are no sensitive habitats on the site thus the project will not result in a cumulative loss of biological resources. Noise levels for the project area exceed federal standards but effects on new residents will be mitigated by incorporating specific design elements to mitigate noise levels on units facing Broadway. Hazardous substances on the site will be remediated before project occupation. Therefore, the proposed project would result in no cumulatively significant effects on the human or natural environment.

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

The proposed project will be constructed on designated vacant infill land that was identified by the City of Sacramento as potential affordable housing in the RFP #2018009-WW. The RFP identified four different sites that could qualify as a site for potential affordable housing. To be considered for the site;

the developed had to provide a project proposal that addressed the likelihood of success, responsiveness to adopted City or County of Sacramento and SHRA policies, and had to include a design that is compatible and complimentary with the adjacent surrounding neighborhood. Once the City and SHRA received the proposals only projects that met the City's goals and policies were accepted.

In addition, site identification for affordable housing has proven to be a major obstacle in providing affordable housing units. Sites zoned appropriately and at reasonable cost are extremely limited within the City of Sacramento. Furthermore, sites that do not meet cost and zoning criteria are generally eliminated as alternatives. This project was chosen from several potential properties considered based upon feasibility, location, and affordability.

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

The No Action Alternative would leave the parcels vacant with no funding for affordable senior housing. There are no benefits to the physical or human environment by taking no federal action for this project. Physical impacts to the environment occur in growing areas whether units are subsidized with federal funds or built at market rates.

The City has determined the project is consistent with all City land use plans, policies, and regulations for the project site. Not building on this site could result in more housing constructed further out in agricultural areas to meet the demand for affordable senior housing, contributing to urban sprawl, regional traffic congestion and regional air quality problems.

Summary of Findings and Conclusions:

The environmental assessment has determined that the construction of the 39th and Broadway Senior Housing project would have no adverse effect on the human or physical environment. The project is a low-income senior residential development being constructed on three parcels. The project will consist of 43 affordable senior housing units. The activities are consistent with adopted plans and policies, and the new building will connect to existing municipal services that the City has determined are adequate to serve multi-family residential infill development. The surrounding vicinity has transit access to a full range of commercial, medical, emergency, social and recreational services to serve the future residents. Contaminated soils at the parking lot site, potential vapor intrusion, and ambient noise levels will be mitigated during construction. Measures are in place to address unanticipated discoveries of cultural resources during ground moving activities, and a nesting bird survey is required before construction begins. The project will therefore have a beneficial effect on the quality of the human environment and no adverse effect on the natural environment.

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

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

Law, Authority, or Factor	Mitigation Measure
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>The project site is predicted to be exposed to future exterior noise levels within the normally unacceptable 65-75 dBA DNL range for HUD projects. A noise assessment concluded that in order to reduce interior noise levels below federal thresholds, certain design elements should be incorporated into the project. The specific design elements only apply to the facades facing Broadway. The following noise control measures shall be incorporated into designs to the satisfaction of SHRA before construction begins on the site.</p> <ul style="list-style-type: none"> • Building facades shall include use of cement siding over sheathing or 1-coat stucco system. 5/8" interior board on resilient channels shall be used; • STC 36 rated windows shall be used; • Mechanical ventilation penetrations for exhaust fans do not face toward Broadway. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. • Where vents must face toward Broadway, it is recommended that the duct work be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use; • Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation; • No PTAC's shall be used; • In lieu of these measures, an interior noise control report may be prepared by a qualified acoustic engineer demonstrating that the proposed building construction would achieve the HUD interior noise reduction requirement of 30 dBA.
<p>Migratory Bird Treaty Act of 1918 (MBTA), codified at 16 U.S.C. §§ 703–712</p>	<p>Construction shall occur outside the migratory bird nesting season (February 1 – August 31). If construction may start within the nesting season, the site shall be surveyed for migratory bird nests within five days prior to removal. If an active nest is found, a biologist shall be consulted to define adequate protections for the nest(s), which must be implemented by the construction crew.</p>
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections</p>	<p>The following measure is intended to address inadvertent discoveries of cultural resources that may be of religious and</p>

106 and 110; 36 CFR Part 800

cultural significance to the United Auburn Indian Community of the Auburn Rancheria (UAIC):

Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, handstones and pestles, flaked stone, and articulated, or disarticulated human remains. In general, the UAIC does not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC that protects, preserves, or restores the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. Recommendations of the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If potentially significant cultural resources or archaeological resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and treatment, as necessary. A qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find.

The project applicant shall coordinate with a UAIC Tribal Representative any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find.

	If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur, pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	All measures identified by SCEMD for soil and vapor mitigation shall be implemented prior to issuance of an occupancy permit.

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: Gail M. Ervin Date: 5/24/21

Name/Title/Organization: Gail M. Ervin, Principal, NCE

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

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).