

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

**Project Information**

**Project Name:** The-Pardes

**HEROS Number:** 900000010306866

**Responsible Entity (RE):** SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY,  
801 12TH Street Sacramento CA, 95814

**RE Preparer:** Stephanie Green

**State / Local Identifier:** SHDA

**Certifying Officer:** La Shelle Dozier

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):** Partner Engineering & Science

**Point of Contact:** Angelique Crews

**Project Location:** 8310 Poppy Ridge Road, Elk Grove, CA 95757

**Additional Location Information:**

The subject property is located on the southeast corner of the intersection with Poppy Ridge Road and McMillian Road within a residential and agricultural area of Sacramento County. The immediately surrounding properties consist of Cosumnes

River Community College (10051 Big Horn Boulevard) to the north across Poppy Ridge Road; agricultural land (10220 West Stockton Boulevard) to the south; agricultural land (8350-8394 Poppy Ridge Road) to the east; and agricultural land (8296 Poppy Ridge Road) to the west across McMillan Road.

**Direct Comments to:** Please submit your comments by U.S. mail to 801 12th Street, Sacramento, California, 95818, Attention: Stephanie Green, or by email to Stephanie Green at [sgreen@shra.org](mailto:sgreen@shra.org).

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

The subject property is currently unoccupied with one, 2-story building that has been vacant for several years. Barbed wire fencing surrounds the property with an entrance gate located at the northern border. A metal building and wood frame building was noted on the northwestern portions of the property. The subject property consists of two parcels consisting of 15.26 acres. According to available historical sources, the subject property was formerly developed as early as 1937 with a residential farm property and appears to have been occupied by similar tenants since construction to the present date. The proposed activities consist of new development for multifamily use that will contain garden style buildings: four (4), 3-story buildings with 132 residential units and one (1), 4-story building with 104 residential units. The project is located within Parcel 1 and 2. Of note, prior to development of the proposed multifamily project, the existing structures will be demolished/razed. As outlined within the Sacramento Housing and Redevelopment Agency (SHRA), award letter, dated May 12, 2022, 25 project-based vouchers have been awarded for the proposed project and will be entering into a Housing Assistance Payment (HAP) contract. The initial contract term for this Project-Based Voucher assistance will be twenty (20) years and no work will commence on the project site until the AHAP is signed. Total Project Costs are estimated to be \$160,677,921. Total voucher funding amount is \$38,027,520 over the 20-year contract period.

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

An assessment was conducted of demand and supply, considering the proposed pipeline of units in the market and the demographic and employment growth present in the defined primary market area. The demand generators, such as household and employment growth, were used to estimate future demand for product within the Primary Market Area (PMA). Future demand based on a weighted household and employment growth figure, was reconciled for the PMA. The reconciled demand figures indicate continued demand for additional apartment product in the immediate area. Additional units could be added without a negative impact on existing product due to the increasing population and employment based in the city. The proposed project will offer 69 units that will operate with Project Based Vouchers (PBV) rental assistance with tenants paying 30 percent of their income towards rent. The market rate and LIHTC properties in the proposed project PMA are reportedly experiencing a low instance of concessions, and affordable properties maintain waiting lists. The proposed project will offer affordable multifamily housing units, which are in high demand. Construction of the proposed project will positively impact the surrounding

neighborhood by improving the proposed project's overall site appeal. There are no single-family homes of the same quality for equal or less rent near the proposed project that will affect its marketability. Also, there are no physical barriers in the immediate neighborhood that would prevent persons from moving to the proposed project. The proposed project's annual capture rate at the 30 and 80 percent AMI level and each bedroom type is low, demonstrating the strong demand for housing within the PMA, specifically affordable housing. Annual capture rate for the Subject's 30 percent AMI units is 5.1 percent with subsidy and 9.7 percent without subsidy. Annual capture rate for the Subject's 80 percent AMI units is 4.8 percent with subsidy and without subsidy. These annual capture rates indicate an expected absorption rate of less than one year. The proposed project's capture rates are considered good to excellent. Lastly, the proposed LIHTC rents at the proposed project are below comparable market rents, providing a tenant rent advantage for low to moderate-income households.

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

The Primary Market Area (PMA) for the proposed project is defined by Cosumnes River Boulevard/Calvine Road to the north, Grant Line Road/Kammerer Road/Hood Franklin Road to the south, Bradshaw Road to the east and Interstate 5 to the west. The market data demonstrates that a significant amount of the renter base considers housing opportunities within these boundaries. Given the opportunity to locate good quality affordable housing, the renter base will move within these areas. There are no apparent weaknesses of the proposed project, development scheme, rents or mark. No nuisances that may negatively impact the marketability of the project has been identified. Strengths include close proximity to retail, entertainment, schools, recreation and public transportation; no known nuisances that could impact the marketability of the proposed project; the proposed project will provide good quality and appropriate on-site amenities for the intended tenant base (these amenities will be competitive when compared to the market rate and LIHTC comparables). The population and number of households increased in the PMA from 2000 to 2022. The population and number of households are both expected to continue to grow, which will result in more demand for market rate and affordable housing units. Within the PMA, projected increases in total population and households bode well for demand for the proposed project. Further, 26.3 percent of households in the PMA are renter households. Overall, with 57.7 percent of renter households in the PMA earning less than \$75,000 annually, the proposed project will be well-positioned to compete in the area. Employment in the PMA is concentrated in healthcare/social assistance, public administration, and retail trade, which collectively comprise 42.1 percent of local employment. The large share of PMA employment in retail trade is notable as this industry is historically volatile, and prone to contraction during economic recessions. However, the PMA also has a significant share of employment in the healthcare/social assistance and public administration industries, which are known to

offer greater stability during recessionary periods Relative to the nation, the PMA features comparatively greater employment in the public administration, healthcare/social assistance, and information industries. Conversely, the PMA is underrepresented in the manufacturing, construction, and accommodation/food services sectors. Employment in the MSA declined sharply by 6.3 percent in 2020 amid the pandemic, similar to the overall nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a post-recessionary record. As of October 2022, employment in the MSA is increasing at an annualized rate of 3.1 percent, similar to the 2.7 percent growth reported across the nation. The comparables reported vacancy rates ranging from zero to 4.7 percent, with an overall weighted average of 1.9 percent. Managers at all five of the LIHTC properties reported being fully occupied. Further, two maintain waiting lists. This is indicative of supply constrained conditions. The market rate properties reported an average vacancy rate of 4.7 percent. Taking into consideration the vacancy rates of the comparables, as well as the strong demand for affordable housing in the area, we anticipate vacancy at the proposed project will be five percent or less annually.

**Maps, photographs, and other documentation of project location and description:**

[Fig 3 Topo Map.docx](#)

[Fig 2 Site Plan Portrait.docx](#)

[Fig 1 Site Location Map.docx](#)

[App A Photos.docm](#)

[2202 RT REVISED Award Letter The Pardes 051222.pdf](#)

[2022 1210 FINAL C2 0 Preliminary Site Plan.pdf](#)

**Determination:**

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer**

**on:**

**7015.16 certified by Authorizing Officer**

**on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
2202-RT	Public Housing	Project-Based Voucher Program

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$38,027,520.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$160,677,921.00

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. Elk Grove Airport is located approximately 18,200 feet to the east of the subject property. Based on distance, this facility is not considered an airport hazard. As such, no additional action appears warranted at this time. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
<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]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). According to

		<p>Community Panel Number 06067C0319H, dated August 16, 2012, the subject property is not located within a Special Flood Hazard Area (SFHA). The subject property appears to be located within Zone X, Unshaded. Review of the online NFIP information indicates the city and county are active participants within the NFIP. The community identification numbers are as follows: Elk Grove CID is 060767D; Sacramento County CID is 060262D. The project is in compliance with flood insurance requirements.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Nitrogen dioxide, Sulfur dioxide, Ozone, Particulate Matter, &lt;10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The proposed project would not generate unusually high levels of emissions during construction or atypical levels of post construction vehicle traffic. Therefore, emissions of criterial pollutants are anticipated to be less than de minimis levels and would not be regionally significant. For comparison purposes, Partner reviewed several air quality study cases in California. In summary, any construction projects that are similar to or smaller in size than the Race Street Project's case in terms of duration, square footage and overall size, should not exceed the de minimis levels established by the state and therefore do not need to undergo a detailed conformity analysis. The proposed action is smaller than the Race Street and no additional action</p>

		<p>appears warranted at this time. Lastly, development of a multi-family project will not result in emission levels of criteria pollutants, including de minimis level. Furthermore, the Sacramento Area has issued a 2018 Update to the California SIP, adopted October 25, 2018. As outlined within the updated SIP, reasonable further progress (RFP) has been obtained since 2017 and the RFP contingency measure requirements (as outlined in the Plan) is listed as "irrelevant as applied to the Sacramento Area". The project is in compliance with the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Partner reviewed the U.S. Fish &amp; Wildlife Service (USFW) Planning and Conservation (IPaC) database for threatened and endangered species and critical habitats for the project area. A summary of the IPaC database indicates one (1) endangered, five (5) threatened, one and no critical habitats have the potential to occur within the project area. Based on the property characteristics and review of the IPaC, the habitat for the identified species is not present at the subject property. As such, the listed species are not considered a concern and no effect is likely to occur to the species outlined within the IPaC Report. In addition, Partner reviewed Biological Resources Evaluation prepared for the subject property by HELIX Environmental Planning, Inc. (HELIX), dated September 2022. According to HELIX, the survey was conducted between February and</p>

		<p>March 2022 and known or potential biological constraints in the Study Area were identified: (1) Potential nesting and foraging habitat for nesting migratory birds and raptors including: Swainson's hawk, white-tailed kite, and Cooper's hawk; (2) Potential habitat for burrowing owl; and (3) Trees protected by the City of Elk Grove's Tree Preservation and Protection Code. None of the species with potential to occur are federally-listed species. However, HELIX recommended avoidance and minimization measures be implemented to limit or avoid impacts to other non-federally listed nesting raptors, migratory birds, and burrowing owl that may occur within the subject property area. Moreover, Partner reviewed Protected Trees Technical Report prepared for the subject property by HELIX, dated September 2022. That report presents the results of the tree inventory and provides recommendations for tree protection measures for trees to be preserved on-site. All details are outlined within attached Protected Trees Technical Report. The project is in compliance with the Endangered Species Act and no formal compliance or mitigation is required.</p>
<p><b>Explosive and Flammable Hazards Above-Ground Tanks</b>[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. No explosive hazards were identified within a 1-mile radius of the subject property during the site reconnaissance and/or by review of online aerial imagery. The project is in compliance with explosive and flammable hazard requirements.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project includes activities that could convert agricultural land to a non-agricultural use. "Prime farmland," "unique farmland," or "farmland of</p>



		<p>statewide or local importance" regulated under the Farmland Protection Policy Act occurs on the project site. Form AD-1006, "Land Evaluation and Site Assessment" has been completed. Review of the USDA soil information indicates the subject property soils are rated as Prime Farmland, if irrigated and Farmland of Statewide Importance. Review of the urban land (census) map indicates the subject property is not located within a designated urban area. Partner completed the AD-1006 to evaluate the impact of site development on important farmland. Based on Partner's preliminary assessment via AD-1006 form, the proposed development will not have an adverse impact to important farmland. Partner submitted the form to NRCS in order to obtain a Farmland Conversion Impact Rating. Per the NRCS (soil scientist) response, the combined score from Part V and Part VI is 97 points. Since the total score is less than 160 points, no alternative sites are needed, and the project can move forward as planned. The project may proceed without mitigation and be in compliance with the Farmland Protection Policy Act.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in a floodplain. Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency. According to Community Panel Number 06067C0319H, dated August 16, 2012, the subject property appears to be located in Unshaded Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain. No preliminary FEMA FIRM (p-FIRM) are available for the subject property at this time. Additionally, regulatory floodways are not considered</p>

		<p>a hazard for the subject property, including ingress and egress, at this time. FEMA maps typically do not reflect potential local drainage problems or the ability of the local storm water management system to convey the surface water runoff created by storms or other occurrences, and Partner expresses no opinion in this regard. The project is in compliance with Executive Order 11988.</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Based on Section 106 consultation the project will have No Adverse Effect on historic properties. A Cultural Resources Assessment was prepared in January 2023 by HELIX. A records search requested by HELIX at the North Central information Center (NCIC) on November 16, 2022, determined that sixteen cultural studies have been previously conducted within a 0.5-mile radius of the proposed undertaking's Area of Potential Effects (APE). However, none of these previous studies included the APE as part of their survey areas. The records search also determined that six previously recorded cultural resources are located within 0.5-mile of the APE but that none of these previously recorded cultural resources are located within the APE itself. In December 2022, HELIX requested that the Native American Heritage Commission (NAHC) conduct a search of their Sacred Lands File (SLF) for the presence of Native American sacred sites or human remains in the vicinity of the APE. As of the writing of this report, no response has yet been received from the NAHC. The results of the Cultural Resources Assessment leads HELIX to recommend that there would be no adverse effect on historic properties, including archaeological and built-environment resources as a result of project implementation. No additional studies,</p>

		<p>archaeological work, or construction monitoring are recommended. However, HELIX recommends that Inadvertent Discovery Measures (outlined in Section 5.2 of the Cultural Resources Survey report) be implemented in the unlikely event that cultural resources or human remains are encountered during construction. Section 106 consultation was initiated on 2/1/2023. According to a SHPO (email) response on March 6, 2023, SHPO recommends that SHRA proceed pursuant to 36 CFR part 800.3(c)(4) Failure of the SHPO/THPO to respond. Tribal letters have been submitted on 2/1/2023. A response was received by one (1) tribe, Wilton Rancheria. Based on the Tribe's response, mitigation measures are required in the event sensitive cultural resources are encountered at the subject property. Upon satisfactory implementation of the conditions/mitigation measures, which should be monitored, the project is in compliance with Section 106.</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><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A Noise Assessment was conducted. The noise level was acceptable: 63.0 db. See noise analysis. A noise assessment was completed in January 2023 by Veneklasen Associates. As outlined within the attached report, noise sources included two roadways (Big Horn Boulevard and Poppy Ridge Road), one proposed BLUE light rail line that is planned to run parallel to the east of Big Horn Road and west of the proposed project, and airports of concern (no airport hazard identified) within a 15-mile radius. Noise was assessed from four location (noise assessment locations, NALs) at the proposed project. No NALs were calculated to have noise levels greater than 65dB, as such standard construction is anticipated to meet the interior</p>

		standard for all facades and no mitigation (STraCAT calculations) were deemed warranted and/or completed. Furthermore, the interior noise level was not calculated given the calculated environmental (less than 65dB, exterior). As such, all interior locations are anticipated to meet the DNL 45 dB with standard construction. In summary, based on the calculated noise levels (nothing greater than 65dB), the standard wall construction is acceptable at all locations, standard glazing is acceptable at all locations and no mitigation is required for all exterior courtyards. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on or adjacent to the subject property. The subject property is proposed for new construction of a multi-family residential complex. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The subject property is not located within a one-mile radius of a designated Wild and Scenic River. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support for activities that would harm a designated rivers free-flowing condition, water quality or outstanding resource values. The project is in compliance with the Wild and Scenic Rivers Act.

HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The immediately surrounding properties consist of Cosumnes River Community College (10051 Big Horn Boulevard) to the north across Poppy Ridge Road; agricultural land (10220 West Stockton Boulevard) to the south; agricultural land (8350-8394 Poppy Ridge Road) to the east; and agricultural land (8296 Poppy Ridge Road) to the west across McMillan Road. These land uses are not expected to have a detrimental environmental impact to the subject property. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. In addition, the subject property is not located within an opportunity zone. The project is in compliance with Executive Order 12898.</p>

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used 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	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The zoning for the proposed project is RD-30. The proposed project is within Census Tract Number 96.38 and is zoned for the intended use/existing legal non-conforming. The public/tribal appear period expires on March 9, 2023. Based on information outlined within the civil/design plan set, the proposed project is in conformance with plans/scale and urban design of the surrounding area, per the infrastructure master plans and storm drainage master plans by the City:</p> <p><a href="https://www.elkgrovecity.org/south-east-policy-area/infrastructure-master-plans">https://www.elkgrovecity.org/south-east-policy-area/infrastructure-master-plans</a>. The development of the subject property will contain pervious (limited) areas that will consist of landscaping and seeding the soil with grass, where applicable. The impact on surrounding existing native or non-invasive vegetation and wildlife will be minimal. None of the reasonably foreseeable aspects of the proposed project or future use plans for the site conflict with the community's vision for its future</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	3	<p>The United States Geological Survey (USGS) Florin, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 37 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently toward the west. No</p>	<p>Demolition, stripping, and grading will be performed to remove existing surface and improvement features proposed for removal and possible replacement. The location on the site proposed for re-grading to improve the site drainage shall be cleared of surface obstructions, debris,</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>steep slopes are associated with the subject property. No evidence of erosion or sedimentation was observed on the property. The subject property is depicted on the 2012 map as general urban land. Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Bruella sandy loam, Galt clay, San Joaquin silt loam, and San Joaquin-Galt complex. Slopes range from 0 to 2 percent. Construction of the Proposed Project would involve grading and earth moving activities, as well as construction of project components. Construction would result in the temporary disturbance of soil and would expose disturbed areas to potential storm events. This exposure could generate accelerated runoff, localized erosion, and sedimentation. Construction activities could exacerbate soil erosion and result in the loss of topsoil. However, the Proposed Project would be required to obtain coverage under the National Pollutant Discharge Elimination System Construction General Permit, which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction best management practices. This includes limiting ground disturbance areas, restoring disturbed areas to pre-construction contours, erosion control measures, and revegetation.</p>	<p>conflicting utilities, and stripped of vegetation, and trees. Upon completion of stripping operations, the exposed surface should be overexcavated to a depth of 2 feet below ground surface, or 12" below the bottom of proposed slabs on grade, whichever is deeper. Additional conclusions/recommendations outlined within the Geotechnical report will be adhered to during construction. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) and construction best management practices will be completed</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>2</p>	<p>The subject property is located in Elk Grove with access primarily from Poppy Ridge Road and Big Horn Boulevard. Radon is considered a Natural Hazard and Nuisance. Review of the U.S. Environmental Protection Agency (EPA) Radon Zone Map and county information indicates the subject property is located within radon Zone 3. Based on the proposed development activities, radon mitigation is warranted as part of the new construction activities. Per HUD guidelines, radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000 (latest edition), Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. No additional known natural hazards will likely affect the subject property. Natural hazards include: faults/fractures, cliffs, bluffs, crevices, slope failure from rains, unprotected water bodies, fire hazard materials, wind/sand storm concerns, poisonous plants/insects/animals, or hazardous terrain features. No other built hazards were identified during the field reconnaissance. Other built hazards include: hazardous streets, dangerous intersections, inadequate street lighting, children's play areas located next to a busy street,</p>	<p>Radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000 (latest edition), Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. Radon post construction testing reports along with a completed Radon Operation, Maintenance and Monitoring Plan will be provided to SHRA upon completion.</p>



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		railroad crossings, hazardous or chemical storage or industrial operations. In summary, no Natural hazards, air pollution generators, man-made site hazards or nuisances were identified at the subject property. Moreover, the proposed project is not a noise-generating facility. Noise calculations are outlined in detail in the Noise Report	
Energy Efficiency	2	The project is targeting GreenPoint Gold Certification. The credits we have selected are shown on the attached scorecard. The energy usage per building is described below and represented in the attached ECON1 forms. This is energy use per building without the offset of the PV solar production. This is an all-electric project so no natural gas is used on the project. The proposed energy usage is as follows: Building 1 - 159,339 kWh/yr Building 2 - 202,939 kWh/yr Building 3 - 202,476 kWh/yr Building 4 - 211,458 kWh/yr Building 5 - 678,606 kWh/yr Total - 1,454,818 kWh/yr	Greenhouse gas emissions will be provided by the civil design team to SHRA upon completion
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	1	Sacramento County has an unemployment rate of 4% while the US average is 3.7%. The current population of Elk Grove is approximately 179,000 people. Approximately 13.1% of people are employed in management occupations, 6.3% in education instruction & library occupations, 5.4% in business & financial operations occupations, 4.7% in arts,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>design, entertainment, sports &amp; media occupations, 9.2% in food preparation &amp; serving related occupations, 6.2% in building &amp; grounds cleaning &amp; maintenance occupations, 9.9% in sales &amp; related occupations, 9.2% in office &amp; administrative support occupations, 4.4% in construction &amp; extraction occupations, and 31.6% in others. Please note that above information should be verified with a Market Study, which was not provided for Partner's review. No direct or indirect displacement is associated with the proposed project. Of note, while demolition is planned for the subject property, the buildings have been unoccupied for several years and are considered to be dilapidated. No people will be displaced. No jobs will be destroyed or relocated. The development will create work opportunities. The proposed development will not have an adverse effect on the community or neighborhoods as these areas are not immediately adjacent to the site.</p>	
Demographic Character Changes / Displacement	2	<p>The proposed subject property will consist of multi-family residential facility. The subject property is currently unoccupied as the property is vacant. There are currently no onsite operations. No direct or indirect displacement will occur through the development of the subject property. The subject property is accessed via Poppy Ridge Road and Big Horn Boulevard. The 2022 California population was approximately 39 million people.</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		Please note that above information should be verified with a Market Study, which was not provided for Partner's review.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The subject property is located within the Elk Grove Unified School District, which comprises 42 elementary schools, 9 middle schools and 13 high schools. This development will have minimal impact on primary and secondary public schools and will not require additional educational facilities.	
Commercial Facilities (Access and Proximity)	2	The subject property is located within reasonable distance of services and commercial shopping areas. Major malls and shopping centers are within proximity to the site such as Laguna Reserve Plaza, The Ridge Shopping Center and others, located approximately 1.1-1.5-miles west and northwest of the subject property. The commercial services in the vicinity of the subject property are not within walking distance but will meet the needs of the tenants in terms of affordability. The project will not adversely impact or displace existing retail and commercial services. The development of this project is not considered a concern and will not require additional commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	The subject property is located within reasonable distance of health care and social services such as the Elk Grove Convalescent Hospital, Kaiser Permanente South	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		Sacramento Medical Center, Sutter Center for Psychiatry Hospital and others. Based on online information, emergency health services, including special medical services or skills such as geriatric clinics (if needed) are available within reasonable proximity to the proposed project. Social services, if warranted, will be provided by governmental social service agencies or public or private groups. The development of this project is not considered a concern and will not require additional healthcare facilities.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Solid waste is not currently generated at the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance. The project development will generate construction debris that will be management by the development team and disposed offsite in accordance with applicable standards. Upon completion of construction activities, general household solid waste will be generated from the proposed project. Solid waste disposal will reportedly be provided by an independent solid waste disposal contractor.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The County of Sacramento services the subject property vicinity. No wastewater treatment facilities or septic systems were observed or	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		reported on the subject property. Upon completion of construction activities, sewage discharge will reportedly be directed into the municipal sanitary sewer system. The new residential units will result in very minimal impact on the designed capacity of the Sacramento County Wastewater Treatment Systems.	
Water Supply (Feasibility and Capacity)	2	According to available information, a public water system operated by Sacramento County Water Agency (SCWA) serves the subject property vicinity. According to the Central & South Service Area 2019 Water Quality Report, the sources of public water for the City of Elk Grove are groundwater from the Laguna/Vineyard/Country Creek Estates/Grant Line 99 water system and surface water from the Vineyard Surface Water Treatment Plant. According to the SCWA and the 2019 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. The subject property is not located within a sole source aquifer. The onsite development will result in very minimal impact on the designed capacity of the Sacramento County Water Treatment Systems.	
Public Safety - Police, Fire and Emergency Medical	2	The development of this site will have minimal impact on the Sacramento County Police, Fire and Emergency Medical Services. The proposed development will not increase demand on police and fire	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>services. Access routes for accessibility for emergency vehicles and compliance with local regulations will be addressed by the civil design team, per city/county building compliance. The project meets the site access requirements for emergency vehicles, including fire truck and ambulance at both sites.</p>	
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>2</p>	<p>Parks, open spaces and recreation areas are within the surrounding area. The following recreational amenities are located within close proximity to the subject property: Elk Grove Regional Park, Baker Park, Backer Park, Keema Park, Miwok Park and others. The proposed project will not have an adverse effect on passive and active recreational activities to include parks, recreational areas and open spaces within the vicinity of the subject property.</p>	
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>2</p>	<p>The subject property is accessible through Poppy Ridge Road and Big Horn Boulevard connected with the subject property. Based on the site assessment activities, the approaches to the subject property are convenient, safe and attractive. Elk Grove Airport is located approximately 3.45-miles to the east from the subject property; Franklin Field is located approximately 5.52-miles to the south-southwest from the subject property; Sacramento Mather Airport is located approximately 11.41-miles to the north-northeast from the subject property; Sacramento Executive</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>Airport is located approximately 9.52-miles to the northwest from the subject property and Lodi Airport is located 14.34-miles to the south from the subject property. The subject property will provide residents with convenient access to employment centers and recreational outlets (commercial / retail shopping services). A traffic study is reportedly not required. No information regarding public transportation services has been provided at this time.</p>	
<b>NATURAL FEATURES</b>			
<p>Unique Natural Features /Water Resources</p>	<p>2</p>	<p>No geological features that include rare or special social/cultural, economic, education, aesthetic or scientific value were identified on or abutting the subject property. As such, no adverse impact to unique natural features is considered applicable for the proposed development. Storm water is removed from the subject property primarily by sheet flow action towards storm water drains located in the public right of way. The subject property is connected to a municipal owned and maintained sewer system. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property. The proposed project is not subject to rapid water withdrawal problems that change the depth or character of the water table or aquifer. No</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		<p>septic systems are proposed for the proposed project. No visual or other indications of water quality problems on or near the site were identified. The proposed project will include a stormwater runoff control/design. The proposed project will not involve the discharge of non-sewage pollutants into surface water bodies. Lastly, the proposed project will not limit the access to or quality of water for downstream communities.</p>	
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>2</p>	<p>As noted within the Endangered Species section of the laws/authorities' section herein, HELIX recommended avoidance and minimization measures be implemented to limit or avoid impacts to special-status species that may occur within the subject property area. Moreover, Partner reviewed Protected Trees Technical Report prepared for the subject property by HELIX, dated September 2022. That report presents the results of the tree inventory and provides recommendations for tree protection measures for trees to be preserved on-site. No special-status plants or wildlife were observed within the Study Area during field assessment activities. The proposed project will not damage or destroy plant species that are legally protected by state or local ordinances. Furthermore, the proposed project will not damage or destroy trees without replacement and landscaping</p>	<p>Avoidance and minimization measures to limit or avoid impacts to special-status species that may occur within the subject property area. Specifically, clearing/construction activities between Jan. 15 and Aug. 15 require a preconstruction survey within 14 days of construction. to identify active raptor nests. If no nests found, no mitigation warranted. Similarly, if white-tailed kite or other raptor or Swainson's hawk nest sites are identified within 1,000-feet of project activities, a setback of 500 or 1,000-ft will be imposed to avoid disturbances to nesting raptors. A Burrowing owl survey will be completed to determine whether suitable nesting habitat occurs within 500 ft</p>



Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
			<p>of the project site if construction activities are completed during the nesting season. With respect to migratory birds, a preconstruction survey will be completed if clearing/construction activities occur during the migratory bird nesting season (March 15 through August 15). The survey, if warranted, will be conducted by a biologist within 14 days of construction. If active nest sites are identified within 200 ft or proposed project activities, a 100 ft setback for all active nest sites will be implemented to avoid construction or access related disturbances to bird nesting activities. Full details are outlined within the Biological Resources Evaluation Report. Also, tree protection in accordance with the City of Elk Grove's Tree Preservation and Protection Code.</p>
Other Factors 2			

**Supporting documentation**

[0 Biological Resources Evaluation\(2\).pdf](#)

[13 Climate Risk Graph.PNG](#)

[13 Climate Resilience Report.pdf](#)

[13 National Risk Index.pdf](#)

[15 Solid waste facilities.pdf](#)  
[2 School Map 2.pdf](#)  
[14 resilience analysis and planning report facilities in nearby area.pdf](#)  
[12 Pardes GPR Scorecard 020623.pdf](#)  
[12 Pardes Building 5 ECON1.pdf](#)  
[12 Pardes Building 4 ECON1.pdf](#)  
[12 Pardes Building 3 ECON1.pdf](#)  
[12 Pardes Building 2 ECON1.pdf](#)  
[12 Pardes Building 1 ECON1.pdf](#)  
[11 22074 Prelim Plt Sheets L1 PRELIM\(2\).pdf](#)  
[11 22074 Prelim Plt Sheets L1 PLANTING\(2\).pdf](#)  
[11 22074 Prelim Plt Sheets L1 PRELIM.pdf](#)  
[11 22074 Prelim Plt Sheets L1 PLANTING.pdf](#)  
[10 Pardes Apartments Phase II Zoning Attachment 14 AAA.pdf](#)  
[10 Pardes Apartment Phase 1 Zoning Attachment 14 AAA.pdf](#)  
[9 Zoning Map.pdf](#)  
[8 Urban Area Map outside area.pdf](#)  
[7 Geotechnical Report 073021.pdf](#)  
[6 Annual Quality Water Report.pdf](#)  
[5 Police Map.docx](#)  
[4 Hospital Map.pdf](#)  
[3 Fire Map.docx](#)  
[2 Schools in School District\(1\).pdf](#)  
[2 School Map.docx](#)  
[1 Park Map.docx](#)

**Additional Studies Performed:**

Cultural Survey Geotechnical Investigation Biological Evaluation Tree Survey  
Noise Surveys Phase I ESA Landscaping Design Market Study

**[Market Study.pdf](#)**

[5 Exterior Noise and Exterior Facade Acoustical Analysis for HUD Pardes Apartments\(1\).pdf](#)  
[11 22074 Prelim Plt Sheets L1 PRELIM\(1\).pdf](#)  
[11 22074 Prelim Plt Sheets L1 PLANTING\(1\).pdf](#)  
[21 317699 2 Phase I Report 8310 Poppy Ridge Road 020922 Optimized\(1\).pdf](#)  
[Noise Assessment Complete\(1\).pdf](#)  
[7 Protected Trees Technical Report\(1\).pdf](#)  
[0 Biological Resources Evaluation\(1\).pdf](#)  
[8 Geotechnical Report 073021\(1\).pdf](#)  
[Cultural Resources Survey Report CRA 01062023\(1\).pdf](#)

**Field Inspection [Optional]:** Date and completed

by:

Matt Clark

1/20/2022 12:00:00 AM

[App A Photos.docm](#)

[2202 RT REVISED Award Letter The Pardes 051222.pdf](#)

[2022 1210 FINAL C2 0 Preliminary Site Plan.pdf](#)

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

Sources/Agencies/Persons consulted are outlined within the noted studies Noise Assessment Complete Cultural Resources Survey Report CRA 01062023 Protected Trees Technical Report Biological Resources Evaluation 21 317699 2 Phase I Report 8310 Poppy Ridge Road 020922 Geotechnical Investigation

**List of Permits Obtained:**

No permits are required for the development of the NEPA documentation, and no permits have been obtained for the Proposed Action as of the date of the development of this EA. Subsequent permits will be required from the City/County for development of the Proposed Action and its components and will be obtained at that time.

**Public Outreach [24 CFR 58.43]:**

In the course of conducting this environmental compliance review, no issues warranting NEPA-related hearings or public meetings were revealed. A Request for Release of Funds (RRoF) will require a 15-day publication. Upon acceptance by the HUD Certifying Official, the FONSI will be posted on a publicly available website for one year at: <https://www.hudexchange.info/programs/environmental-review/environmental-review-records/>

**Cumulative Impact Analysis [24 CFR 58.32]:**

The project is a single-phase project. The proposed construction project will not adversely impact the surrounding area. This activity is compatible with the existing uses in the area. There will not be any adverse impact on existing resources or services to the area. The County has evaluated cumulative development impacts as part of the preparation of the City/County General Plan and has accounted for incremental cumulative impacts related to development within the County. The County has outlined a series of standard development guidelines and plans that all development projects must implement as part of their securing building and site development permits within the County. Those standard development guidelines and plans will be required for the Project development activities of the Proposed Action.

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

Offsite Alternate Consideration of an off-site alternative is not warranted because there are no substantial adverse effects that would result from the Proposed Project, or if potentially adverse effects were identified, mitigation has been required to reduce those potentially adverse effects. Reducing the number of apartment units would provide less affordable housing for the County and would not meet the City/county General Plan goals to provide affordable housing.

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

The no action alternative was considered; however, no action would not meet the demand for affordable/market rate units in the City. The demand for affordable/market rate housing in the City and region has increased in the last few years. If not given this housing opportunity, the affordable/market rate households and prospective tenants for these properties will not be able to meet their household needs. In addition, construction of a new apartment complex will visually improve the image of the neighborhood and provide demand for goods and services in the area.

**Summary of Findings and Conclusions:**

It is Partner's opinion, based on information outlined within the information included within HEROS, the proposed project will have no significant impact on the environment, with mitigation.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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 or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Historic Preservation	HELIX recommends that an Inadvertent Discovery Plan (outlined in Section 5.2 of the Cultural Resources report) be implemented in the unlikely event that cultural resources or human remains are encountered during construction	N/A	Inadvertent Discovery Measures shall be implemented in the unlikely event that cultural resources or human remains are encountered	

			during construction. If archaeological material or historic-era structural features are exposed during ground-disturbing activities, all work shall be halted in the immediate vicinity of the discovery until an archaeologist meeting the Secretary of Interior's (SOI) Professional Qualifications Standards can assess the significance of the find and make recommendations for next steps. If the resource cannot be avoided during project construction, the SOI-qualified archaeologist shall evaluate the cultural resource's significance under CEQA and eligibility for inclusion in the NRHP/CRHR or local register. If the discovery	
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			<p>proves to be significant, additional work, such as data recovery excavation, may be warranted as determined in consultation with the Section 106 lead agency and Native American consulting tribe. Although considered highly unlikely, there is always the possibility that ground disturbing activities during construction may uncover previously unknown human remains. If human remains are uncovered or discovered during project construction, the County Coroner is to be notified to arrange proper treatment and disposition of the remains. If the remains are identified - based on archaeological context, age, cultural associations, or biological traits - to be those of a Native American, California Health</p>	
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			<p>and Safety Code Section 7050.5 and Public Resource Code Section 5097.98 require that the coroner notify the Native American Heritage Commission within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will recommend the appropriate manner in which the remains are to be treated. SHRA will be contacted immediately in the event of any discovery of cultural resources or human remains. Mitigation measures for Inadvertent Discoveries will be implemented in accordance with the Wilton Rancheria mitigation measure in the event any sensitive cultural resources are identified during construction activities.</p>	
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<p>Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff</p>	<p>Demolition, stripping, and grading will be performed to remove existing surface and improvement features proposed for removal and possible replacement. The location on the site proposed for re-grading to improve the site drainage shall be cleared of surface obstructions, debris, conflicting utilities, and stripped of vegetation, and trees. Upon completion of stripping operations, the exposed surface should be overexcavated to a depth of 2 feet below ground surface, or 12" below the bottom of proposed slabs on grade, whichever is deeper. Additional conclusions/recommendations outlined within the Geotechnical report will be adhered to during construction. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) and construction best management practices will be completed</p>	<p>N/A</p>		
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>Radon mitigation activities are required to be implemented during the construction phase of the subject property per CC-1000 (latest edition), Soil Gas Control Systems in New Construction of Buildings. The guidelines require soil gas control for all portions of the foundation system and post-construction testing will be required by a licensed, radon professional. Radon post</p>	<p>N/A</p>		



	construction testing reports along with a completed Radon Operation, Maintenance and Monitoring Plan will be provided to SHRA upon completion.			
Energy Efficiency	Greenhouse gas emissions will be provided by the civil design team to SHRA upon completion	N/A		
Vegetation / Wildlife (Introduction , Modification, Removal, Disruption, etc.)	Avoidance and minimization measures to limit or avoid impacts to special-status species that may occur within the subject property area. Specifically, clearing/construction activities between Jan. 15 and Aug. 15 require a preconstruction survey within 14 days of construction. to identify active raptor nests. If no nests found, no mitigation warranted. Similarly, if white-tailed kite or other raptor or Swainson's hawk nest sites are identified within 1,000-feet of project activities, a setback of 500 or 1,000-ft will be imposed to avoid disturbances to nesting raptors. A Burrowing owl survey will be completed to determine whether suitable nesting habitat occurs within 500 ft of the project site if construction activities are completed during the nesting season. With respect to migratory birds, a preconstruction survey will be completed if clearing/construction activities occur during the migratory bird nesting season (March 15 through August	N/A		

	<p>15). The survey, if warranted, will be conducted by a biologist within 14 days of construction. If active nest sites are identified within 200 ft or proposed project activities, a 100 ft setback for all active nest sites will be implemented to avoid construction or access related disturbances to bird nesting activities. Full details are outlined within the Biological Resources Evaluation Report Also, tree protection in accordance with the City of Elk Grove's Tree Preservation and Protection Code.</p>			
<p>Climate Change</p>	<p>Drought tolerant vegetation will be provided for the property per building codes and information provided by the civil design team, outlined within the planting sheet (See attached)</p>	<p>N/A</p>		

**Project Mitigation Plan**

Mitigation measures are outlined above. Mitigation plans as noted above are attached herein.

[7 Geotechnical Report 073021\(1\).pdf](#)

[11 22074 Prelim Plt Sheets L1 PRELIM\(3\).pdf](#)

[11 22074 Prelim Plt Sheets L1 PLANTING\(3\).pdf](#)

[10 Mitigation Measures for Inadvertant Discoveries\(1\).pdf](#)

[7 Protected Trees Technical Report\(2\).pdf](#)

[0 Biological Resources Evaluation\(3\).pdf](#)

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. Elk Grove Airport is located approximately 18,200 feet to the east of the subject property. Based on distance, this facility is not considered an airport hazard. As such, no additional action appears warranted at this time. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[15 000 Ft Airport Radius Map.pdf](#)

[2 500 Ft Airport Radius Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

## Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.**

### Compliance Determination

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

### Supporting documentation

[Coastal Barrier Map.pdf](#)  
[CBRS Validation Tool.pdf](#)

### Are formal compliance steps or mitigation required?

Yes

✓ No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

### **Screen Summary**

#### **Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). According to Community Panel Number 06067C0319H, dated August 16, 2012, the subject property is not located within a Special Flood Hazard Area (SFHA). The subject property appears to be located within Zone X, Unshaded. Review of the online NFIP information indicates the city and county are active participants within the NFIP. The community identification numbers are as follows: Elk Grove CID is 060767D; Sacramento County CID is 060262D. The project is in compliance with flood insurance requirements.

#### **Supporting documentation**

[Community status book report for state CA.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

No

### Air Quality Attainment Status of Project's County or Air Quality Management District

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

- ✓ Ozone
- Particulate Matter, <2.5 microns
- ✓ Particulate Matter, <10 microns

**3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above**

Carbon monoxide	100.00	ppm (parts per million)
Lead	0.00	µg/m3 (micrograms per cubic meter of air)
Nitrogen dioxide	100.00	ppb (parts per billion)
Sulfur dioxide	100.00	ppb (parts per billion)
Ozone	0.08	ppb (parts per million)
Particulate Matter, <10 microns	2.60	µg/m3 (micrograms per cubic meter of air)

**Provide your source used to determine levels here:**

California SIP Report EPA De Minimis Tables

**4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

**Enter the estimate emission levels:**

Carbon monoxide	50.00	ppm (parts per million)
Lead	0.00	µg/m3 (micrograms per cubic meter of air)
Nitrogen dioxide	100.00	ppb (parts per billion)
Sulfur dioxide	100.00	ppb (parts per billion)
Ozone	100.00	ppb (parts per million)
Particulate Matter, <10 microns	100.00	µg/m3 (micrograms per cubic meter of air)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.



**Screen Summary****Compliance Determination**

The project's county or air quality management district is in non-attainment status for the following: Carbon monoxide, Lead, Nitrogen dioxide, Sulfur dioxide, Ozone, Particulate Matter, <10 microns. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The proposed project would not generate unusually high levels of emissions during construction or atypical levels of post construction vehicle traffic. Therefore, emissions of criterial pollutants are anticipated to be less than de minimis levels and would not be regionally significant. For comparison purposes, Partner reviewed several air quality study cases in California. In summary, any construction projects that are similar to or smaller in size than the Race Street Project's case in terms of duration, square footage and overall size, should not exceed the de minimis levels established by the state and therefore do not need to undergo a detailed conformity analysis. The proposed action is smaller than the Race Street and no additional action appears warranted at this time. Lastly, development of a multi-family project will not result in emission levels of criteria pollutants, including de minimis level. Furthermore, the Sacramento Area has issued a 2018 Update to the California SIP, adopted October 25, 2018. As outlined within the updated SIP, reasonable further progress (RFP) has been obtained since 2017 and the RFP contingency measure requirements (as outlined in the Plan) is listed as "irrelevant as applied to the Sacramento Area". The project is in compliance with the Clean Air Act.

**Supporting documentation**

[7 Sacramento Air Quality Plan.pdf](#)

[6 2017 Race Street Project Air Quality Study 4 PDC17019.pdf](#)

[5 De Minimis US EPA.pdf](#)

[4 Ozone design values.PNG](#)

[3 PM10 design values.PNG](#)

[2 PM10 1987 Designated Area State Information with Design Values Green Book US EPA.pdf](#)

[1 8 Hour Ozone 2015 Designated Area State Information with Design Values Green Book US EPA.pdf](#)

[0 SIP Report.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



## Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### **Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

[California Coastal Zone Counties.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No

## Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

**1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.**

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

No

Yes

### Screen Summary

#### Compliance Determination

#### Supporting documentation

[3 VEC Report.pdf](#)

[2 ERIS Database Report 22121400261.pdf](#)

[1 22121400261 US PSR.pdf](#)

[21 317699 2 Phase I Report 8310 Poppy Ridge Road 020922 Optimized.pdf](#)

#### Are formal compliance steps or mitigation required?

The-Pardes

Elk Grove, CA

900000010306866

Yes

✓ No

### Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

**Screen Summary****Compliance Determination**

Partner reviewed the U.S. Fish & Wildlife Service (USFW) Planning and Conservation (IPaC) database for threatened and endangered species and critical habitats for the project area. A summary of the IPaC database indicates one (1) endangered, five (5) threatened, one and no critical habitats have the potential to occur within the project area. Based on the property characteristics and review of the IPaC, the habitat for the identified species is not present at the subject property. As such, the listed species are not considered a concern and no effect is likely to occur to the species outlined within the IPaC Report. In addition, Partner reviewed Biological Resources Evaluation prepared for the subject property by HELIX Environmental Planning, Inc. (HELIX), dated September 2022. According to HELIX, the survey was conducted between February and March 2022 and known or potential biological constraints in the Study Area were identified: (1) Potential nesting and foraging habitat for nesting migratory birds and raptors including: Swainson's hawk, white-tailed kite, and Cooper's hawk; (2) Potential habitat for burrowing owl; and (3) Trees protected by the City of Elk Grove's Tree Preservation and Protection Code. None of the species with potential to occur are federally-listed species. However, HELIX recommended avoidance and minimization measures be implemented to limit or avoid impacts to other non-federally listed nesting raptors, migratory birds, and burrowing owl that may occur within the subject property area. Moreover, Partner reviewed Protected Trees Technical Report prepared for the subject property by HELIX, dated September 2022. That report presents the results of the tree inventory and provides recommendations for tree protection measures for trees to be preserved on-site. All details are outlined within attached Protected Trees Technical Report. The project is in compliance with the Endangered Species Act and no formal compliance or mitigation is required.

**Supporting documentation**

[7 Protected Trees Technical Report.pdf](#)

[6 Vernal Pool Fairy Shrimp.pdf](#)

[5 Valley Elderberry Longhorn Beetle.pdf](#)

[4 Monarch Butterfly.pdf](#)

[3 Delta Smelt.pdf](#)

[2 California Tiger Salamander.pdf](#)

[1 Giant Garter Snake.pdf](#)

[0 Species Table.pdf](#)

[0 Species List Sacramento Fish And Wildlife Office.pdf](#)

[0 Biological Resources Evaluation.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



## Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

**1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

No

Yes

**2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

No

Yes

**3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

**If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."**

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

**Screen Summary****Compliance Determination**

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. No explosive hazards were identified within a 1-mile radius of the subject property during the site reconnaissance and/or by review of online aerial imagery. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[1 Mile Explosive Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes

No

**2. Does your project meet one of the following exemptions?**

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

No

**3. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/> for assistance

No

✓ Yes

**4. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**

- Complete form AD-1006, "Farmland Conversion Impact Rating" and contact the state soil scientist before sending it to the local NRCS District Conservationist (NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects.)
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

**Document your conclusion:**

Project with proceed with mitigation.

✓ Project with proceed without mitigation.

**Explain why mitigation will not be made here:**

Partner completed the AD-1006 to evaluate the impact of site development on important farmland. Based on Partner's preliminary assessment via AD-1006 form, the proposed development will not have an adverse impact to important farmland. Partner submitted the form to NRCS in order to obtain a Farmland Conversion Impact Rating. Per the NRCS (soil scientist) response, the combined score from Part V and Part VI is 97 points. Since the total score is less than 160 points, no alternative sites are needed, and the project can move forward as planned. Based on the response, the review is in compliance with this section. Document and upload form AD-1006 and all other documents used to make your determination below.

Based on the response, the review is in compliance with this section. Document and upload form AD-1006 and all other documents used to make your determination below.

**Screen Summary**  
**Compliance Determination**

The project includes activities that could convert agricultural land to a non-agricultural use. "Prime farmland," "unique farmland," or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act occurs on the project site. Form AD-1006, "Land Evaluation and Site Assessment" has been completed. Review of the USDA soil information indicates the subject property soils are rated as Prime Farmland, if irrigated and Farmland of Statewide Importance. Review of the urban land (census) map indicates the subject property is not located within a designated urban area. Partner completed the AD-1006 to evaluate the impact of site development on important farmland. Based on Partner's preliminary assessment via AD-1006 form, the proposed development will not have an adverse impact to important farmland. Partner submitted the form to NRCS in order to obtain a Farmland Conversion Impact Rating. Per the NRCS (soil scientist) response, the combined score from Part V and Part VI is 97 points. Since the total score is less than 160 points, no alternative sites are needed, and the project can move forward as planned. The project may proceed without mitigation and be in compliance with the Farmland Protection Policy Act.

**Supporting documentation**

[6 Farmland USGS email response 011923.pdf](#)

[5 AD1006 completed 011923.pdf](#)

[4 Farmland USGS Request.pdf](#)

[4 Farmland USGS email response 011923.pdf](#)

[3 USDA Form 1006.pdf](#)

[2 Urban Area Map outside area.pdf](#)

[1 Farmland Protection Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

This project does not occur in a floodplain. Partner performed a review of the Flood Insurance Rate Map (FIRM), published by the Federal Emergency Management Agency. According to Community Panel Number 06067C0319H, dated August 16, 2012, the subject property appears to be located in Unshaded Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain. No preliminary FEMA FIRM (p-FIRM) are available for the subject property at this time. Additionally, regulatory floodways are not considered a hazard for the subject property, including ingress and egress, at this time. FEMA maps typically do not reflect potential local drainage problems or the ability of the local storm water management system to convey the surface water runoff created by storms or other occurrences, and Partner expresses no opinion in this regard. The project is in compliance with Executive Order 11988.

**Supporting documentation**

[No pFIRM for the subject property.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### **Threshold**

#### **Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

### **Step 1 – Initiate Consultation**

#### **Select all consulting parties below (check all that apply):**

- ✓ State Historic Preservation Offer (SHPO) In progress

- ✓ Advisory Council on Historic Preservation Not Required

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

- ✓ Buena Vista Rancheria of Me-Wuk In progress



- ✓ Tule River Indian Tribe In progress
- ✓ United Auburn Indian Community In progress
- ✓ Wilton Rancheria, California In progress

Other Consulting Parties

**Describe the process of selecting consulting parties and initiating consultation here:**

Tribes listed were determined based on an online review through the TDAT tool.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

- Yes
- No

**Step 2 – Identify and Evaluate Historic Properties**

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

The 7.72-acre APE includes the area of permanent impacts associated with the proposed project.

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
-------------------------------	--------------------------	------------------	-----------------------

**Additional Notes:**

See Cultural Resources Assessment for the 8310 Poppy Ridge Road Project (HELIX, 2023)

2. **Was a survey of historic buildings and/or archeological sites done as part of the**

**project?** Yes

Document and upload surveys and report(s) below.

For Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

**Additional Notes:**

A Cultural Resources Assessment was prepared in January 2023 by HELIX. The proposed undertaking would construct 220 affordable housing units, community buildings, parking spots, and recreational facilities (pools and tot lots). Because implementation of the undertaking will require approval from the U.S. Department of Housing and Urban Development (HUD), it is HUD's responsibility to comply with Section 106 of the National Historic Preservation Act and consult with California's State Historic Preservation Officer.

No

***Step 3 –Assess Effects of the Project on Historic Properties***

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

No Historic Properties Affected

 No Adverse Effect

Based on the response, the review is in compliance with this section.

**Document reason for finding:**

On December 7, 2022, HELIX Staff Archaeologist Jentin Joe surveyed the entire 7.72 acres of the APE. The APE was found to be largely flat, leveled,

and landscaped, and at the time of survey was occupied by two lines of trees, star thistle, and dry grasses. Surface visibility during the survey was low (20 percent) due to the dense grasses on-site. Observed soils on-site consisted of brown loam and clay. The surveyor also observed active construction efforts just to the east and south of the APE. This construction work consisted of the laying down of tubing just to the east of the APE as well as the development of a graded dirt road along the APE's eastern and southern boundary. Ultimately, HELIX's pedestrian survey did not identify any prehistoric or historic-era archaeological resources within the APE.

**Does the No Adverse Effect finding contain conditions?**

Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

HELIX recommends that an Inadvertent Discovery Plan (outlined in Section 5.2 of the Cultural Resources report) be implemented in the unlikely event that cultural resources or human remains are encountered during construction

No

Adverse Effect

**Screen Summary**

**Compliance Determination**

Based on Section 106 consultation the project will have No Adverse Effect on historic properties. A Cultural Resources Assessment was prepared in January 2023 by HELIX. A records search requested by HELIX at the North Central information Center (NCIC) on November 16, 2022, determined that sixteen cultural studies have been previously conducted within a 0.5-mile radius of the proposed undertaking's Area of

Potential Effects (APE). However, none of these previous studies included the APE as part of their survey areas. The records search also determined that six previously recorded cultural resources are located within 0.5-mile of the APE but that none of these previously recorded cultural resources are located within the APE itself. In December 2022, HELIX requested that the Native American Heritage Commission (NAHC) conduct a search of their Sacred Lands File (SLF) for the presence of Native American sacred sites or human remains in the vicinity of the APE. As of the writing of this report, no response has yet been received from the NAHC. The results of the Cultural Resources Assessment leads HELIX to recommend that there would be no adverse effect on historic properties, including archaeological and built-environment resources as a result of project implementation. No additional studies, archaeological work, or construction monitoring are recommended. However, HELIX recommends that Inadvertent Discovery Measures (outlined in Section 5.2 of the Cultural Resources Survey report) be implemented in the unlikely event that cultural resources or human remains are encountered during construction. Section 106 consultation was initiated on 2/1/2023. According to a SHPO (email) response on March 6, 2023, SHPO recommends that SHRA proceed pursuant to 36 CFR part 800.3(c)(4) Failure of the SHPO/THPO to respond. Tribal letters have been submitted on 2/1/2023. A response was received by one (1) tribe, Wilton Rancheria. Based on the Tribe's response, mitigation measures are required in the event sensitive cultural resources are encountered at the subject property. Upon satisfactory implementation of the conditions/mitigation measures, which should be monitored, the project is in compliance with Section 106.

#### **Supporting documentation**

[10 Wilton Rancheria tribe response.pdf](#)  
[10 Mitigation Measures for Inadvertant Discoveries.pdf](#)  
[2 SHPO Consultation Request.pdf](#)  
[1 SHPO Response.pdf](#)  
[Whitehouse Gene.pdf](#)  
[Valdez Cosme.pdf](#)  
[Tarango Jesus.pdf](#)  
[Mathiesen Lloyd.pdf](#)  
[Hutchason Steven.pdf](#)  
[Dutschke Sara.pdf](#)  
[Coney Grayson.pdf](#)  
[Brown Dahlton.pdf](#)  
[SLF No 2022 8310 Poppy Ridge Road Project 013123.pdf](#)  
[Rhonda Morningstar Pope.pdf](#)  
[Elk Grove Housing S106 Delegation Cover Letter.pdf](#)  
[Cultural Resources Survey Report CRA 01062023.pdf](#)  
[8310 Poppy Ridge Road list.pdf](#)  
[3 TDAT Report.xlsx](#)

[2 National Historic Registry Map.docx](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Noise Abatement and Control**

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster  
 None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 63

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 63

Document and upload noise analysis, including noise level and data used to complete the analysis below.

### **Screen Summary**

#### **Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 63.0 db. See noise analysis. A noise assessment was completed in January 2023 by Veneklasen Associates. As outlined within the attached report, noise sources included two roadways (Big Horn Boulevard and Poppy Ridge Road), one proposed BLUE light rail line that is planned to run parallel to the east of Big Horn Road and west of the proposed project, and airports of concern (no airport hazard identified) within a 15-mile radius. Noise was assessed from four location (noise assessment locations, NALs)

at the proposed project. No NALs were calculated to have noise levels greater than 65dB, as such standard construction is anticipated to meet the interior standard for all facades and no mitigation (STraCAT calculations) were deemed warranted and/or completed. Furthermore, the interior noise level was not calculated given the calculated environmental (less than 65dB, exterior). As such, all interior locations are anticipated to meet the DNL 45 dB with standard construction. In summary, based on the calculated noise levels (nothing greater than 65dB), the standard wall construction is acceptable at all locations, standard glazing is acceptable at all locations and no mitigation is required for all exterior courtyards. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[4 Exterior Noise and Exterior Facade Acoustical Analysis for HUD Pardes Apartments.pdf](#)

[3 Sacramento Mather Airport Noise Contour Map.pdf](#)

[3 Sacramento Executive Airport Noise Contour Map.pdf](#)

[3 Airport Distances.docx](#)

[3 15 Mi Airport Radius Map.pdf](#)

[2 3000 Ft Railroad Radius Map.pdf](#)

[1 1000 Ft Roadway Radius Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



### Sole Source Aquifers

General requirements	Legislation	Regulation
<p><b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b></p>	<p>Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)</p>	<p>40 CFR Part 149</p>

**1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes

No

**2. Is the project located on a sole source aquifer (SSA)?**

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

#### Screen Summary

##### **Compliance Determination**

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

##### **Supporting documentation**

[Sole Source Aquifer Map.docx](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wetlands Protection**

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service’s National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building’s footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

No

Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

No, a wetland will not be impacted in terms of E.O. 11990’s definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990’s definition of new construction.

**Screen Summary**

**Compliance Determination**

The project will not impact on- or off-site wetlands. According to the U.S. Fish & Wildlife Service National Wetlands Inventory website, there are no federally regulated wetlands located on or adjacent to the subject property. The subject property is proposed for new construction of a multi-family residential complex. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[Wetland Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

### 1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. The subject property is not located within a one-mile radius of a designated Wild and Scenic River. Therefore, consultation review by the National Park Service is not required. The Wild and Scenic Rivers Act protects selected rivers in a free-flowing condition and prohibits federal support for activities that would harm a designated rivers free-flowing condition, water quality or outstanding resource values. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[Wild and Scenic River Map.pdf](#)

[Study River List 2022.pdf](#)

[Nationwide Inventory Map.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

**Environmental Justice**

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project’s total environmental review?**

Yes

No

Based on the response, the review is in compliance with this section.

**Screen Summary**

**Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The immediately surrounding properties consist of Cosumnes River Community College (10051 Big Horn Boulevard) to the north across Poppy Ridge Road; agricultural land (10220 West Stockton Boulevard) to the south; agricultural land (8350-8394 Poppy Ridge Road) to the east; and agricultural land (8296 Poppy Ridge Road) to the west across McMillan Road. These land uses are not expected to have a detrimental environmental impact to the subject property. The proposed activities have no potential to create discrimination or isolation of minority or low-income individuals based on the location of the subject property. Additionally, this project does not create an adverse health or environmental effect that disproportionately impacts minorities of low-income populations. In addition, the subject property is not located within an opportunity zone. The project is in compliance with Executive Order 12898.

**Supporting documentation**

- [Opportunity Zones Map.pdf](#)
- [Low Income Population Map.pdf](#)
- [Environmental Justice Report.pdf](#)
- [Environmental Justice ACS Report.pdf](#)
- [EJ Lead Paint Indicator Map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No